

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$75,000 MLS # : 853681 Status : ACT Type : Triplex
 Address : 520 N DEXTER ST Style : Side by Side
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 520/840 Area : 111 Sld Prce : \$0



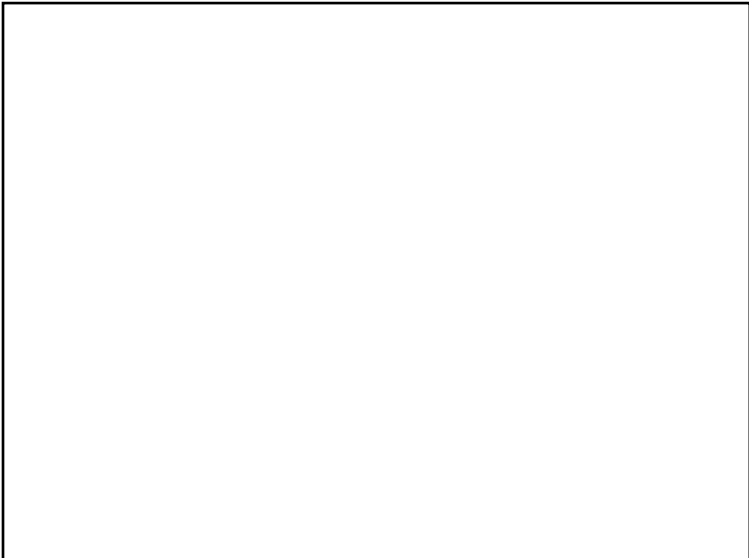
Total SqFt : 2000 Yr Built : 1916
 Gar|Crprt : 0 | 0 Taxes : \$1,025
 Acres : 0.09

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	0
Bathrooms :	1	1	1	0
Fireplace :	0	0	0	0
Square Ft :	600	900	500	0
Rent :	\$450	\$525	\$425	\$0

Feats/Info : Double Pane, Porch Open / Formal Dining Room, Kitchen Updated, Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator, Window Covers

Remarks : Great location near all amenities and great freeway accesibility. Buyer to verify all info. Property(2-plex) next door also available at same price.

List Price : \$90,000 MLS # : 853673 Status : ACT Type : Duplex
 Address : 516 N DEXTER ST Style : Side by Side
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 516/840 Area : 111 Sld Prce : \$0



Total SqFt : 1896 Yr Built : 1910
 Gar|Crprt : 0 | 0 Taxes : \$1,114
 Acres : 0.10

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	1	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1350	546	0	0
Rent :	\$620	\$450	\$0	\$0

Feats/Info : Porch Open / Oven-Gas, Range Gas / Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : BANK CALLING FOR HIGHEST AND BEST OFFER DUE BY JULY 6. Proof of funds Great location near all amenities and great freeway accesibility. Sold as-is and buyer to verify all info. Tennant occupied give plenty advance notice or write offer subject 2 approval

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$94,900 MLS # : 892310 Status : ACT Type : Duplex
 Address : 1875 W 3300 S Style : Up and Down
 City : West Valley City UT, 84119 Subdivis : GRANGER PARK #4
 Quadrant : SW Coord : 3300/1875 Area : 110 Sld Prce : \$0



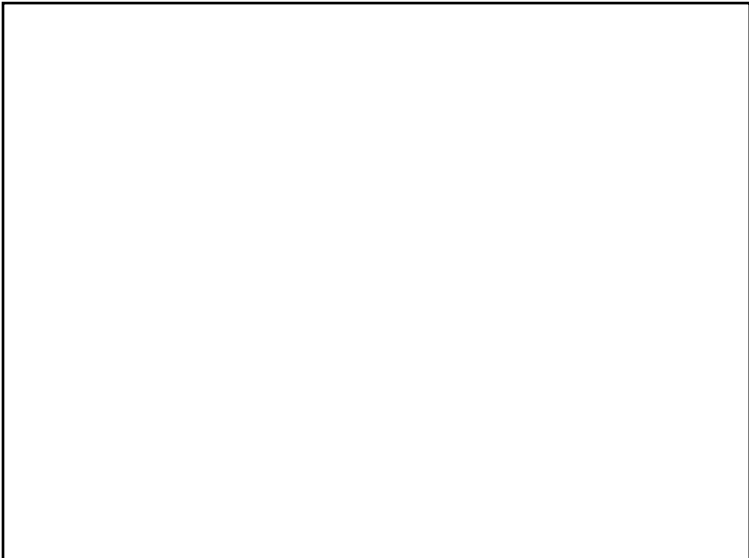
Total SqFt : 1680 Yr Built : 1971
 Gar|Crprt : 1 | 0 Taxes : \$1,000
 Acres : 0.19

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	840	840	0	0
Rent :	\$500	\$500	\$0	\$0

Feats/Info : Laundry Hookup
 Inclusions :

Remarks : HOME SOLD "AS-IS" SUBJECT TO 3RD PARTY APPROVAL. ONE PARTY EXEMPT ***CLICK ON VIEW AGENT REMARKS FOR SHOWING INSTRUCTIONS BEFORE CALLING OR EMAILING.***

List Price : \$109,900 MLS # : 902842 Status : ACT Type : Triplex
 Address : 26 N 800 W Style : Up and Down
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 26/800 Area : 111 Sld Prce : \$0



Total SqFt : 1798 Yr Built : 1912
 Gar|Crprt : 1 | 0 Taxes : \$1,141
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	1	2	0
Bathrooms :	1	1	1	0
Fireplace :	0	0	0	0
Square Ft :	466	602	730	0
Rent :	\$625	\$530	\$650	\$0

Feats/Info : See Remarks / See Remarks / See Remarks
 Inclusions : See Remarks

Remarks : ***BANK OWNED*** FOR SHOW INSTRUCTIONS AND KEYBOX CODE CLICK ON "VIEW AGENT REMARKS." A Pre-Qual Letter or Proof of Funds and earnest money MUST accompany ALL offers. SOLD AS-IS. Triplex near Gateway area. Two units recently remodeled.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$115,000 MLS # : 891283
 Address : 337 N MARION ST
 City : Salt Lake City UT, 84116
 Quadrant : NW Coord : 337/600

Status : ACT Type : Duplex
 Style : See Remarks
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 1383 Yr Built : 1901
 Gar|Crprt : 0 | 0 Taxes : \$673
 Acres : 0.12



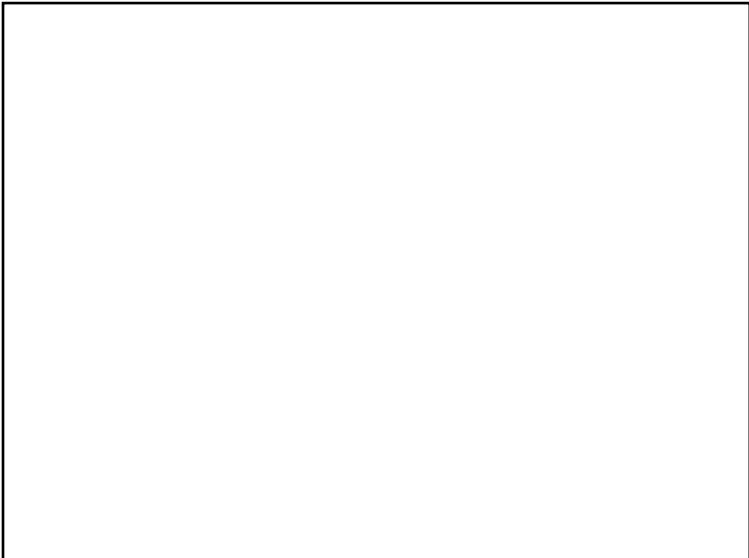
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	498	885	0	0
Rent :	\$450	\$450	\$0	\$0

Feats/Info : Range Gas / Separate Power Meters,
 Separate Air
 Inclusions : Range, Refrigerator

Remarks : GREAT DUPLEX CLOSE TO STATE FAIRGROUNDS. CLOSE TO FREEWAY AND SHOPPING. 2 SEPARATE STRUCTURES. LONG TERM RENTERS. PLEASE PROVIDE 24 HOURS NOTICE FOR SHOWINGS.

List Price : \$124,900 MLS # : 904638
 Address : 1436 W 500 S
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 500/1436

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 1800 Yr Built : 1968
 Gar|Crprt : 0 | 0 Taxes : \$728
 Acres : 0.20



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	900	900	0	0
Rent :	\$0	\$0	\$0	\$0

Feats/Info : See Remarks / See Remarks / See Remarks
 Inclusions : See Remarks

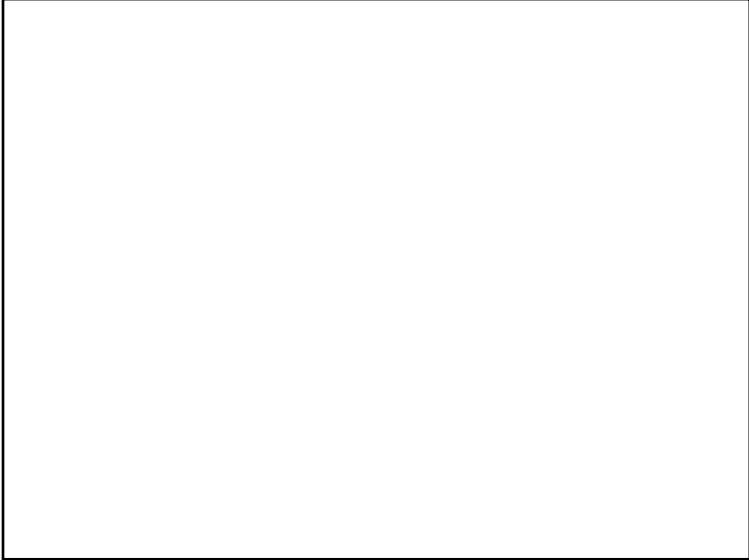
Remarks : ***BANK OWNED*** FOR SHOW INSTRUCTIONS AND KEYBOX CODE CLICK ON "VIEW AGENT REMARKS." A Pre-Qual Letter or Proof of Funds and earnest money MUST accompany ALL offers. SOLD AS-IS.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$127,000 MLS # : 833487 Status : ACT Type : Duplex
 Address : 1022 S JEFFERSON ST Style : Side by Side
 City : Salt Lake City UT, 84101 Subdivis :
 Quadrant : SW Coord : 1022/140 Area : 102 Sld Prce : \$0



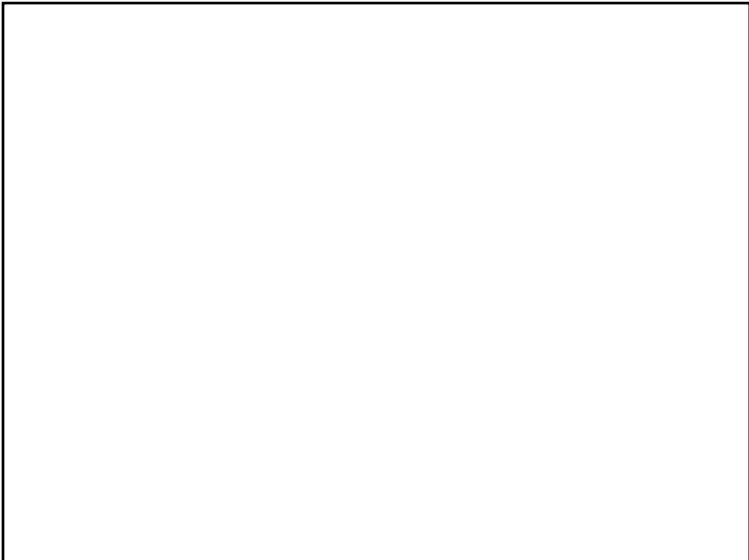
Total SqFt : 1071 Yr Built : 1906
 Gar|Crprt : 0 | 0 Taxes : \$1,365
 Acres : 0.11

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	535	536	0	0
Rent :	\$500	\$550	\$0	\$0

Feats/Info : Double Pane /
 Inclusions : Range, Refrigerator, Window Covers

Remarks : PRICE REDUCED! Remodeled Duplex, Pergo floor, tile, paint. Shows GREAT, very good renters. Excellent Investment opportunity. Please don't disturb tenants.

List Price : \$135,000 MLS # : 878068 Status : ACT Type : Duplex
 Address : 825 FREMONT AVE Style :
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 1150/825 Area : 111 Sld Prce : \$0



Total SqFt : 1928 Yr Built : 1953
 Gar|Crprt : 3 | 0 Taxes : \$1,210
 Acres : 0.17

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1102	826	0	0
Rent :	\$750	\$560	\$0	\$0

Feats/Info : Porch Open /
 Inclusions :

Remarks : Good location. Close to freeway, downtown, schools, parks, & mall. Needs some repair. Seller is very motivated. Sold as-is. Subject to third party approval. Short sale, will present best offers to the bank. Make offer subject to inspection.

