

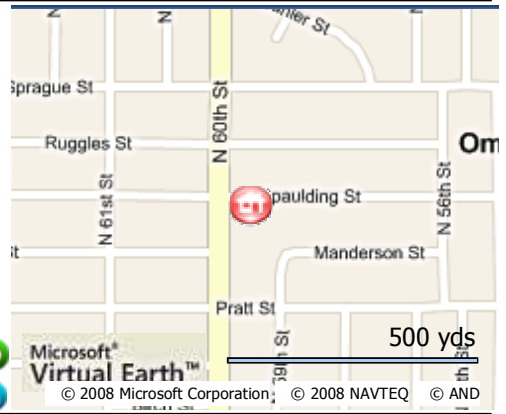
**CLIENT DETAIL 2**

**5913 Spaulding**

**Omaha**



MLS # **20902803**  
 Status **ACTIVE**  
 Property Subtype **Detached Housing**  
 State **NE**  
 Zip **68104**  
 Area **231**  
 Listing Price **\$43,900**



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**GENERAL**

PIN	<b>1249810000</b>	Bedrooms	<b>2</b>	Tax Amount	<b>1508.00</b>
County	<b>Douglas County</b>	Bathrooms	<b>1</b>	Taxes (Partial/Full)	<b>Full</b>
Condo/Townhouse	<b>No</b>	# of Rooms	<b>4</b>	Tax Year	<b>2008</b>
Unit #		# of Fireplaces	<b>0</b>	Year Built	<b>1952</b>
Sub-Area	<b>2314</b>	Garage Spaces	<b>0</b>	New Construction	<b>Not New and NOT a Model</b>
Subdivision	<b>Hargleroad Add</b>	3rd Floor SqFt	<b>0</b>	Basement	<b>Yes</b>
Flood Plain	<b>No</b>	2nd Floor SqFt	<b>0</b>	Basement %	<b>100</b>
SID	<b>0</b>	Main Floor SqFt	<b>816</b>	Walk-Out Basement	<b>No</b>
Assessments	<b>No</b>	Total Finished SqFt	<b>816</b>	School District	<b>Omaha</b>
Assessment Fee		Finished Below Grade	<b>0</b>		
Assessments Paid		Lot Dimensions	<b>.17 acres</b>		

Listing Office CBSHOME Real Estate

**FEATURES**

APPLIANCES INCLUDED	<b>None</b>	FENCE	<b>Chain Link, Partial</b>
ASSESSMENT INCLUDES	<b>Not Applicable</b>	GARAGE TYPE	<b>None</b>
COOLING	<b>Central Air</b>	HEATING FUEL	<b>Gas</b>
EXTERIOR	<b>Wood</b>	HEATING TYPE	<b>Forced Air</b>
EXTERIOR FEATURES	<b>Storage Shed</b>	INTERIOR FEATURES	<b>Cable Available</b>
		LOT DESCRIPTION	<b>In City, Rolling</b>
		ROOF TYPE	<b>Composition</b>
		SEWER AND WATER	<b>Public Water, Public Sewer</b>

**REMARKS**

Offered 'As Is, Where Is.' All offers must be accompanied by earnest deposit, proof of funds or pre-approval letter. Seller chooses Superior Title and closing office. Affordable ranch home needs some updating and repairs. Full basement could be finished to offer more gross living area.

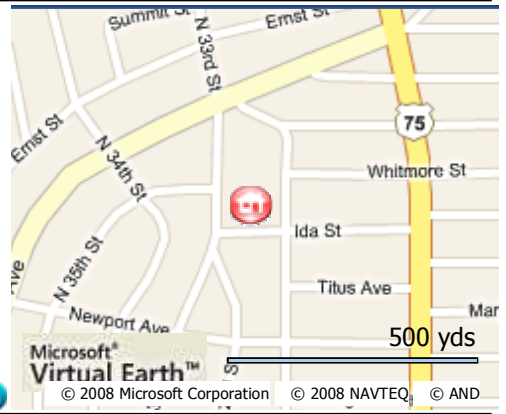


**Fred Tichauer**  
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**CLIENT DETAIL 2****3164 Ida Street****Omaha**

MLS # **20902028**  
 Status **ACTIVE**  
 Property Subtype **Detached Housing**  
 State **NE**  
 Zip **68112**  
 Area **221**  
 Listing Price **\$44,000**



