

Client Detail with Addl Pics Report

Listings as of 04/14/07 at 10:51pm

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|----------------------|----------------------------------------------------------------|--------------------------|
| Sold 07/31/06 | Listing # 637698 3933 Hartford St St Louis, MO 63116-3909 | Listing Price: \$149,500 |
| | County: St Louis City | Map: I23, 37 |



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|------------------|------------------|---------------------------|----------------------|
| Prop Type | Multi-Family 2-4 | Prop Subtype(s) | Multi-Family 2-4 |
| Area | St. Louis, SW | Subdv/Cmplx | Morrison & Paugnet's |
| | | Approx Square Feet | 2662 County Records |
| Age | 97 | Price/Sq Ft | 54.47 |
| Tax ID | 5059-05-0350-0 | | |
| CDOM | 19 | Lot Acres (approx) | |

Directions Arsenal to south on Gustine, west on Hartford.

Marketing Remark Investment or rehab. Property sold AS_IS. Property acquired through foreclosure. Seller offers NO WARRANTIES, NO REPAIRS, NO INSPECTIONS. Seller has no information about property. Seller discloses NO INFORMATION on Seller's Disclosure. Proof of funds available must accompany contracts. Addendums required. Seller has no knowledge of property and discloses no knowledge on Seller's Disclosure.

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|-------------------------------|------------------------------|------------------------------|
| Selling Price 145,000 | Selling Date 07/31/06 | Pending Date 07/13/06 |
| Original Price 149,500 | SP%LP 96.99 | |

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|-----------------------------------------------------------------------------|-------------------------------------------------|
| Lic. Asst'g Seller Designated Agent | Dual Agency Yes |
| General Information | |
| Showing Instructions By Appointment Only, Other Lock Box | Elementary School St. Louis |
| Jr. High School St. Louis | Sr. High School St. Louis |
| Taxes Paid 1147 | Year 5 |
| Assoc Fee Paid None | |
| Description | |
| Building Desc Construction Flat/Shotgun/Ext Ent Brick/Stone Msn Pred | Type of Units 2-Family |
| | Parking Description 1-2 Car Detached Grg |
| Lot Dimensions 35X140 | Unit 1-# of Rooms 5 |
| Unit 1-# of Bedrooms 2 | Unit 1-# Full Baths 1 |
| Unit 2-# of Rooms 6 | Unit 2-# of Bedrooms 3 |
| Unit 2-# Full Baths 1 | |
| Unit Room Dimensions | |
| Unit 1-Living Room 14X12 | Unit 1-Dining Room 15X13 |
| Unit 1-Kitchen 13X10 | Unit 1-Bedroom 1 13X10 |
| Unit 1-Bedroom 2 10X7 | Unit 2-Living Room 13X12 |
| Unit 2-Dining Room 14X11 | Unit 2-Kitchen 13X10 |
| Unit 2-Bedroom 1 13X12 | Unit 2-Bedroom 2 10X7 |
| Unit 2-Bedroom 3 9X7 | |
| Additional Information | |
| Tenancy Other | Tenant Pays Conditions Other Unknown |
| Disclosures Limited Seller Discl | Operating Expenses Other |
| Fixed Expenses Other | |
| Utilities | |
| Cooling Other | Sewer Public |
| Heating Forced Air | Water Public |
| Heat Source Gas | Water Heat Gas |
| Financial / Misc Information | |
| Selling Terms Cash, Conventional | Possession At Closing |

All information herein has not been verified and is not guaranteed.
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