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$139,000 MLS # : 856057 Status : ACT Type : Duplex
 Address : 3529 SHAFER LN Style : Side by Side
 City : Salt Lake City UT, 84119 Subdivis :
 Quadrant : SW Coord : 3529/1720 Area : 110 Sld Prce : \$0



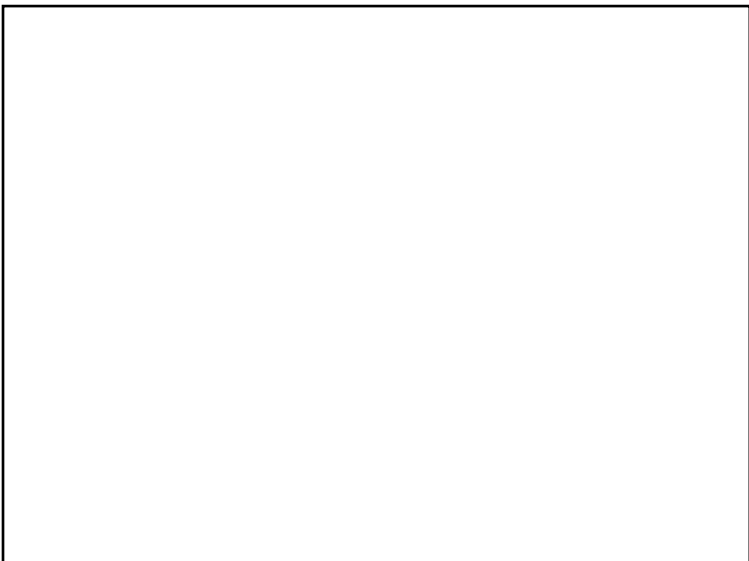
Total SqFt : 2000 Yr Built : 1954
 Gar|Crprt : 0 | 4 Taxes : \$1,123
 Acres : 0.12

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1000	1000	0	0
Rent :	\$700	\$725	\$0	\$0

Feats/Info : Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases, See Remarks
 Inclusions : Range, Refrigerator

Remarks : Fresh paint, new carpet, light fixtures, some new windows. New water heater in Unit 1. Laundry hookups for each unit. Shared yard area. Close to shopping, dining, commerce, freeways, SLCC and E Center. Covered parking. Both units leased.

List Price : \$143,600 MLS # : 861333 Status : ACT Type : Duplex
 Address : 2916 S 8900 W Style : Up and Down
 City : Magna UT, 84044 Subdivis : DILLEY
 Quadrant : SW Coord : 2916/8900 Area : 110 Sld Prce : \$0



Total SqFt : 3811 Yr Built : 1936
 Gar|Crprt : 0 | 0 Taxes : \$1,201
 Acres : 0.22

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	5	2	0	0
Bathrooms :	3	1	0	0
Fireplace :	1	0	0	0
Square Ft :	2557	1254	0	0
Rent :	\$1200	\$850	\$0	\$0

Feats/Info : Basement Entrance, Out Bldgs, Porch Open / Joint Power Meters, Joint Gas Meters, Some Utilities in Rent, Laundry Hookup, See Remarks
 Inclusions : Basketball Std, Dryer, Fireplace Equipment, Fireplace Insert, Microwave, Range, Refrigerator, Storage Sheds, Washer, Window Covers,

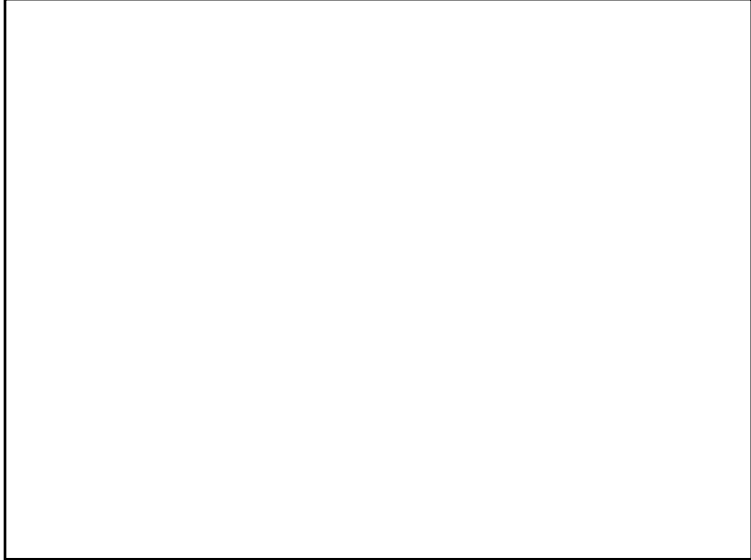
Remarks : Unique Property Converted from historic church to a Duplex. Extra parking. Some utilities in the rents. Historic building. Unit 2 appliances remain. Home sold in as-is condition. Short sale addendum required. All offers subject to lien holder approval.

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$152,900 MLS # : 871924 Status : ACT Type : Duplex
 Address : 957 W 500 S Style : Side by Side
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 500/957 Area : 111 Sld Prce : \$0



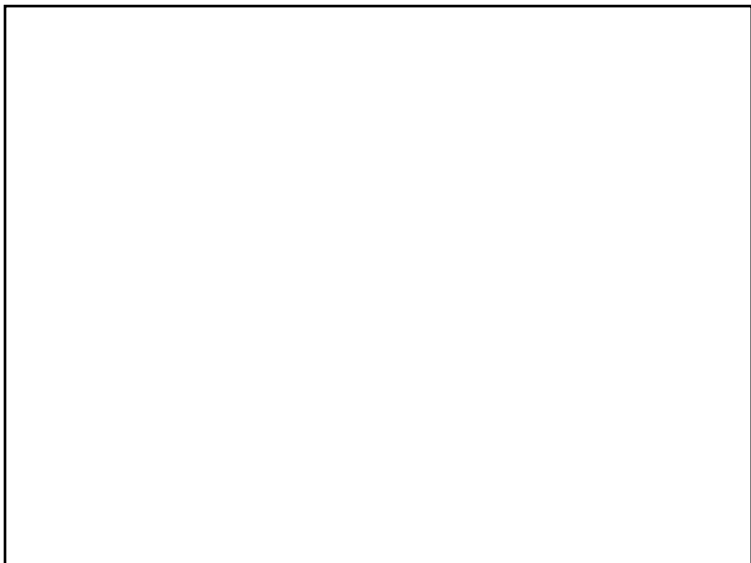
Total SqFt : 1036 Yr Built : 1962
 Gar|Crprt : 0 | 0 Taxes : \$905
 Acres : 0.09

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	1	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	518	518	0	0
Rent :	\$500	\$500	\$0	\$0

Feats/Info : Range-Oven Free Std, Range Gas /
 Separate Power Meters, Separate Gas
 Meters, Separate Water Htrs, Separate
 Air, Yearly Leases
 Inclusions : See Remarks

Remarks : Great rental property in Salt Lake City. Easy to rent units. Great access to the freeway.
 PLEASE DO NOT DISTURB TENANTS! Please call the agent for an appointment

List Price : \$157,000 MLS # : 885867 Status : ACT Type : Fourplex
 Address : 624 S 900 W Style : Up and Down
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 624/900 Area : 111 Sld Prce : \$0



Total SqFt : 4330 Yr Built : 2009
 Gar|Crprt : 0 | 4 Taxes : \$701
 Acres : 0.29

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	2	3	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	1190	1000	1190	950
Rent :	\$0	\$0	\$0	\$0

Feats/Info :
 Inclusions :

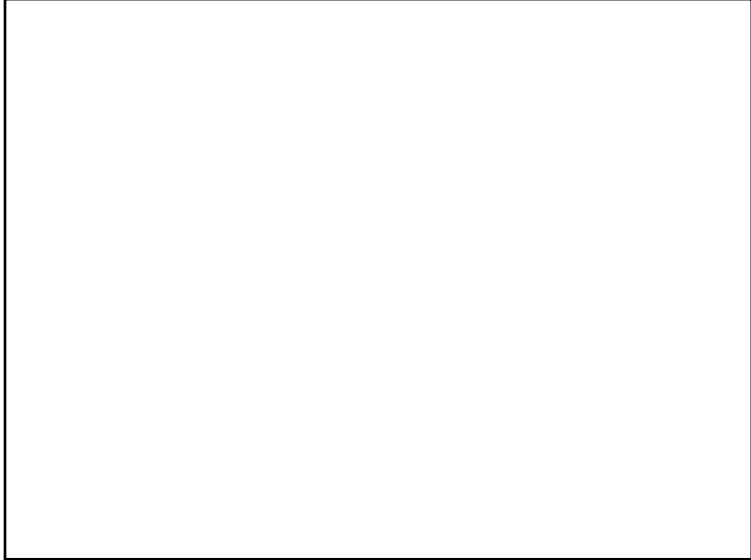
Remarks : **** THIS IS THE PERFECT INVESTMENT OPPORTUNITY **** Price Incls: Lot, Permts, Impct fees,
 Blue Prints, Plan Reviews, Survey & all Expenses up to grnd break. Everything is in place
 but the financing. Partner's child got cancer now partner can't participate.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$159,000 MLS # : 897243 Status : ACT Type : Triplex
 Address : 2846 S 9050 W Style :
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 2846/9050 Area : 110 Sld Prce : \$0



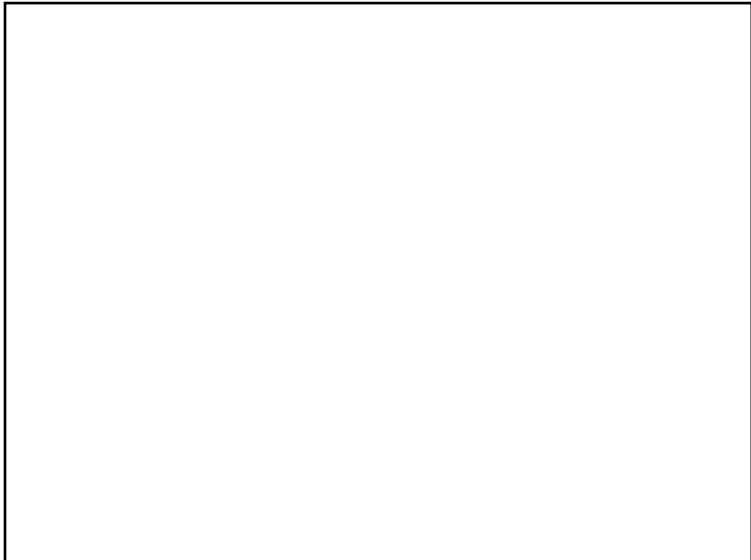
Total SqFt : 2032 Yr Built : 1913
 Gar|Crprt : 0 | 0 Taxes : \$635
 Acres : 0.20

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	2	2	0
Bathrooms :	1	1	1	0
Fireplace :	0	0	0	0
Square Ft :	900	520	612	0
Rent :	\$700	\$500	\$450	\$0

Feats/Info :
 Inclusions :

Remarks : Great cash flow opportunity for long term rental owner- Subject to 3rd party approval- See agent remarks- Owner/Agent

List Price : \$159,900 MLS # : 871944 Status : ACT Type : Duplex
 Address : 2581 FARGO ST Style : Front and Rear
 City : West Valley City UT, 84119 Subdivis :
 Quadrant : SW Coord : 2581/1360 Area : 110 Sld Prce : \$0



Total SqFt : 3000 Yr Built : 1958
 Gar|Crprt : 0 | 0 Taxes : \$1,600
 Acres : 0.57

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	4	0	0
Bathrooms :	1	2	0	0
Fireplace :	0	1	0	0
Square Ft :	800	2200	0	0
Rent :	\$850	\$1000	\$0	\$0

Feats/Info : Horse Property /
 Inclusions :

Remarks : INCREDIBLE CASH FLOW. HAVE DONE COMPLETE REMODEL, NEW ROOF CARPET FLOORING ELECTRICAL, PLUMBING THE WORKS. DRIVE BY DO NOT BOTHER TENANTS. EVEN BETTER THIS IS TWO HOMES ON ONE LOT LIVE IN ONE RENT THE OTHER TOTAL PRIVACY. OWNER/BROKER TOTAL SEPARATION.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$160,000 MLS # : 874348
 Address : 2357 DERBY ST
 City : Salt Lake City UT, 84119
 Quadrant : SW Coord : 2357/1400

Status : ACT Type : Duplex
 Style :
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 1672 Yr Built : 1976
 Gar|Crprt : 0 | 2 Taxes : \$1,522,283,
 Acres : 0.18



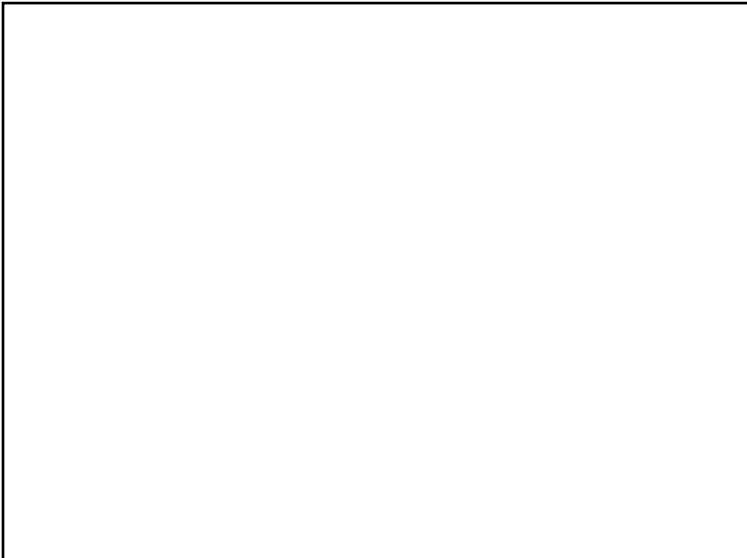
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	1	1	0	0
Square Ft :	836	836	0	0
Rent :	\$650	\$650	\$0	\$0

Feats/Info : Range-Oven Free Std / Separate Gas Meters
 Inclusions : Range, Range Hood, Refrigerator

Remarks : Nice duplex and centrally located. fully brick and very low maintenance. Great investment opportunity or owner occupied.

