

Agent Full Report

MLS#: 13012417 **Active** [5004 East Side AVE](#) Dallas 75214 LP: \$199,000



Category: Multi-Family Type: MUL-Fourplex Orig LP: \$199,000
 Area: 12/7 Lst \$ / SqFt: \$63.46
 Subdv: J D Aldredge Rev
 County: Dallas Lake Name:
 Parcel ID: 1418 004 00200 3DA1418 Plan Dvlpmnt:
 Lot: Block: Legal:
 Multi Prcl: No MUD Dst: No Unexempt Taxes:

Bldg SqFt: 3,136 / Tax Appraiser Name:
 Complex Name: J D Aldredge Rev Yr Built: 1930 / Preowned Stories: 2
 #Units: 4 #Buildings: 1 Pool: No
 #Parking Spcs: 4 Occupancy Rate: 100% Sec System: No
 Acres: 0.266 Lot Dimen: Blk 4/1418 Lt2 Hdcp Am: No
 HOA: None HOA Dues: Will Subdiv: Subdivided
 Accessory Unit: Accessory Unit Type:

Gross Income: \$19,080 Insurance Expense: \$0
 Gross Expenses: \$0 Gross Inc Multiplier:
 Net Income: \$0 Capitalization Rate:

Recent: 09/04/2014 : NEW

School Dist: Dallas ISD
 Elementary School: Mountaubur Middle School: Long High School: Wilson

Unit :	Living Area	Dining Area	Kitchen	Master BR	Unit SqFt	# Full Baths	# Half Baths	# Bedrooms	Avg Lse Rt	# Like Units
Unit :	OXO	OXO	OXO	OXO	736	1	0	2	\$515	101
Unit :	OXO	OXO	OXO	OXO	736	1	0	2	\$570	102
Unit :	OXO	OXO	OXO	OXO	736	1	0	1	\$645	103
Unit :	OXO	OXO	OXO	OXO	736	1	0	2	\$505	201

Lot Description: Kitchen Equipment: Cooktop - Electric
 Construction: Frame/Brick Trim Flooring: Carpet
 Foundation: Slab Heating/Cooling: Central Air-Gas, Central Heat-Gas, Window Unit
 Roof: Composition Energy Efficiency:
 Type of Fence: None Handicap Amenities:
 Parking/Garage: Common Lot Special Notes:
 Street/Utilities: City Sewer, City Water Possession: Subject to Lease
 Tenancy: Showing: Go (Appt Svc Only)
 Interior Features: Cable TV Available HOA Includes:

Property Description: Great potential to remodel & increase on the rent. Close to Baylor Hospital. Excellent Income Property. Buyer need to check the school information by themselves. 1 water meter for four units. 4 electricity meters. No gas meter. Call LA if you have additional questions. This prop must be Sold together with the Vacant Lot next door, MLS number 13015451. This property is right in front of Santa Fe biking-walking Trail. Many people enjoy the great outdoor view.

Public Driving: Exit 48B from I-30W-Follow ERL Thornton Fwy-S Munger Blvd to East Side Ave or Exit 2 From US 75S follow N Henderson Ave & N Munger Blvd to East Side
 Directions:
 Private Remarks: Submit offers on TAR 1-4 units PA with POF, pre-app letter. Within 3 days of acceptance of the offer, we will schedule interior inspection for all units. We will open escrow next day after buyers acceptance of the condition. PLEASE DO NOT DISTURB TENANTS.