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**GENERAL**

PIN	<b>1122060000</b>	Bedrooms	<b>3</b>	Tax Amount	<b>1169.50</b>
County	<b>Douglas County</b>	Bathrooms	<b>1</b>	Taxes (Partial/Full)	<b>Full</b>
Condo/Townhouse	<b>No</b>	# of Rooms	<b>6</b>	Tax Year	<b>2008</b>
Unit #		# of Fireplaces	<b>0</b>	Year Built	<b>1946</b>
Sub-Area	<b>2212</b>	Garage Spaces	<b>1</b>	New Construction	<b>Not New and NOT a Model</b>
Subdivision	<b>Florence Field</b>	3rd Floor SqFt	<b>0</b>	Basement	<b>Yes</b>
Flood Plain	<b>No</b>	2nd Floor SqFt	<b>0</b>	Basement %	<b>60</b>
SID	<b>0</b>	Main Floor SqFt	<b>976</b>	Walk-Out Basement	<b>No</b>
Assessments	<b>No</b>	Total Finished SqFt	<b>976</b>	School District	<b>Omaha</b>
Assessment Fee		Finished Below Grade	<b>0</b>		
Assessments Paid		Lot Dimensions	<b>140x48</b>		

Listing Office CBSHOME Real Estate

**FEATURES**

GARAGE TYPE **Built-In**  
 HEATING FUEL **Gas, Electric**  
 HEATING TYPE **Heat Pump**  
 LOT DESCRIPTION **In City, In Subdivision**  
 SEWER AND WATER **Public Water, Public Sewer**

**REMARKS**

A great opportunity for the investor, this ranch style property is located close to restaurants and shopping and interstate access. The basement could be finished to add additional square footage. Fenced in back yard is a plus. Needs TLC. AMA. Call today for details.



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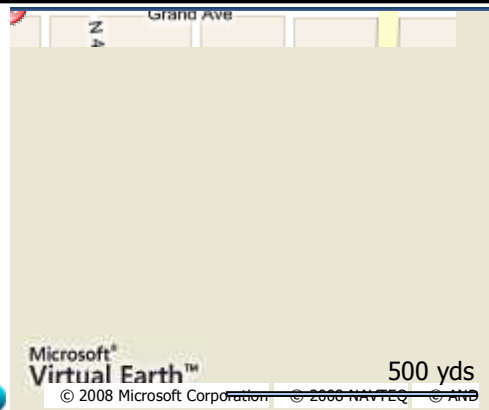
**CLIENT DETAIL 2**

**4917 GRAND AV**

**Omaha**



MLS # **20822574**  
 Status **ACTIVE**  
 Property Subtype **Detached Housing**  
 State **NE**  
 Zip **68104-0000**  
 Area **222**  
 Listing Price **\$55,000**



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500 yds

**GENERAL**

PIN	<b>1739910000</b>	Bedrooms	<b>3</b>	Tax Amount	<b>1620.02</b>
County	<b>Douglas County</b>	Bathrooms	<b>2</b>	Taxes (Partial/Full)	<b>Full</b>
Condo/Townhouse	<b>No</b>	# of Rooms	<b>8</b>	Tax Year	<b>2007</b>
Unit #		# of Fireplaces	<b>0</b>	Year Built	<b>1930</b>
Sub-Area	<b>2222</b>	Garage Spaces	<b>2</b>	New Construction	<b>Not New and NOT a Model</b>
Subdivision	<b>Mergen Acres</b>	3rd Floor SqFt	<b>0</b>	Basement	<b>Yes</b>
Flood Plain	<b>No</b>	2nd Floor SqFt	<b>192</b>	Basement %	<b>75</b>
SID	<b>0</b>	Main Floor SqFt	<b>1124</b>	Walk-Out Basement	<b>No</b>
Assessments	<b>No</b>	Total Finished SqFt	<b>1316</b>	School District	<b>Omaha</b>
Assessment Fee		Finished Below Grade	<b>0</b>		
Assessments Paid		Lot Dimensions	<b>126 X 297.8</b>		

Listing Office The Hammon Company Inc

**FEATURES**

HEATING FUEL **Gas**  
 HEATING TYPE **Heat Pump**  
 SEWER AND WATER **Public Water, Public Sewer**

**REMARKS**

The home has almost an acre lot, newer roof, newer heat pump, newer addition with lots of windows to over look the large back yard filled with fruit tree's. needs a little TLC, show anytime, vacant, e-key on front door.



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**CLIENT DETAIL 2**

**6122 FREDERICK ST**

**Omaha**



MLS # **20822983**  
 Status **ACTIVE**  
 Property Subtype **Detached Housing**  
 State **NE**  
 Zip **68106-0000**  
 Area **241**  
 Listing Price **\$64,000**