List Price : \$160,900 MLS # : 897251
 Address : 7436 W MINESIDE DR
 City : Magna UT, 84044
 Quadrant : SW Coord : 2700/7436

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : COPPERVIEW
 Area : 110 Sld Prce : \$0
 Total SqFt : 1674 Yr Built : 1970
 Gar|Crprt : 0 | 2 Taxes : \$1,588
 Acres : 0.29



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	837	837	0	0
Rent :	\$750	\$750	\$0	\$0

Feats/Info : Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Laundry Hookup, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Both units are rented. DO NOT DISTURB TENANTS. Please allow 48 hrs to show, serious inquiries only. Seller will contribute to closing costs with full price offer. Both units have had several updates. Sq ft per county records/appraisal. Buyer to verify.

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WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$163,350 MLS # : 903953 Status : ACT Type : Triplex
 Address : 325 S 900 W Style : Up and Down
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 325/900 Area : 111 Sld Prce : \$0



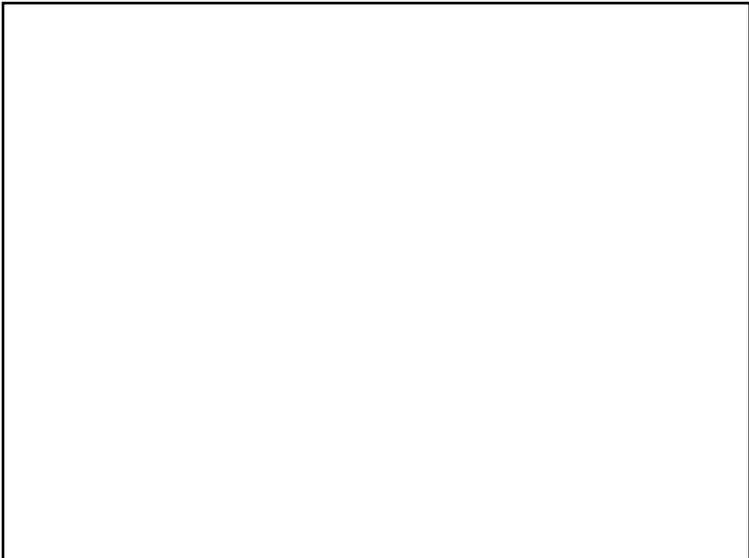
Total SqFt : 2115 Yr Built : 1954
 Gar|Crprt : 0 | 3 Taxes : \$1,025
 Acres : 0.14

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	1	0
Bathrooms :	1	1	1	0
Fireplace :	0	0	0	0
Square Ft :	705	705	705	0
Rent :	\$650	\$650	\$600	\$0

Feats/Info : Range-Oven Free Std / Covered Parking,
 Separate Power Meters, Separate Gas
 Meters, Laundry Hookup
 Inclusions : Range, Refrigerator

Remarks : GREAT LEGAL NON-CONFORMING TRIPLEX, VERY CLEAN AND READY TO RENT, VACANT, RENTS ARE EST
 FROM PREVIOUS TENANTS, 2 UNITS UP AND 1 DOWN. MIN 3% EARNEST MONEY IN CERT FUNDS ONLY,
 BUYER TO VERIFY ALL INFO TO OWN SATISFACTION. SOLD AS IS CALL B4 WRITTING OFFER.

List Price : \$164,900 MLS # : 891607 Status : ACT Type : Duplex
 Address : 3182 S 1850 W Style : Side by Side
 City : West Valley City UT, 84119 Subdivis : HECTOR PARK
 Quadrant : SW Coord : 3182/1850 Area : 110 Sld Prce : \$0



Total SqFt : 1824 Yr Built : 1978
 Gar|Crprt : 0 | 2 Taxes : \$1,282
 Acres : 0.15

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	912	912	0	0
Rent :	\$825	\$825	\$0	\$0

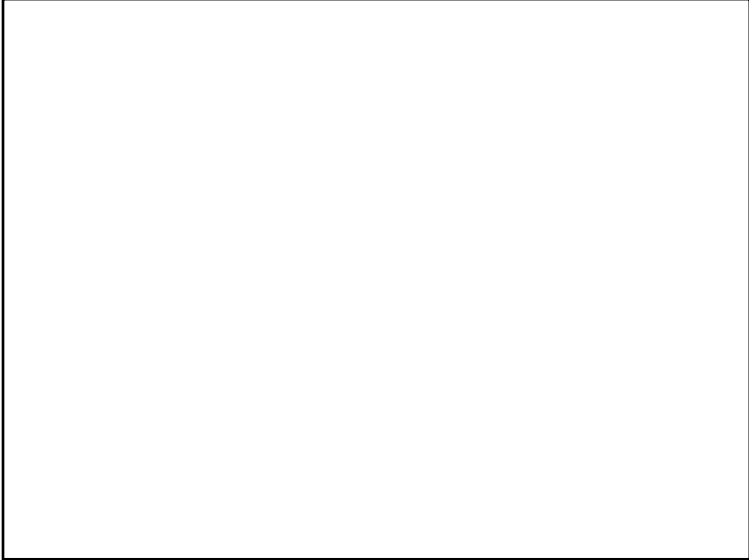
Feats/Info : Covered Parking, Separate Power
 Meters, Separate Gas Meters
 Inclusions : DishWasher, Refrigerator

Remarks : Great investment property. Short sale is priced to sell. Market rent is \$825 each side.
 Owner occupied on each side. Call in advance to show. Buyer to verify all.

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$167,000 MLS # : 866304 Status : ACT Type : Duplex
 Address : 2618 S 8590 W Style : Side by Side
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 2618/8590 Area : 110 Sld Prce : \$0



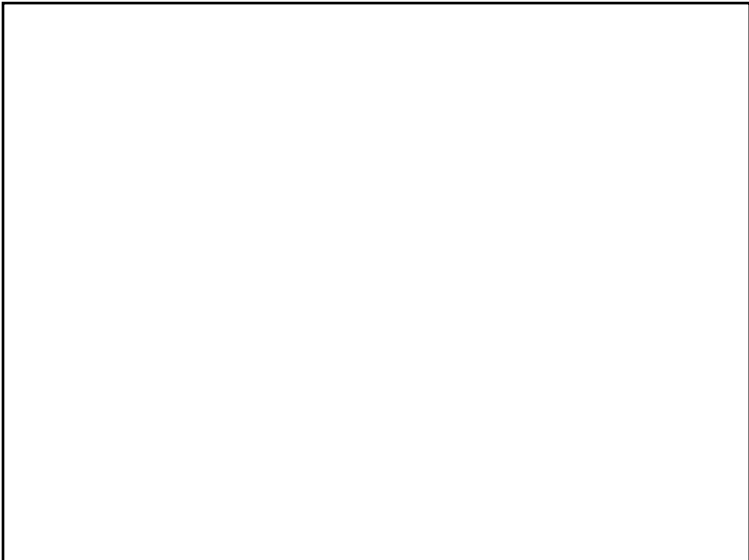
Total SqFt : 1430 Yr Built : 1962
 Gar|Crprt : 0 | 0 Taxes : \$1,176
 Acres : 0.20

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	715	715	0	0
Rent :	\$565	\$565	\$0	\$0

Feats/Info : Animals Permitted / Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup
 Inclusions : Range, Refrigerator

Remarks : Price reduced for quick sale. Owner very motivated. Will consider seller financing. Make offers subject to inspection. Don't disturb tenants. Next door duplex also for sale --- buy both for a perfect deal! Bring your offer.

List Price : \$167,000 MLS # : 866314 Status : ACT Type : Duplex
 Address : 2620 S 8590 W Style : Side by Side
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 2620/8590 Area : 110 Sld Prce : \$0



Total SqFt : 1430 Yr Built : 1963
 Gar|Crprt : 0 | 0 Taxes : \$1,124
 Acres : 0.20

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	715	715	0	0
Rent :	\$565	\$565	\$0	\$0

Feats/Info : Animals Permitted, Storm Doors / Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup
 Inclusions : Range, Refrigerator

Remarks : Live in 1 unit and rent the other. Well maintained duplex in a quiet neighborhood. Next door duplex also for sale. Buy both for a great deal! Bring all your offers. Seller very motivated and will consider seller financing.

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For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$169,900 MLS # : 864348
 Address : 3670 S 4610 W
 City : West Valley City UT, 84120
 Quadrant : SW Coord : 3670/4610

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : HARMONY LANE
 Area : 110 Sld Prce : \$0
 Total SqFt : 1800 Yr Built : 1962
 Gar|Crprt : 0 | 0 Taxes : \$1,115
 Acres : 0.19



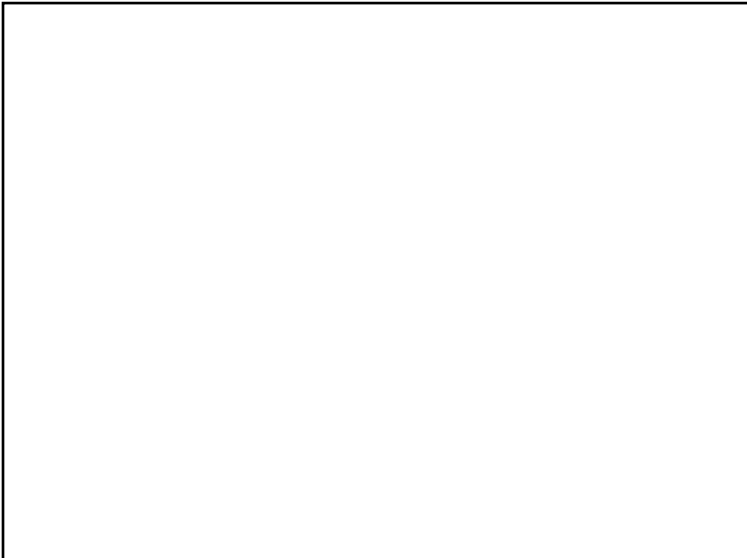
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	900	900	0	0
Rent :	\$700	\$680	\$0	\$0

Feats/Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases
 Inclusions :

Remarks : SHORT SALE DO NOT DISTURMB TENNANTS OFFER SUBJECT TO INSPECTION ALLOW TIME FOR BANK RESPONSE BOTH UNITS ON 1 YEAR LEASE Sq ft per appraisal

List Price : \$169,900 MLS # : 864352
 Address : 4617 W 3650 S
 City : West Valley City UT, 84120
 Quadrant : SW Coord : 3650/4617

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : HARMONY LANE
 Area : 110 Sld Prce : \$0
 Total SqFt : 1807 Yr Built : 1964
 Gar|Crprt : 0 | 0 Taxes : \$1,389
 Acres : 0.19



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	903	904	0	0
Rent :	\$650	\$700	\$0	\$0

Feats/Info : Hardwood Floors / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup
 Inclusions :

Remarks : SHORT SALE DO NOT DISTURMB TENNANTS OFFER SUBJECT TO INSPECTION ALLOW TIME FOR BANK RESPONSE BOTH UNITS ON 1 YEAR LEASE Sq ft per appraisal

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$169,900 MLS # : 887971
 Address : 1613 S 1000 W
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 1613/1000

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 1566 Yr Built : 1972
 Gar|Crprt : 0 | 0 Taxes : \$962
 Acres : 0.14



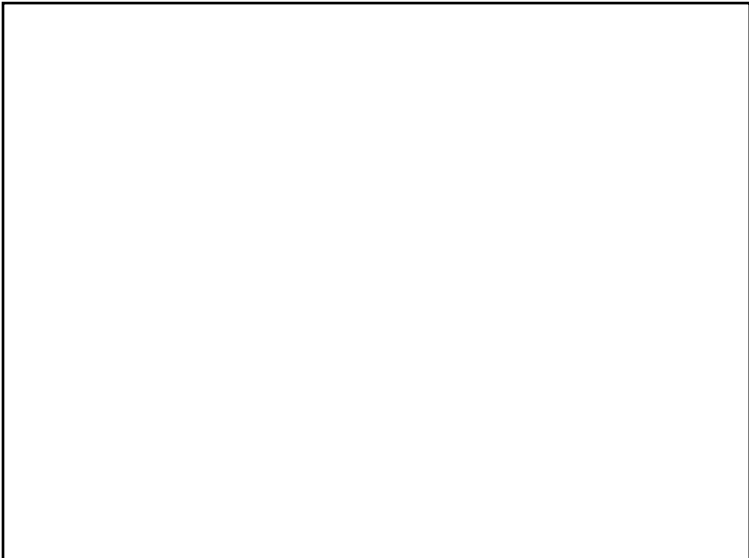
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	783	783	0	0
Rent :	\$700	\$650	\$0	\$0

Feats/Info : Double Pane / Range-Oven Free Std /
 Uncovered Parking, Separate Power
 Meters, Separate Gas Meters, Separate
 Water Htrs, Separate Air, Laundry
 Hookup, Yearly Leases, See Remarks
 Inclusions : Range, Refrigerator

Remarks : DO NOT DISTURB TENANTS, they are not aware of sale. Subject to 1619-21, 1627-29, 1635-37 selling either with or separately of this property. Owner/Broker retiring.