Loan Type: Treat As Clear Bal: Equity: Int Rate: Pmt Type: Payment:
 Lender: Orig Date: 2nd Mortg: No Possible Short Sale:

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 10 DOM: 10 LD: 09/02/2014 XD: 08/31/2015
 LO: CBRB56 [Coldwell Banker Res Plano](#) (972) 596-9100 Fax: (972) 596-9561 Off Website:
 LO Addr: 4701 Parker Rd., Ste. 650 Plano, TX 75093 Office Email: john.digiovanni@cbdfw.com Off Supervisor:
 LA: 0638683 [Pingping Xing](#) Fax: (972) 596-9561 Brk Lic#:
 LA Cell: (469) 506-2993 LA Other:
 LA Email: pingping.xing@cbdfw.com LA Website: www.cbdfw.com/pingpingxing
 LA 2:
 Pref Title Co: Location:

Call: Agent Appt: 469-506-2993 Owner Name: See Agent
 Keybox #: 00 Keybox Type: None Seller Type: Individual(s)
 Show Instr: Drive by Only, Submit offers subject to interior inspections. Please do not disturb the Tenants. CONTACT LISTING AGENT FOR COMBO TO UNIT 103. Occupancy: Tenant



Prepared By: Regan Brown / Coldwell Banker Residential Br

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MLS#: 13015451 N Active [5000 E Side AVE](#) Dallas 75214 LP: \$29,000



Category:	Lots & Acreage	Type:	LND-Residential	Orig LP:	\$29,000
Area:	12/12				
Subdv:	J D AldredgesCommerce Park Add			\$ / Acre:	\$224,806.20
County:	Dallas	Lake Name:			
Parcel ID:	00141800040010000	Plan Dvlpmnt:			
Lot:	1	Legal:	BLK 4/1418 LOT 1 VOL2003250/5665 DD051-		
Multi Prcl:	No	MUD Dst:	No	Unexempt Taxes:	\$1,220
# of Lots:		Lots Sold Sep:		Lots Sld Pkg:	
Road Frontage:		Feet to Road:		Road Asmt:	
Land SqFt:	/	Appraiser Name:		\$/Lot SqFt:	
Acres:	0.129	Lot Dimen:	5602 sqft	Subdivided:	
HOA:	None	HOA Dues:		Will Subdiv:	Subdivided

Crop Retire Prog:		# Lakes:		Pasture Acres:	
Land Leased:		# Ponds:		Cultivated Acres:	
AG Exemption:	No	# Stock Tanks:		Bottom Land Acres:	
		# Wells:		Irrigated Acres:	
		# Wtr Meters:	1		



Recent: 09/08/2014 : NEW

School Dist:	Dallas ISD	Middle School:	Long	High School:	Wilson
Elementary School:	Mountaubur				

Lot Description:	Greenbelt, Subdivision	Restrictions:	None
Lot Size/Acreage:	Less Than .5 Acre (not Zero)	Easements:	Access
Proposed Use:	Residential Single	Type of Fence:	Metal
Zoning Info:	Residential	Exterior Buildings:	
Development:	Zoned	Barn Information:	
Street/Utilities:	City Sewer, City Water, Master Water Meter	Common Features:	
Other Utilities:	None	HOA Includes:	
Crops/Grasses:	Other	Proposed Financing:	Cash
Soil:	Clay, Unknown	Possession:	Closing/Funding
Surface Rights:	Other	Showing:	Go Show-No Appt. Necessary

Property Description: Residential Land. This offer must be sold together with 5004 East Side Drive, MLS 13012417. Please submit two separate offers on two separate contracts for each property.

Public Driving: See listing for 5004 East Side Avenue, Dallas, TX 75214.

Directions:

Private Remarks: Please check 5004 East Side Ave, MLS 13012417 first.

Loan Type:	Treat As Clear	Bal:		Equity:		Int Rate:		Pmt Type:	
Lender:		Orig Date:		2nd Mortg:	No	Possible Short Sale:	No	Payment:	

SUB: 3% BAC: 3% Var: No List Type: Exclusive Right to Sell/Lease CDOM: 4 DOM: 4 LD: 09/08/2014 XD: 08/29/2015

LO: CBRB56 [Coldwell Banker Res Plano](#) (972) 596-9100 Fax: (972) 596-9561 Off Website:

LO Addr: 4701 Parker Rd., Ste. 650 Plano, TX 75093 Office Email: john.digiovanni@cbdfw.com Off Supervisor:

LA: 0638683 [Pingping Xing](#) Fax: (972) 596-9561 Brk Lic#:

LA Cell: (469) 506-2993 LA Other:

LA Email: pingping.xing@cbdfw.com LA Website: www.cbdfw.com/pingpingxing

LA 2: LA 2 Contact:

Pref Title Co: Allegiance Title Location: Plano, TX 972-758-9200

Call:		Appt: 469-506-2993		Owner Name:		See Agent
Keybox #:	0000	Keybox Type:	None	Seller Type:		Individual(s)
Show Instr:	Drive by Only			Occupancy:		



MLS#: 13015487 N Active [408 Parkview AVE](#) Dallas 75223-1544 LP: \$108,900



Category: Multi-Family Type: MUL-Full Duplex Orig LP: \$108,900
 Area: 12/12 Lst \$ / SqFt: \$81.63
 Subdv: Mount Auburn
 County: Dallas Lake Name:
 Parcel ID: 00000164902000000 Plan Dvlpmtt:
 Lot: 12 Block: 27/16 Legal: MOUNT AUBURN BLK 27/1613 LOT 12 LAND (Unexempt Taxes:
 Multi Prcl: No MUD Dst: No

Bldg SqFt: 1,334 / Tax Appraiser Name: Stories: 1
 Complex Name: Mount Auburn Yr Built: 1923 / Preowned Pool: No
 #Units: 2 #Buildings: 1 Sec System: No
 #Parking Spcs: 5 Occupancy Rate: Hdcp Am: No
 Acres: 0.172 Lot Dimen: 7501 sqft Will Subdiv: Subdivided
 HOA: None HOA Dues: Accessory Unit Type:
 Accessory Unit:

Gross Income: \$13,560 Insurance Expense: \$500
 Gross Expenses: \$1,192 Gross Inc Multiplier:
 Net Income: \$12,368 Capitalization Rate:

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 Elementary School: Mountaubur Middle School: Long High School: Wilson

Unit :	Living Area	Dining Area	Kitchen	Master BR	Unit SqFt	# Full Baths	# Half Baths	# Bedrooms	Avg Lse Rt	# Like Units
Unit :	10X30	5X4	4X4	10X10	667	1	0	1	\$595	1
Unit :	10X30	5X4	4X4	10X10	667	1	0	1	\$535	1

Lot Description:
 Construction: Stucco, Wood Kitchen Equipment: Cooktop - Electric
 Foundation: Slab Flooring: Carpet, Other
 Roof: Composition Heating/Cooling: Central Heat-Gas, No Air
 Parking/Garage: Area Assigned Energy Efficiency:
 Street/Utilities: City Sewer, City Water Special Notes:
 Tenancy: Possession: Closing/Funding
 Interior Features: Cable TV Available HOA Includes: Showing: Contact Agent, Go Show-No Appt. Necessary

Property Description: Great potential to remodel and increase on the rent Full Duplex, with separate entrance to #406 and #408. North of I-30, good neighborhood. Buyer needs to verify schools. This property is right in front of Santa Fe biking-walking Trail. Many people enjoy the great outdoor view
 Public Driving Directions: Follow 75S to N. Central Expressway in Dallas. Take Exit 2 from US 75. Take N Henderson Ave to N. Miunger Blvd to Parkview Avenue.
 Private Remarks: Drive by onle. Submit offers on TAR 1-4 United PA with POF. Pre-App letter. Within one week of acceptance of the offer we will schedule interior inspection for all units. WE will open escrow next day after buyer's exception of condition.

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 LA: 0638683 [Pingping Xing](#) Fax: (972) 596-9561 Brk Lic#:
 LA Cell: (469) 506-2993 LA Other:
 LA Email: pingping.xing@cbdfw.com LA Website: www.cbdfw.com/pingpingxing
 LA 2:
 Pref Title Co: Location:

Call: Appt: 469-506-2993 Owner Name: See Agent
 Keybox #: 111 Keybox Type: Blue IBox Seller Type: Individual(s)
 Show Instr: DRIVE BY ONLY. PLEASE SEE PRIVATE REMARKS. PLEASE DO NOT DISTURB Occupancy:
 TENANTS.



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