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**GENERAL**

PIN	<b>0525680000</b>	Bedrooms	<b>5</b>	Tax Amount	<b>1763.88</b>
County	<b>Douglas County</b>	Bathrooms	<b>2</b>	Taxes (Partial/Full)	<b>Full</b>
Condo/Townhouse	<b>No</b>	# of Rooms	<b>8</b>	Tax Year	<b>2007</b>
Unit #		# of Fireplaces	<b>0</b>	Year Built	<b>1910</b>
Sub-Area	<b>2413</b>	Garage Spaces	<b>1</b>	New Construction	<b>Not New and NOT a Model</b>
Subdivision	<b>Arden Place</b>	3rd Floor SqFt	<b>0</b>	Basement	<b>Yes</b>
Flood Plain	<b>No</b>	2nd Floor SqFt	<b>0</b>	Basement %	<b>60</b>
SID	<b>0</b>	Main Floor SqFt	<b>1391</b>	Walk-Out Basement	<b>No</b>
Assessments	<b>No</b>	Total Finished SqFt	<b>1591</b>	School District	<b>Omaha</b>
Assessment Fee		Finished Below Grade	<b>200</b>		
Assessments Paid		Lot Dimensions	<b>55 X 140</b>		

Listing Office The Hammon Company Inc

**FEATURES**

EXTERIOR **Vinyl Siding** HEATING FUEL **Gas**  
 HEATING TYPE **Forced Air**  
 SEWER AND WATER **Public Water, Public Sewer**

**REMARKS**

a large newer addition gives this home a total of 5 bedrooms on the main floor. 2 full baths, fully fenced back yard. vacant show anytime e-key on front door.



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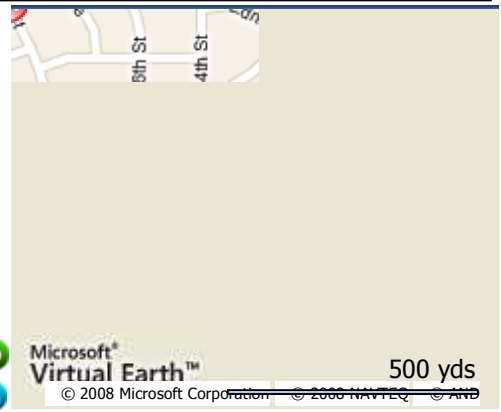
**CLIENT DETAIL 2**

**7112 S 177 Street**

**Omaha**



MLS # **20823348**  
 Status **BACK ON MARKET**  
 Property Subtype **Detached Housing**  
 State **NE**  
 Zip **68136**  
 Area **267**  
 Listing Price **\$112,000**



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**GENERAL**

PIN	<b>011330287</b>	Bedrooms	<b>3</b>	Tax Amount	<b>3066.74</b>
County	<b>Douglas County</b>	Bathrooms	<b>3</b>	Taxes (Partial/Full)	<b>Full</b>
Condo/Townhouse	<b>No</b>	# of Rooms	<b>8</b>	Tax Year	<b>2007</b>
Unit #		# of Fireplaces	<b>0</b>	Year Built	<b>1999</b>
Sub-Area	<b>2671</b>	Garage Spaces	<b>2</b>	New Construction	<b>Not New and NOT a Model</b>
Subdivision	<b>Hickory Ridge</b>	3rd Floor SqFt	<b>0</b>	Basement	<b>Yes</b>
Flood Plain	<b>No</b>	2nd Floor SqFt	<b>0</b>	Basement %	<b>70</b>
SID	<b>190</b>	Main Floor SqFt	<b>1113</b>	Walk-Out Basement	<b>No</b>
Assessments	<b>No</b>	Total Finished SqFt	<b>1456</b>	School District	<b>Millard</b>
Assessment Fee		Finished Below Grade	<b>343</b>		
Assessments Paid		Lot Dimensions	<b>56 x152.37</b>		
			<b>x 57.7 x</b>		
Listing Office	DEEB Realty				

**FEATURES**

APPLIANCES INCLUDED	<b>Range, Oven, Dishwasher, Disposal, Microwave</b>	FENCE	<b>Wood</b>
COOLING	<b>Central Air</b>	GARAGE TYPE	<b>Attached, Heated</b>
EXTERIOR	<b>Vinyl Siding, Brick/Other</b>	HEATING FUEL	<b>Gas</b>
EXTERIOR FEATURES	<b>Deck/Balcony, Sprinkler System, Other</b>	HEATING TYPE	<b>Forced Air</b>
		INTERIOR FEATURES	<b>Security System, Cable Available, 9'+ Ceiling</b>
		LOT DESCRIPTION	<b>In Subdivision, Level</b>
		ROOF TYPE	<b>Composition</b>
		SEWER AND WATER	<b>Public Water, Public Sewer</b>

**REMARKS**

Spacious room sizes & open flowing floor plan. Attention 1st time buyers & investors! A little TLC will make this home an incredible buy. Priced below market value to accommodate sweat equity new owner can add. Home sold in "AS IS" condition. Close to elem. school & day care. Fenced backyard. Newer driveway. Sprinkler system, heated garage & retractable awning on deck. Subdivision has public park. Minutes to shopping & restaurants.



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