List Price : \$169,900 MLS # : 888568
 Address : 1619 S 1000 W
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 1619/1000

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 1566 Yr Built : 1972
 Gar|Crprt : 0 | 0 Taxes : \$965
 Acres : 0.13



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	783	783	0	0
Rent :	\$650	\$650	\$0	\$0

Feats/Info : Range-Oven Free Std, See Remarks /
 Uncovered Parking, Separate Power
 Meters, Separate Gas Meters, Separate
 Water Htrs, Separate Air, Laundry
 Hookup, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Please do not disturb tenants! Subject to the sale of 1613-17, 1627-29 and 1635-37 South 1000 West. Fantastic side by side duplex brick and siding. Broker/Owner..

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$169,900 MLS # : 888572 Status : ACT Type : Duplex
 Address : 1627 S 1000 W Style : Side by Side
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 1627/1000 Area : 111 Sld Prce : \$0



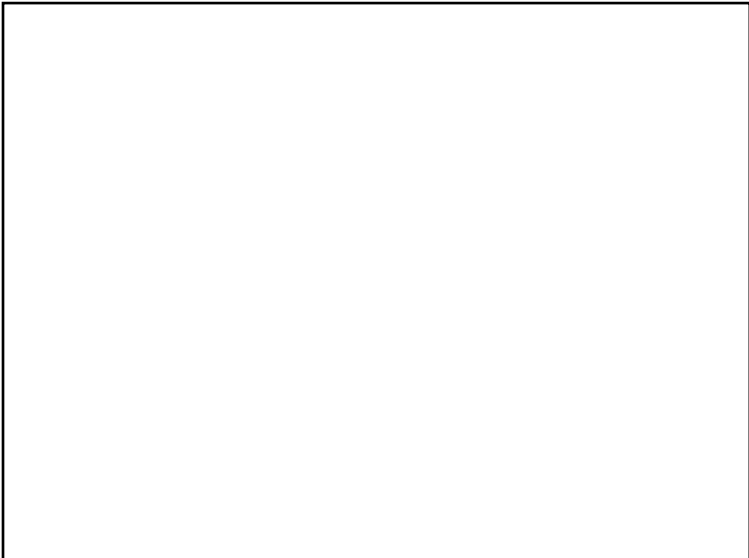
Total SqFt : 1566 Yr Built : 1972
 Gar|Crprt : 0 | 0 Taxes : \$962
 Acres : 0.14

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	783	783	0	0
Rent :	\$650	\$0	\$0	\$0

Feats/Info : Range-Oven Free Std / Uncovered
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Separate Air, Laundry Hookup,
 Inclusions : Range, Refrigerator

Remarks : Please do not disturb the tenants. Subject to the sale of 1613-17, 1619-21, 1635-37 South 1000 West. 4 fantastic side by side duplex. Broker/Owner

List Price : \$169,900 MLS # : 888573 Status : ACT Type : Duplex
 Address : 1635 S 1000 W Style : Side by Side
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 1635/1000 Area : 111 Sld Prce : \$0



Total SqFt : 1566 Yr Built : 1972
 Gar|Crprt : 0 | 0 Taxes : \$962
 Acres : 0.14

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	783	783	0	0
Rent :	\$650	\$650	\$0	\$0

Feats/Info : Uncovered Parking, Separate Power
 Meters, Separate Gas Meters, Separate
 Water Htrs, Separate Air, Laundry
 Hookup, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Please do not disturb the tenants. Subject to selling 1613-17, 1619-21, 1627-29 South 1000 West. Fantastic side by side duplex. Broker/Owner

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$171,600 MLS # : 866399
 Address : 3419 MOCKINGBIRD WAY
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 3419/2500

Status : ACT Type : Duplex
 Style : Up and Down
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2300 Yr Built : 1978
 Gar|Crprt : 0 | 0 Taxes : \$1,188
 Acres : 0.19



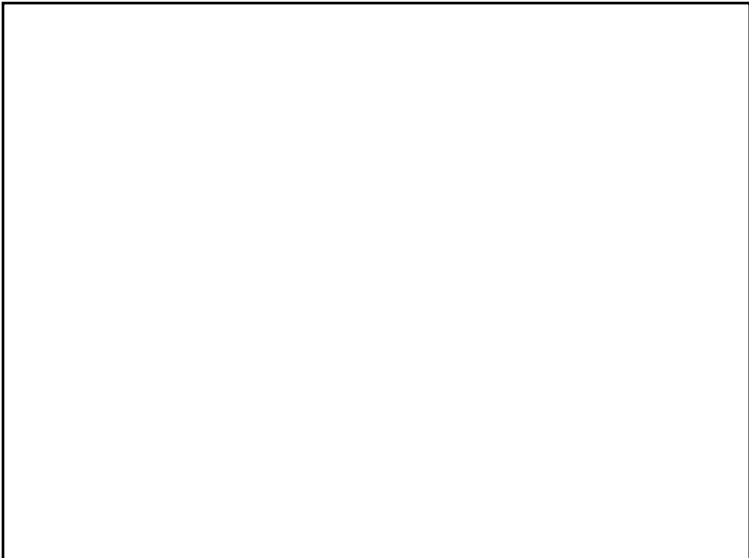
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1150	1150	0	0
Rent :	\$675	\$675	\$0	\$0

Feats/Info : Double Pane, Entry(Foyer) /
 Inclusions :

Remarks : Duplex--well maintained with good tenants,new furnaces 5 years ago, new swamp coolers.Sqft approximate,buyer/buyers agent to verify all. Seller motivated,any reasonable offer considered.Do not contact tenants.

List Price : \$174,900 MLS # : 891526
 Address : 435 S CHEYENNE ST
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 435/1520

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 2124 Yr Built : 1975
 Gar|Crprt : 3 | 0 Taxes : \$1,161
 Acres : 0.14



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1062	1062	0	0
Rent :	\$600	\$655	\$0	\$0

Feats/Info : Patio Covered / Dishwasher Built-In, Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Solid brick w/siding 2 story duplex. Unit 1 has dishwasher & central A/C. Covered patio, offstreet parking, 3 car carport, laundry hookups. Unit 2 vacant until 7/1/09. Unit 1 (long term tenants) may be viewed upon accepted offer. Sq. Ft. per County.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$174,999 MLS # : 884269 Status : ACT Type : Duplex
 Address : 224 W 400 N Style : Up and Down
 City : Salt Lake City UT, 84103 Subdivis :
 Quadrant : NW Coord : 400/224 Area : 101 Sld Prce : \$0



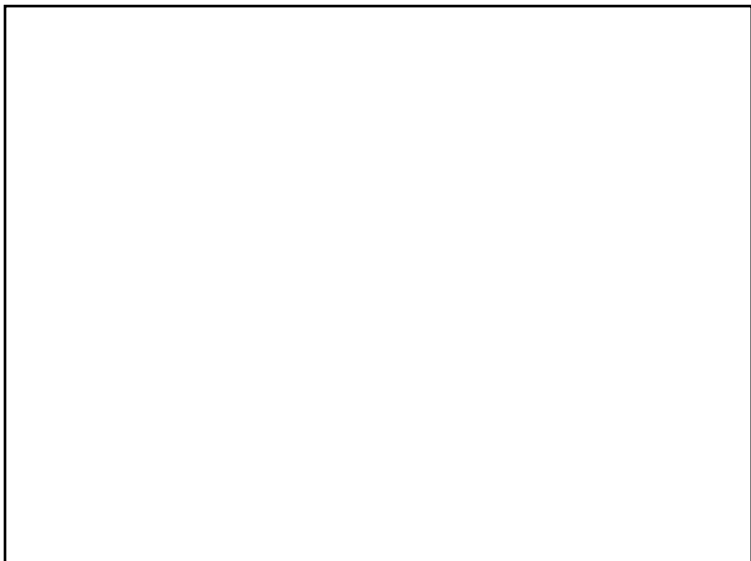
Total SqFt : 2000 Yr Built : 1953
 Gar|Crprt : 2 | 0 Taxes : \$1,362
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1000	1000	0	0
Rent :	\$600	\$600	\$0	\$0

Feats/Info : Patio Covered / Range-Oven Free Std /
 Garage Parking, Separate Gas Meters,
 Separate Water Htrs, Laundry Hookup,
 Monthly Leases
 Inclusions : Dryer, Range, Refrigerator, Washer,
 Window Covers

Remarks : Exceptional buy in Marmalade! Great property needs some TLC, great time to buy in rocket hot area! Nice lot, legal duplex, tennants are month to month! 24 hour notice to show.

List Price : \$178,900 MLS # : 885183 Status : ACT Type : Duplex
 Address : 1136 NAVAJO ST Style : Side by Side
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 1136/1350 Area : 111 Sld Prce : \$0



Total SqFt : 2200 Yr Built : 1951
 Gar|Crprt : 2 | 0 Taxes : \$975
 Acres : 0.23

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	1	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1100	1100	0	0
Rent :	\$600	\$675	\$0	\$0

Feats/Info : Double Pane / Range Gas / Garage
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Separate Air, Laundry Hookup,
 Inclusions : Range, Refrigerator, Window Covers

Remarks : BRING OFFERS! LARGE BEAUTIFUL YARD, NO. UNIT UPDATED HAS 1 1/2 BATH - SO. UNIT HAS SINK & TOILET DOWN NOT ATTACHED - BOTH HAVE NEWER FURNACES, BOTH MONTH TO MONTH - SUBJECT TO INSPECTION. BOTH HAVE GARAGES.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$179,900 MLS # : 842531 Status : ACT Type : Duplex
 Address : 4977 S 3535 W Style : Side by Side
 City : Taylorsville UT, 84118 Subdivis : PARK HEIGHTS
 Quadrant : SW Coord : 4965/3536 Area : 110 Sld Prce : \$0



Total SqFt : 3600 Yr Built : 1961
 Gar|Crprt : 0 | 0 Taxes : \$1,360
 Acres : 0.20

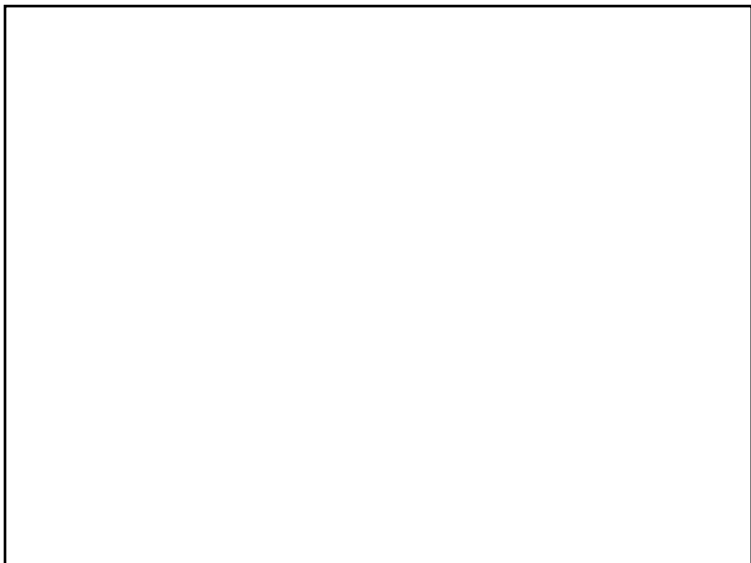
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1800	1800	0	0
Rent :	\$895	\$895	\$0	\$0

Feats/Info : Outdoor Lighting / Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup

Inclusions :

Remarks : Short-Sale. Huge duplex! Amazing potential for the price! Both leases are month-to-month. Property needs some TLC. Duplex is tucked back off of the street behind another duplex. Commission will be split 50-50. Submit offers!

List Price : \$179,900 MLS # : 872515 Status : ACT Type : Duplex
 Address : 1629 W TALISMAN CIR Style : Up and Down
 City : Salt Lake City UT, 84116 Subdivis : WHITEHEAD
 Quadrant : NW Coord : 825/1629 Area : 111 Sld Prce : \$0



Total SqFt : 1856 Yr Built : 1963
 Gar|Crprt : 0 | 2 Taxes : \$1,126
 Acres : 0.15

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	928	928	0	0
Rent :	\$650	\$650	\$0	\$0

Feats/Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent

Inclusions : Range, Refrigerator

Remarks : Great Value. All Brick Duplex in Cul-de-Sac adjacent to Riverside Park. Easy Access to Downtown and to Airport. Newer Paint and Stoves. Please Do Not Disturb Tenants.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$179,900 MLS # : 904672 Status : ACT Type : Duplex
 Address : 2001 HYANNIS AVE Style : Side by Side
 City : West Valley City UT, 84119 Subdivis : HECTOR PARK
 Quadrant : SW Coord : 3200/2001 Area : 110 Sld Prce : \$0



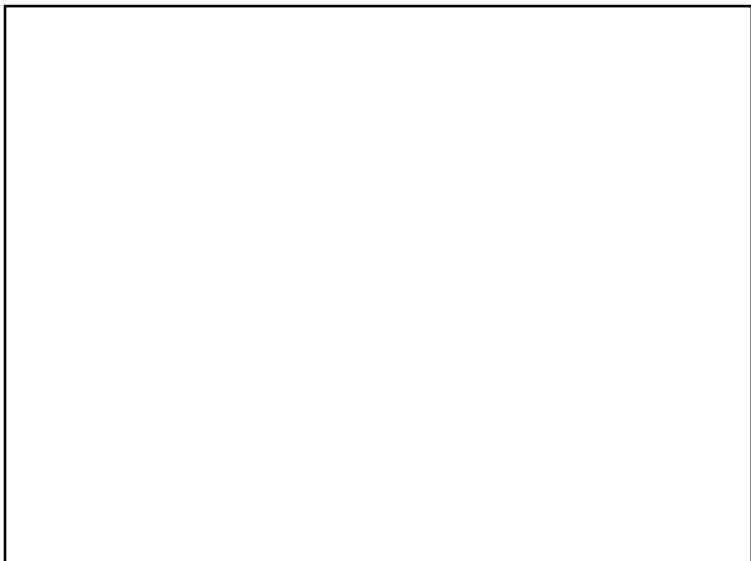
Total SqFt : 2016 Yr Built : 1977
 Gar|Crprt : 0 | 2 Taxes : \$1,267
 Acres : 0.15

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1008	1008	0	0
Rent :	\$0	\$0	\$0	\$0

Feats/Info :
 Inclusions :

Remarks : Both sides are on month to month. Rent is lower than market. Please do not disturb tenants. Central Air with new furnace in both units four year ago.

List Price : \$180,000 MLS # : 874481 Status : ACT Type : Duplex
 Address : 3311 S 4300 W Style : Side by Side
 City : West Valley City UT, 84120 Subdivis : MAVIS SUBDIVISI
 Quadrant : SW Coord : 3311/4300 Area : 110 Sld Prce : \$0



Total SqFt : 1800 Yr Built : 1962
 Gar|Crprt : 0 | 0 Taxes : \$1,467
 Acres : 0.18

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	900	900	0	0
Rent :	\$800	\$725	\$0	\$0

Feats/Info : Porch Open / Dishwasher Built-In,
 Hardwood Floors, Range-Oven Free Std /
 Separate Power Meters, Separate Gas
 Meters, Separate Water Htrs, Separate
 Air, Laundry Hookup
 Inclusions : Ceiling Fan, Range, Range Hood,
 Refrigerator, Satellite Dish

Remarks : WOW WHAT A GREAT FIND!! PRICE JUST REDUCED. Stop and take a look at this great opportunity! Large kitchen & living rooms, new tile in bathroom & kitchen on both sides. close to city park and fitness center. Buyer & Buyer agent to verify all info.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$180,000 MLS # : 897667
 Address : 3184 S 3450 W
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 3184/3450

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2440 Yr Built : 1975
 Gar|Crprt : 2 | 1 Taxes : \$1,822
 Acres : 0.16



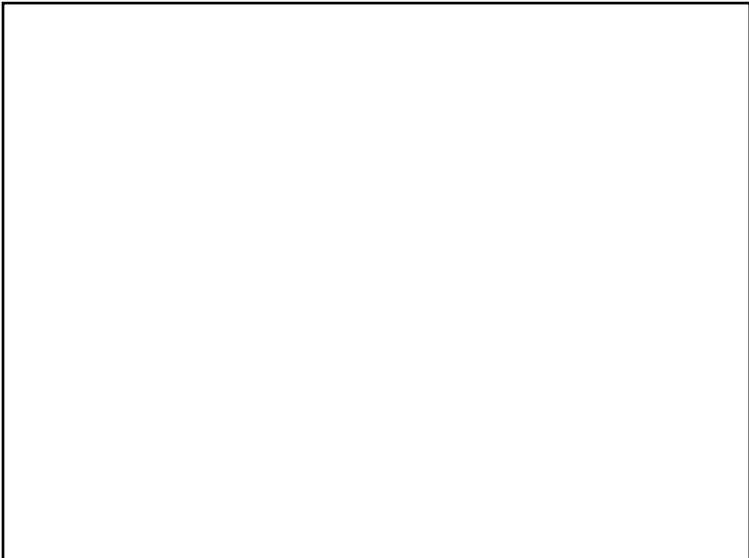
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1220	1220	0	0
Rent :	\$750	\$700	\$0	\$0

Feats/Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air
 Inclusions : Range, Range Hood, Refrigerator

Remarks : Great side by side duplex in great location. Both units are clean, some updates, new swamp coolers, unit A has 2 car garage, unit B has carport. Private and fenced backyards. unit A is owner occupied and will be vacated upon closing

List Price : \$184,900 MLS # : 890591
 Address : 2921 W BATY DR
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 2780/2921

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : WESTERN PARK SU
 Area : 110 Sld Prce : \$0
 Total SqFt : 1972 Yr Built : 1982
 Gar|Crprt : 0 | 2 Taxes : \$1,253
 Acres : 0.18



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	986	986	0	0
Rent :	\$775	\$750	\$0	\$0

Feats/Info : Double Pane / Bath-Sep Tub/Shower, Dishwasher Built-In, Kitchen Updated, Range-Oven Free Std, See Remarks / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup
 Inclusions : Range, Range Hood, Refrigerator, Storage Sheds, Window Covers

Remarks : ONE SIDE WILL BE VACANT FOR OWNER OCUPANT. SIDE BY SIDE DUPLEX IN GREAT RENTAL AREA. BOTH UNITS HAVE NEW FURNACE & AC, CARPET, PAINT, BATHROOM VANITY, FIXTURES, TILE, DISHWASHER, DISPOSAL. RE-SURFACED COUNTER TOPS & SINK.(2008) VERY CLOSE TO NEW TRAX ST.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$185,000 MLS # : 900745 Status : ACT Type : Duplex
 Address : 3643 CENTENNIAL RD Style : Side by Side
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 3643/7400 Area : 110 Sld Prce : \$0



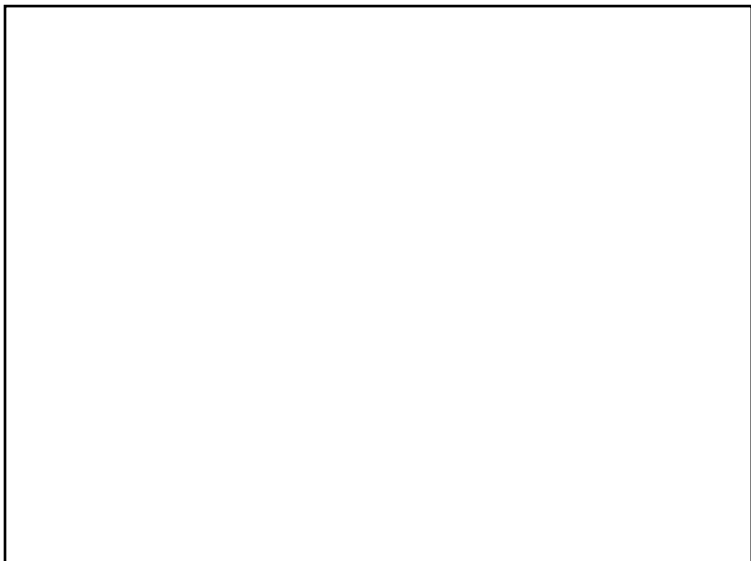
Total SqFt : 2272 Yr Built : 1977
 Gar|Crprt : 0 | 0 Taxes : \$1,362
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1136	1136	0	0
Rent :	\$650	\$650	\$0	\$0

Feats/Info : Balcony, Basement Entrance, Double Pane / Dishwasher Built-In / Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent, Laundry Hookup, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Clean Duplex, Easy to rent. Great investment opportunity. Don't wait, live in one side rent the other! or simply buy for rental property. All info approx.,buyer to verify

List Price : \$189,000 MLS # : 870201 Status : ACT Type : Duplex
 Address : 625 W 200 N Style : Side by Side
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 200/625 Area : 111 Sld Prce : \$0



Total SqFt : 1750 Yr Built : 1921
 Gar|Crprt : 2 | 0 Taxes : \$976
 Acres : 0.17

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	900	850	0	0
Rent :	\$800	\$800	\$0	\$0

Feats/Info : Double Pane, Porch Open, Storm Doors / Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Coin Laundry, Yearly Leases
 Inclusions : Dryer, Range, Refrigerator, Washer

Remarks : NICE DUPLEX. GOOD RENTAL HISTORY. NEWER VINYL WINDOWS. NEW FURNACES IN 2007. CLOSE TO DOWNTOWN. WALK TO GATEWAY. ON-SITE LAUNDRY. \$175 PER MONTH. MAKE OFFER SUBJECT TO INSPECTION. MUST BE SOLD WITH MLS# 870196

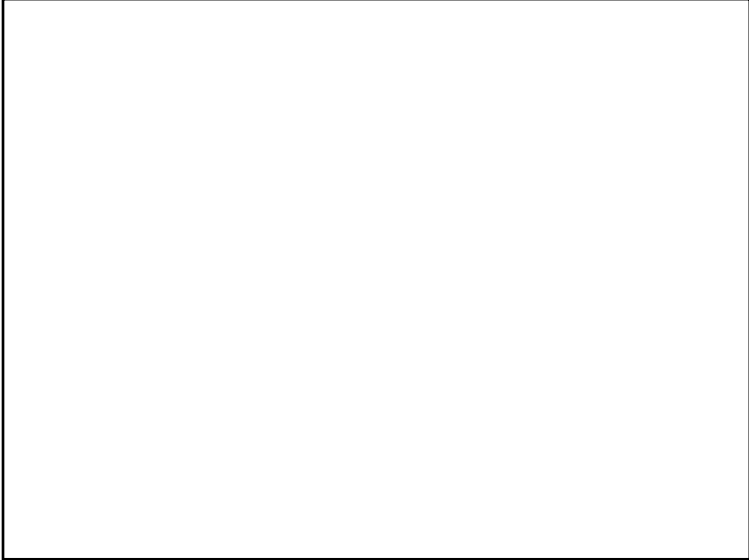
Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$199,000 MLS # : 886794
 Address : 1968 W HYANNIS AVE
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 3200/1968

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2152 Yr Built : 1978
 Gar|Crprt : 0 | 2 Taxes : \$1,366
 Acres : 0.16



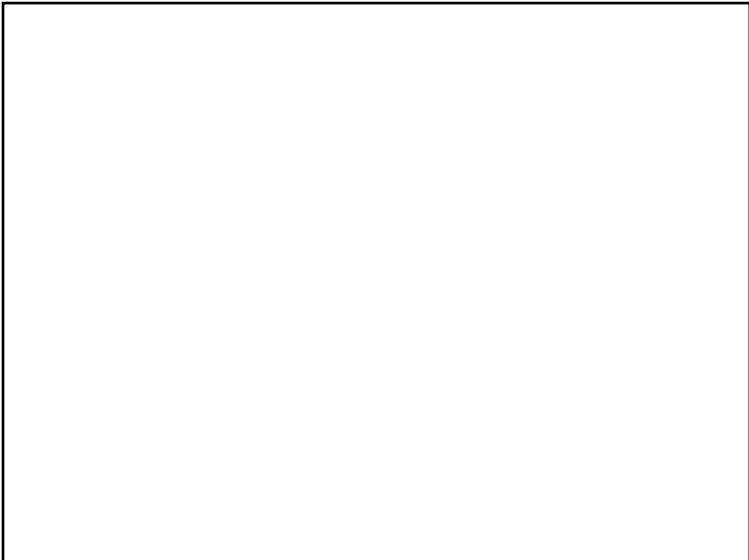
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1076	1076	0	0
Rent :	\$650	\$650	\$0	\$0

Feats/Info : Sliding Glass / Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Range Hood, Refrigerator

Remarks : GREAT INVESTMENT OR OWNER OCCPY PROPERTY. EXCELLENT RENTER. WELL KEPT. DO NOT DISTURB TENANTS. OFFER SUBJECT TO INSPECTION. BUYER TO VERIFY ALL INFO. SQ FT PER COUNTY

List Price : \$199,000 MLS # : 886842
 Address : 3185 W LEHMAN AVE
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 3590/3185

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2090 Yr Built : 1969
 Gar|Crprt : 0 | 2 Taxes : \$1,468
 Acres : 0.22



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	1	1	0	0
Fireplace :	1	1	0	0
Square Ft :	1045	1045	0	0
Rent :	\$725	\$750	\$0	\$0

Feats/Info : Sliding Glass / Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Range Hood, Refrigerator, Window Covers

Remarks : GREAT INVESTMENT OR OWNER OCCPY PROPERTY. EXCELLENT RENTER. OFFER SUBJECT TO INSPECTION. BUYER TO VERIFY ALL INFO. SQ FT PER COUNTY

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$199,000 MLS # : 886846
 Address : 1517 W 1300 S
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 1300/1517

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 1800 Yr Built : 1964
 Gar|Crprt : 0 | 2 Taxes : \$1,031
 Acres : 0.19



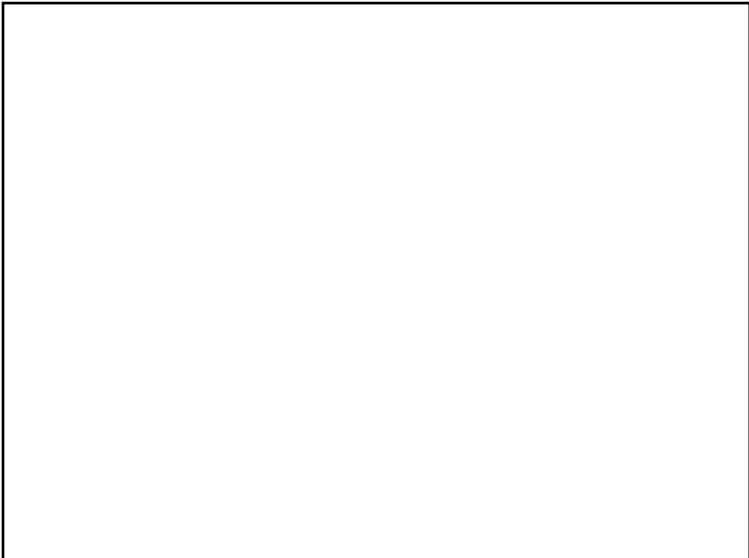
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	900	900	0	0
Rent :	\$650	\$600	\$0	\$0

Feats/Info : Patio Covered / Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Range Hood, Refrigerator, Window Covers

Remarks : GREAT INVESTMENT OR OWNER OCCPY PROPERTY. EXCELLENT RENTER. DO NOT DISTURB TENANTS. OFFER SUBJECT TO INSPECTION. BUYER TO VERIFY ALL INFO. SQ FT PER COUNTY

List Price : \$199,900 MLS # : 871689
 Address : 737 W JACKSON AVE
 City : Salt Lake City UT, 84116
 Quadrant : NW Coord : 140/737

Status : ACT Type : Duplex
 Style : Up and Down
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 2256 Yr Built : 1921
 Gar|Crprt : 0 | 0 Taxes : \$802
 Acres : 0.11



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	4	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1128	1128	0	0
Rent :	\$950	\$950	\$0	\$0

Feats/Info : Oven-Gas, Range-Oven Free Std / Separate Gas Meters, Separate Water Htrs, Laundry Hookup
 Inclusions : Range, Refrigerator

Remarks : PRICE REDUCED! NEAR FREEWAY & DOWNTOWN. FULL INTERIOR REMODEL 2006: NEW ELECTRICAL, PLUMBING, H2O HEATERS, H2O FILTER. NEW SIDING. BOTH UNITS ARE RENTED-ALLOW 24HRS NOTICE TO SHOW. MOTIVATED: WILL SELLER FINANCE WITH 10% DOWN. BUYER TO VERIFY ALL.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$199,900 MLS # : 886885 Status : ACT Type : Duplex
 Address : 2553 ROBIN RD Style : Up and Down
 City : Salt Lake City UT, 84119 Subdivis : MAPLE MEADOW
 Quadrant : SW Coord : 3145/2553 Area : 110 Sld Prce : \$0



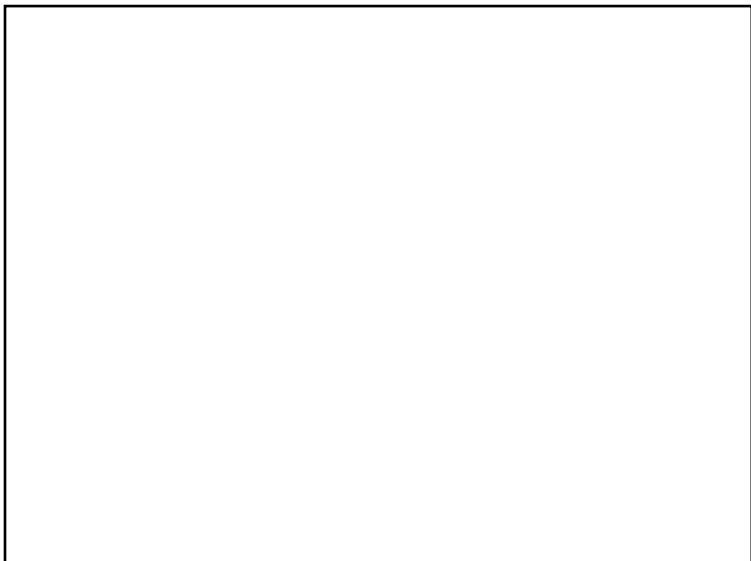
Total SqFt : 2150 Yr Built : 1979
 Gar|Crprt : 0 | 0 Taxes : \$1,258
 Acres : 0.18

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1075	1075	0	0
Rent :	\$800	\$800	\$0	\$0

Feats/Info : Porch Open, Sliding Glass / Dishwasher
 Built-In, Range-Oven Free Std /
 Separate Power Meters, Separate Gas
 Meters, Separate Water Htrs, Laundry
 Hookup, Monthly Leases
 Inclusions :

Remarks : REMODELED IN 2008. NEW SIDING, CARPET, PAINT, WOOD FLOORS & APPLIANCES. PERFECT FOR 1ST TIME BUYER. RENT OUT THE OTHER SIDE TO HELP W/MORT.PMT. OR FOR INVESTOR. AGENT & SELLER RELATED. TAX RECORDS REFLECT YEAR BUILT 1979. BUYER/BUYERS AGENT TO VERIFY ALL.

List Price : \$199,900 MLS # : 903969 Status : ACT Type : Duplex
 Address : 459 N MONTGOMERY ST Style : Side by Side
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 459/1580 Area : 111 Sld Prce : \$0



Total SqFt : 3202 Yr Built : 1965
 Gar|Crprt : 0 | 2 Taxes : \$1,429
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1601	1601	0	0
Rent :	\$800	\$800	\$0	\$0

Feats/Info :
 Inclusions : Refrigerator

Remarks :

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$208,000 MLS # : 866024 Status : ACT Type : Duplex
 Address : 3528 W WESTLAKE RD Style : Side by Side
 City : West Valley City UT, 84119 Subdivis : WESTLAKE VILLAG
 Quadrant : SW Coord : 3195/3528 Area : 110 Sld Prce : \$0



Total SqFt : 2184 Yr Built : 1975
 Gar|Crprt : 0 | 0 Taxes : \$1,674
 Acres : 0.15

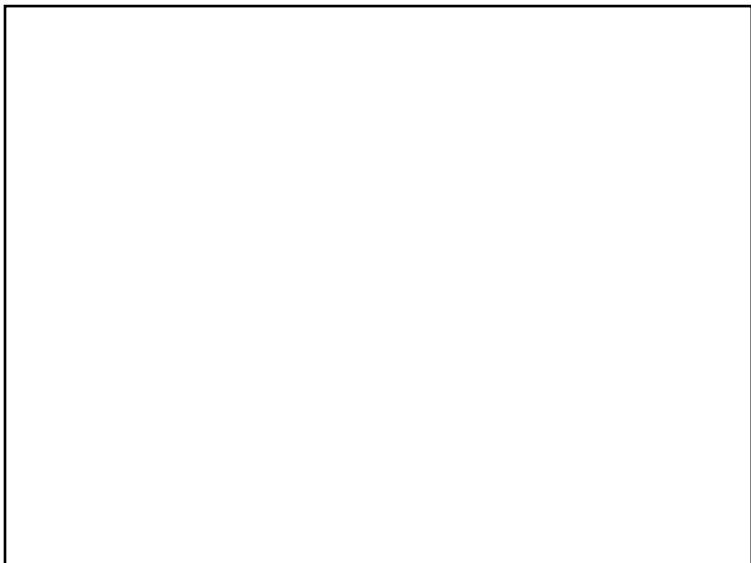
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1092	1092	0	0
Rent :	\$800	\$800	\$0	\$0

Feats/Info : Sliding Glass / Bath-Sep Tub/Shower,
 Closet-Walk-In / Separate Power
 Meters, Separate Gas Meters

Inclusions :

Remarks : New carpet & paint on 3530 side. Wood laminated flooring on 3528 side. Both sides rented on a month to month. Serious buyers may see, provide 24 hrs notice. Great investment, excellent rental area. Agent related to the seller. Bring Offers!

List Price : \$208,000 MLS # : 894172 Status : ACT Type : Duplex
 Address : 3881 CROWN AVE Style : Side by Side
 City : West Valley City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4505/3881 Area : 110 Sld Prce : \$0



Total SqFt : 2500 Yr Built : 1979
 Gar|Crprt : 0 | 4 Taxes : \$1,512
 Acres : 0.19

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1250	1250	0	0
Rent :	\$1075	\$0	\$0	\$0

Feats/Info : Animals Permitted, Basement Entrance,
 Double Pane, Outdoor Lighting, Patio
 Covered, Sliding Glass / Dishwasher
 Built-In, Kitchen Updated, Range-Oven
 Free Std / Covered Parking, Separate
 Power Meters, Separate Gas Meters,
 Separate Water Htrs, Separate Air,
 Monthly Leases

Inclusions : Range, Range Hood, Refrigerator, Washer

Remarks : PRICE REDUCED! Great rents pn solid all brick duplex! Owner/occupied and is willing to stay. One side is completely redone w/central air, furnace, water heater, carpet, paint, tile and fixtures. Buyer to verify all listing information.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$209,900 MLS # : 849548
 Address : 3513 W 3650 S
 City : Salt Lake City UT, 84119
 Quadrant : SW Coord : 3650/3513

Status : ACT Type : Duplex
 Style :
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2522 Yr Built : 1977
 Gar|Crprt : 0 | 0 Taxes : \$1,526
 Acres : 0.16



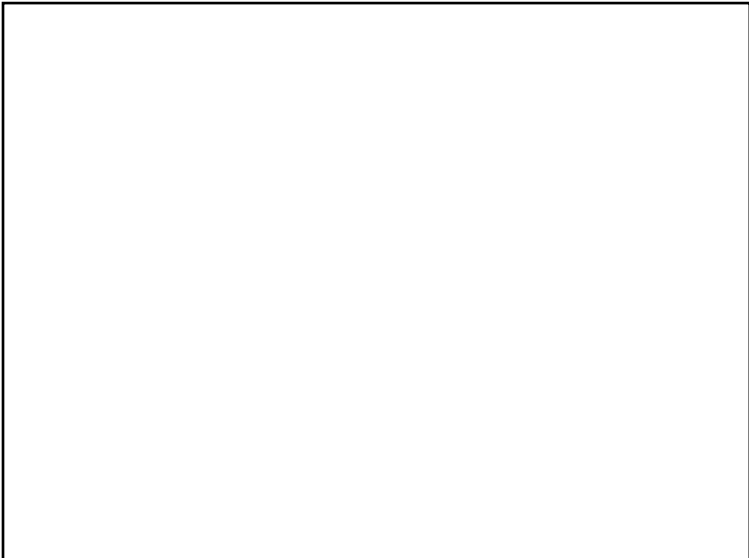
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1261	1261	0	0
Rent :	\$775	\$775	\$0	\$0

Feats/Info : Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup
 Inclusions : Range, Refrigerator

Remarks : Owner Agent- delete section 10.2. OFFERS MUST BE SUBMITTED SUBJECT TO INSPECTION- at the time of offer accepted we will make arrangements to walk thru. Buyer to Verify all info. DO NOT DISTURB TENANTS!

List Price : \$215,000 MLS # : 898869
 Address : 1475 W 400 S
 City : Salt Lake City UT, 84104
 Quadrant : SW Coord : 400/1475

Status : ACT Type : Fourplex
 Style : Up and Down
 Subdivis :
 Area : 111 Sld Prce : \$0
 Total SqFt : 3924 Yr Built : 1976
 Gar|Crprt : 0 | 0 Taxes : \$1,758
 Acres : 0.19



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	981	981	981	981
Rent :	\$750	\$750	\$750	\$750

Feats/Info : Separate Power Meters, Separate Gas Meters
 Inclusions :

Remarks : Excellent cash flow potential. Rents are projected based upon other buildings that are rented after remodel in the same 10 building complex. Fixer, TLC, handyman special. Buyer and agent to verify all info. Possible short term seller finance.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$219,000 MLS # : 886785
 Address : 3281 W LEMAY AVE
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 3400/3281

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2448 Yr Built : 1978
 Gar|Crprt : 0 | 2 Taxes : \$1,443
 Acres : 0.18



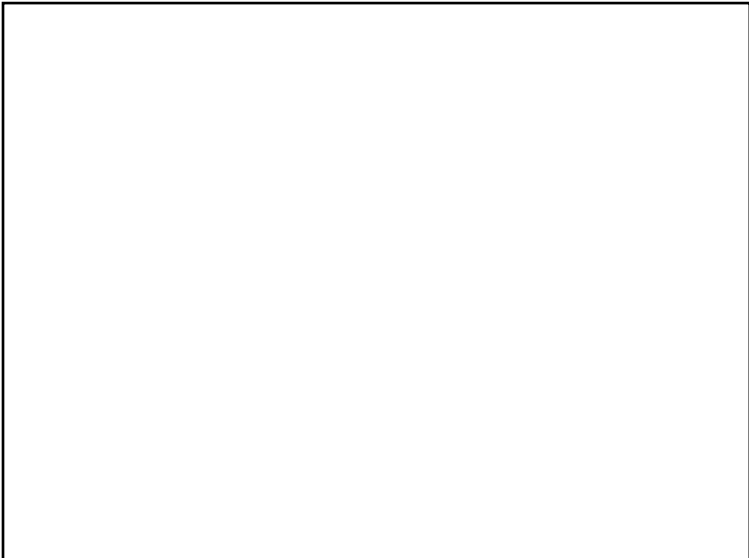
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1224	1224	0	0
Rent :	\$750	\$0	\$0	\$0

Feats/Info : Basement Entrance, Bay/Box Windows, Sliding Glass / Kitchen Updated, Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Range Hood, Refrigerator

Remarks : GREAT INVESTMENT OR OWNER OCCPY PROPERTY. EXCELLENT RENTER. NORTH UNIT HAD NEW CENTRAL AIR, FURNACE& CARPET. DO NOT DISTURB TENANTS. OFFER SUBJECT TO INSPECTION. BUYER TO VERIFY ALL INFO. SQ FT PER COUNTY

List Price : \$219,000 MLS # : 887399
 Address : 2385 S DERBY ST
 City : Salt Lake City UT, 84119
 Quadrant : SW Coord : 2358/1400

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2392 Yr Built : 1977
 Gar|Crprt : 0 | 2 Taxes : \$1,800
 Acres : 0.19



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	3	0	0
Bathrooms :	3	3	0	0
Fireplace :	0	0	0	0
Square Ft :	1196	1196	0	0
Rent :	\$825	\$875	\$0	\$0

Feats/Info : Dishwasher Built-In / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent
 Inclusions : Range, Range Hood, Refrigerator

Remarks : GREAT OWNER OCC OPPORTUNITY. . .let the rents offset your monthly payment. VERY clean inside Please contact listing agent for showing instructions

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$225,000 MLS # : 894629 Status : ACT Type : Triplex
 Address : 1483 W 800 S Style : Side by Side
 City : Salt Lake City UT, 84104 Subdivis : POPLAR GROVE AD
 Quadrant : SW Coord : 800/1483 Area : 111 Sld Prce : \$0



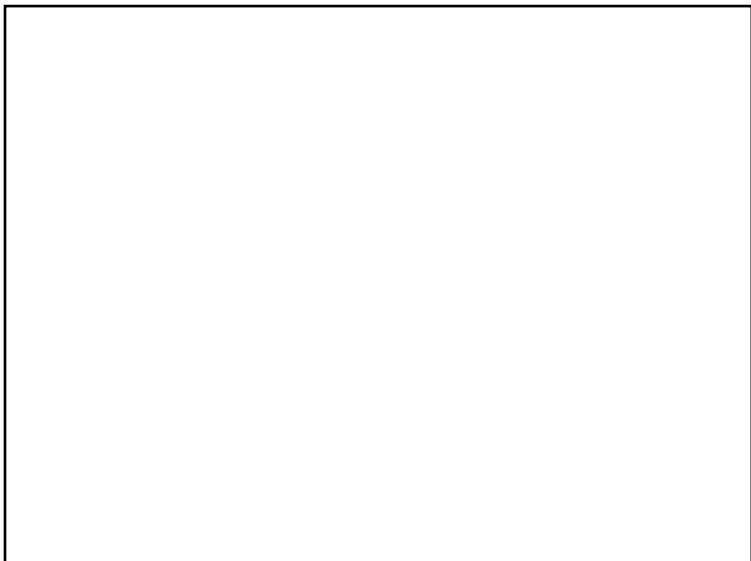
Total SqFt : 3376 Yr Built : 1959
 Gar|Crprt : 0 | 0 Taxes : \$1,448
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	2	1	0
Bathrooms :	2	1	1	0
Fireplace :	0	0	0	0
Square Ft :	1946	830	600	0
Rent :	\$800	\$495	\$495	\$0

Feats/Info : Outdoor Lighting, Porch Open /
 Uncovered Parking, Separate Power
 Meters, Separate Gas Meters, Separate
 Water Htrs, Separate Air, Laundry
 Inclusions : Range, Refrigerator, Window Covers

Remarks : GREAT RENTAL PROPERTY! ALL UNITS HAVE WASHER AND DRYER HOOKUPS; #1 HAS A FINISHED BASEMENT; ALL UNITS CURRENTLY RENTED AND WELL MAINTAINED; INFO AND SQ. FEET PER COUNTY RECORDS; BUYER TO VERIFY ALL; DO NOT DISTURB TENANTS; MAKE OFFER SUBJECT TO INSPECTION

List Price : \$225,000 MLS # : 896822 Status : ACT Type : Fourplex
 Address : 3030 S 8900 W Style : Side by Side
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 3030/8900 Area : 110 Sld Prce : \$0



Total SqFt : 3650 Yr Built : 1925
 Gar|Crprt : 0 | 0 Taxes : \$1,787
 Acres : 0.33

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	3	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	850	850	1100	850
Rent :	\$600	\$600	\$600	\$600

Feats/Info : Double Pane, Outdoor Lighting /
 Kitchen Updated, Range Gas / Uncovered
 Parking, RV Storage, Separate Power
 Meters, Separate Water Htrs, Laundry
 Inclusions :

Remarks : Do not disturb tennants offer subject to inspection

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$229,900 MLS # : 879455 Status : ACT Type : Duplex
 Address : 3393 S MOCKINGBIRD WAY Style : Side by Side
 City : West Valley City UT, 84119 Subdivis :
 Quadrant : SW Coord : 3393/2490 Area : 110 Sld Prce : \$0



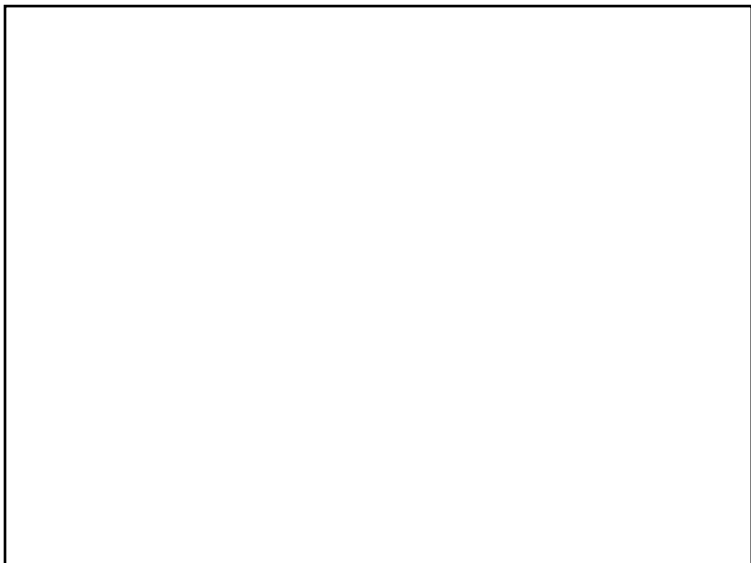
Total SqFt : 2448 Yr Built : 1978
 Gar|Crprt : 0 | 0 Taxes : \$1,271
 Acres : 0.18

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1224	1224	0	0
Rent :	\$900	\$900	\$0	\$0

Feats/Info : Dishwasher Built-In, Jetted Tub, Range-Oven Free Std / Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : THIS DUPLEX IS A MUST SEE! Both units totally remodeled last year. New furnaces with central air. New tile, carpet, paint, appliances, countertops, blinds, lighting. New roof and sprinklers. Jetted tubs and fenced in yards. Great neighborhood/location.

List Price : \$229,900 MLS # : 902726 Status : ACT Type : Duplex
 Address : 3140 S 3200 W Style : Up and Down
 City : West Valley City UT, 84119 Subdivis :
 Quadrant : SW Coord : 3140/3200 Area : 110 Sld Prce : \$0



Total SqFt : 2616 Yr Built : 1970
 Gar|Crprt : 0 | 0 Taxes : \$1,403
 Acres : 0.27

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	1	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1308	1308	0	0
Rent :	\$0	\$0	\$0	\$0

Feats/Info : Storm Windows / Range-Oven Free Std / Garage Parking, RV Storage, Separate Power Meters, Joint Gas Meters
 Inclusions :

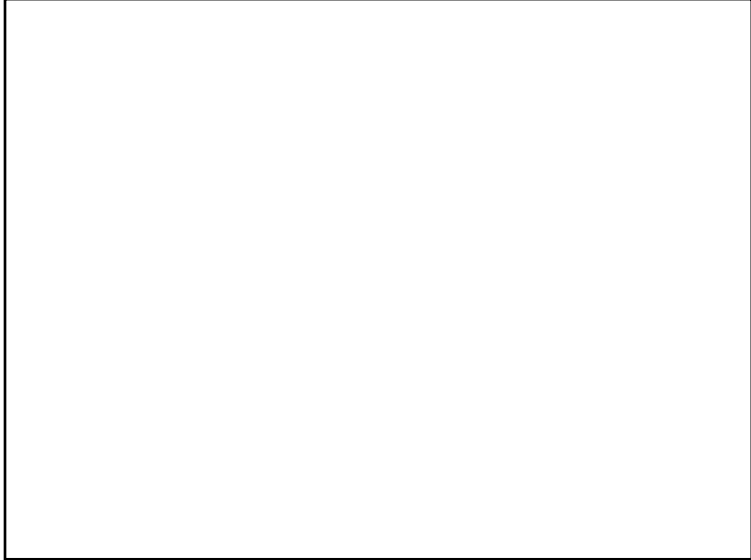
Remarks : Super nice Duplex Big Units & new detached 2 car garage, A/C separate meter. Nicest duplex in town. All new work & shows great. Could use for big family or income property. Call Now, Bring all offers!

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$233,000 MLS # : 880390 Status : ACT Type : Fourplex
 Address : 538 N COLORADO ST Style : Up and Down
 City : Salt Lake City UT, 84116 Subdivis : ROSE PARK
 Quadrant : NW Coord : 538/1340 Area : 111 Sld Prce : \$0



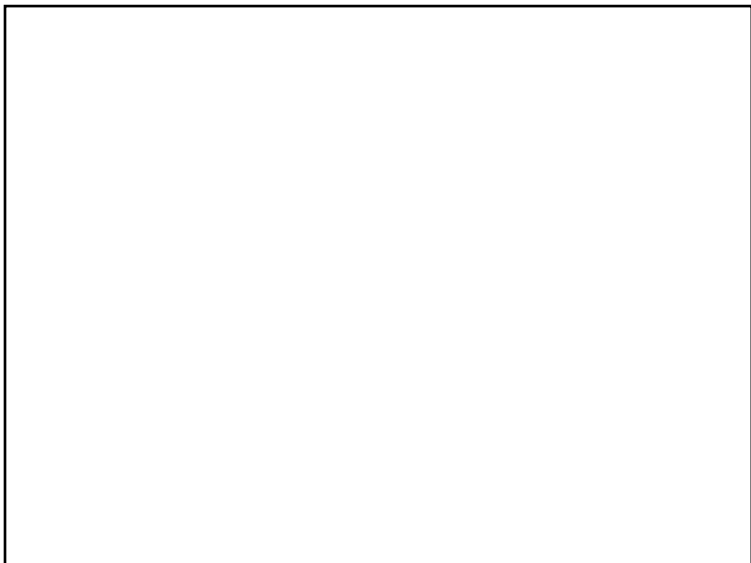
Total SqFt : 2650 Yr Built : 1951
 Gar|Crprt : 0 | 0 Taxes : \$1,668
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	1	1	1
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	662	662	663	663
Rent :	\$525	\$525	\$525	\$525

Feats/Info : Porch Open / Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Gas Meters, Some Utilities in Rent, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : CASH FLOW! CASH FLOW! Great investment opportunity Rentals in demandin this area for this price range! Make offer subject toinspection. Please don not disturb the tenants!! Owner/Agent

List Price : \$234,900 MLS # : 901723 Status : ACT Type : Triplex
 Address : 1394 W PACIFIC AVE Style : Side by Side
 City : Salt Lake City UT, 84104 Subdivis :
 Quadrant : SW Coord : 440/1394 Area : 111 Sld Prce : \$0



Total SqFt : 2100 Yr Built : 1962
 Gar|Crprt : 0 | 0 Taxes : \$1,282
 Acres : 0.18

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	0
Bathrooms :	1	1	1	0
Fireplace :	0	0	0	0
Square Ft :	700	700	700	0
Rent :	\$595	\$595	\$595	\$0

Feats/Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air
 Inclusions :

Remarks : PLEASE DONT DISTURB TENANTS. MAKE OFFERS SUBJECT TO INSPECTION. WELL UPDATED AND MAINTAINED. EXTREMELY LOW MAINTENANCE. GREAT TENANTS AND GOOD INCOME...SELLER FINANCING AVAILABLE CALL FOR DETAILS....

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$235,000 MLS # : 900685
 Address : 55 W GIRARD AVE
 City : Salt Lake City UT, 84103
 Quadrant : NW Coord : 500/55

Status : ACT Type : Duplex
 Style : Up and Down
 Subdivis :
 Area : 101 Sld Prce : \$0
 Total SqFt : 1500 Yr Built : 1966
 Gar|Crprt : 0 | 0 Taxes : \$1,287
 Acres : 0.08



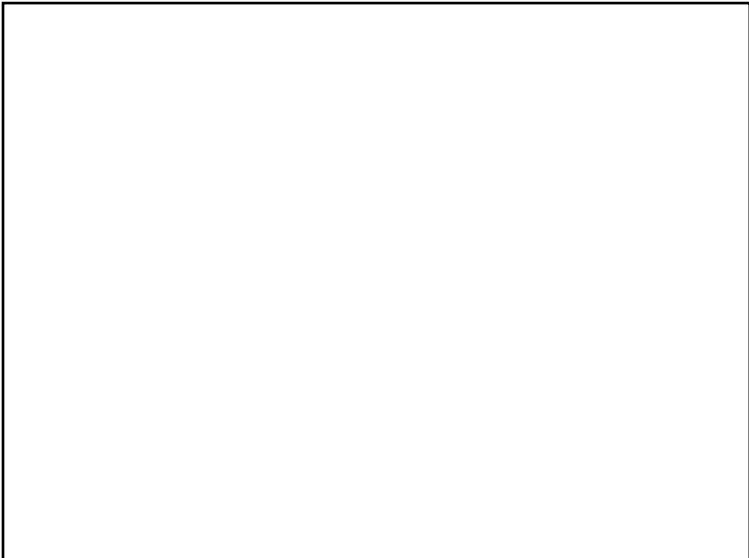
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	750	750	0	0
Rent :	\$650	\$750	\$0	\$0

Feats/Info : Double Pane / Range-Oven Free Std /
 Separate Power Meters, Separate Gas
 Meters, Separate Water Htrs
 Inclusions : Microwave, Range, Refrigerator, Window
 Covers

Remarks : Low Maintenance remodeled conforming duplex close to downtown and UofFU. New flooring, fixtures, appliances, cabinets, countertops, bathroom, etc. Perfect owner occ. Seller willing to offer financing. Great terms!

List Price : \$239,000 MLS # : 879435
 Address : 3361 W 4100 S 9&10
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 4100/3361

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : HAWARDEN HEIGHT
 Area : 110 Sld Prce : \$0
 Total SqFt : 2872 Yr Built : 1976
 Gar|Crprt : 0 | 2 Taxes : \$1,332
 Acres : 0.16



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1436	1436	0	0
Rent :	\$755	\$755	\$0	\$0

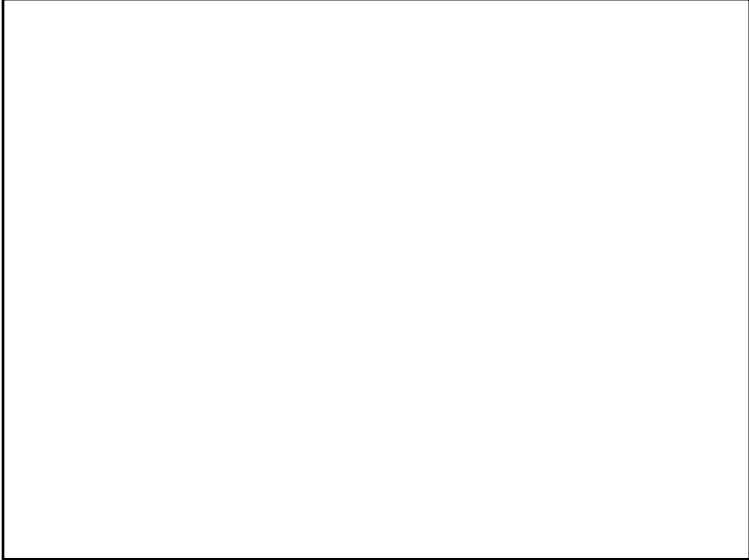
Feats/Info :
 Inclusions : Range, Range Hood, Refrigerator,
 Storage Sheds

Remarks : Units are a great investment.

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$240,000 MLS # : 868110 Status : ACT Type : Duplex
 Address : 326 N 1200 W Style : Side by Side
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 326/1200 Area : 111 Sld Prce : \$0



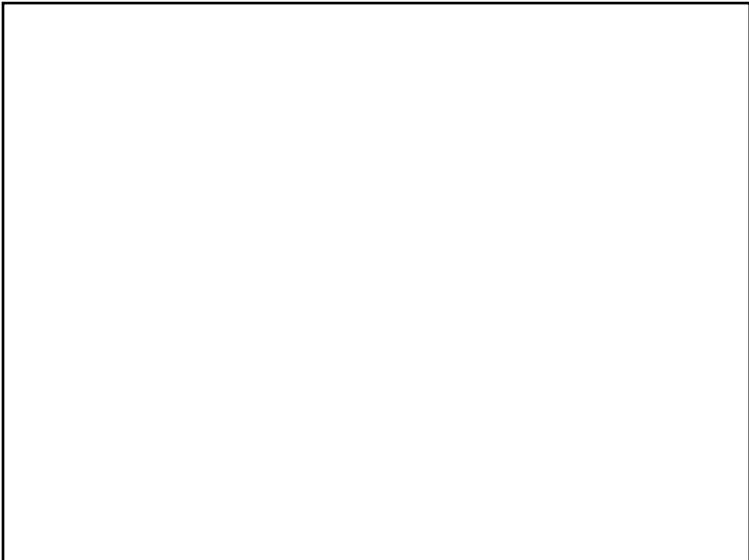
Total SqFt : 2800 Yr Built : 1982
 Gar|Crprt : 0 | 4 Taxes : \$1,445
 Acres : 0.14

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1400	1400	0	0
Rent :	\$850	\$0	\$0	\$0

Feats/Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, See Remarks
 Inclusions : Range, Refrigerator

Remarks : Priced to sell, Close to SLC downtown and Rose Park Rec Center, 328 side is rented for \$850, the 326 side is vacant, show any time

List Price : \$249,000 MLS # : 892805 Status : ACT Type : Duplex
 Address : 6971 BELLO AVE Style : Side by Side
 City : West Valley City UT, 84128 Subdivis :
 Quadrant : SW Coord : 3575/6971 Area : 110 Sld Prce : \$0



Total SqFt : 3360 Yr Built : 1978
 Gar|Crprt : 0 | 2 Taxes : \$1,663
 Acres : 0.19

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	4	4	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1680	1680	0	0
Rent :	\$850	\$950	\$0	\$0

Feats/Info : Dishwasher Built-In, Range-Countertop
 Inclusions :

Remarks : 1 Side Remodeled. New Kitchen, Flooring, Faux Paint, 3 Tone Paint. Nice Area Close to Parks and Schools. Do Not Disturb Tenants.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$249,000 MLS # : 894936
 Address : 1050 W 4800 S
 City : Taylorsville UT, 84123
 Quadrant : SW Coord : 4800/1050

Status : ACT Type : Duplex
 Style : Up and Down
 Subdivis :
 Area : 104 Sld Prce : \$0
 Total SqFt : 2840 Yr Built : 1977
 Gar|Crprt : 2 | 0 Taxes : \$1,514
 Acres : 0.29



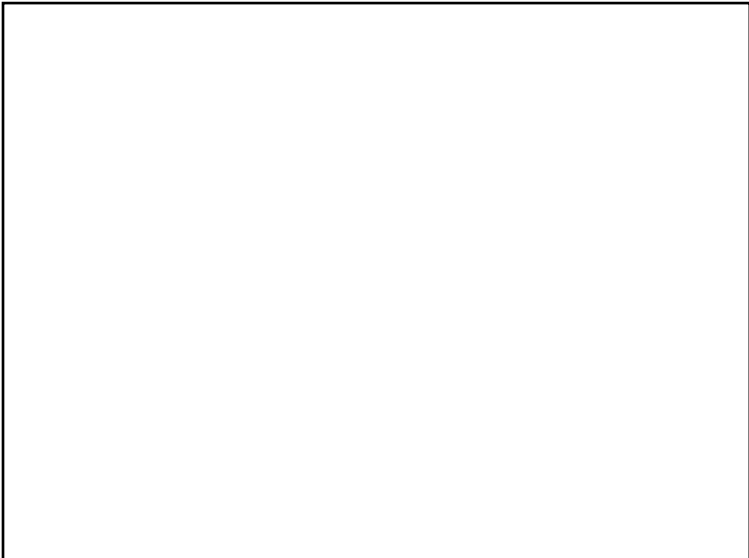
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	3	0	0
Bathrooms :	1	2	0	0
Fireplace :	1	1	0	0
Square Ft :	1420	1420	0	0
Rent :	\$800	\$0	\$0	\$0

Feats/Info : Outdoor Lighting / Closet-Walk-In, Dishwasher Built-In, Kitchen Updated, Mother-in-Law Apt, Range-Oven Free Std / Garage Parking, Joint Gas Meters
 Inclusions : Ceiling Fan, Refrigerator, Storage Sheds

Remarks : PRICE REDUCED! Non-conforming Du-plex. Great opportunity for first time home buyer to own and have tenants help with the mortgage. Downstairs apartment has recently been updated with amazing tenants in place. Great Investment Opportunity.

List Price : \$249,000 MLS # : 904060
 Address : 537 DARWIN ST
 City : Salt Lake City UT, 84103
 Quadrant : NW Coord : 537/5

Status : ACT Type : Duplex
 Style : Up and Down
 Subdivis : CAPITOL HILL
 Area : 101 Sld Prce : \$0
 Total SqFt : 2080 Yr Built : 1911
 Gar|Crprt : 1 | 0 Taxes : \$1,510
 Acres : 0.09



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	1	0	0
Bathrooms :	2	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1373	707	0	0
Rent :	\$0	\$0	\$0	\$0

Feats/Info : Balcony, Basement Entrance, Porch Open, Sliding Glass / Den/Office, Dishwasher Built-In, Hardwood Floors, Oven-Gas, Range-Oven Free Std, Range Gas / Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Separate Air, Laundry Hookup, See Remarks
 Inclusions : Dryer, Range, Refrigerator, Washer, Window Covers

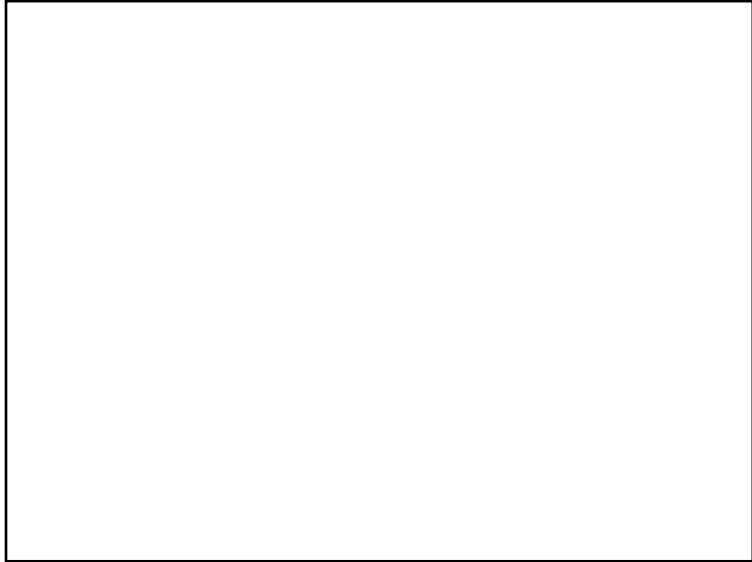
Remarks : Wonderful duplex in the heart of the "Marmalade Historical District". Excellent sunset views. Could be used as single family home, does have separate meters but lwaterheater. Walk to State Capitol Building and Town, Newer roof, 1-car garage.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$249,900 MLS # : 849461 Status : ACT Type : Duplex
 Address : 3532 W VALLEY HEIGHTS DR Style : Side by Side
 City : Taylorsville UT, 84118 Subdivis : PARK HEIGHTS
 Quadrant : SW Coord : 4975/3532 Area : 110 Sld Prce : \$0



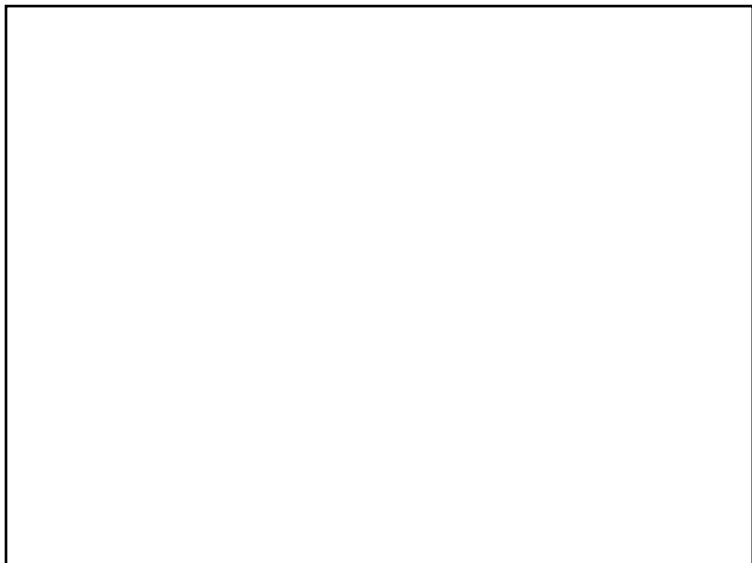
Total SqFt : 3600 Yr Built : 1961
 Gar|Crprt : 0 | 0 Taxes : \$1,062
 Acres : 0.13

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	4	4	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1800	1800	0	0
Rent :	\$995	\$995	\$0	\$0

Feats/Info : Balcony, Basement Entrance, Deck Covered, Double Pane / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water
 Inclusions :

Remarks : Nice, large, all brick Side X Side duplex w/ground level windows in basements. 8 bedrooms (4/side), family rms, lg storage/laundry rooms, decks. 3 entrances per unit (two up and one down). 3-4 parking spaces per side. Nice small yard. Owner is an agent.

List Price : \$249,900 MLS # : 902504 Status : ACT Type : Fourplex
 Address : 7769 W 2820 S Style : Up and Down
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 2820/7769 Area : 110 Sld Prce : \$0



Total SqFt : 2548 Yr Built : 1930
 Gar|Crprt : 0 | 4 Taxes : \$1,840
 Acres : 1.10

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	638	638	638	634
Rent :	\$550	\$550	\$550	\$550

Feats/Info : Patio Covered / Dishwasher Built-In, Range-Oven Free Std / Covered Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Seller willing to carry back 2nd if needed. Price includes 2 city approved paper lots (approx .25 acres each). These lots are part of the 1.10 acres. All units are currently occupied. Please don't bother tenants. No sign on property. Buyer to verify all.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$250,000 MLS # : 853269 Status : ACT Type : Fourplex
 Address : 4661 S ARLINGTON PARK DR Style : Up and Down
 City : West Valley City UT, 84120 Subdivis : ARLINGTON PARK
 Quadrant : SW Coord : 4661/4725 Area : 110 Sld Prce : \$0



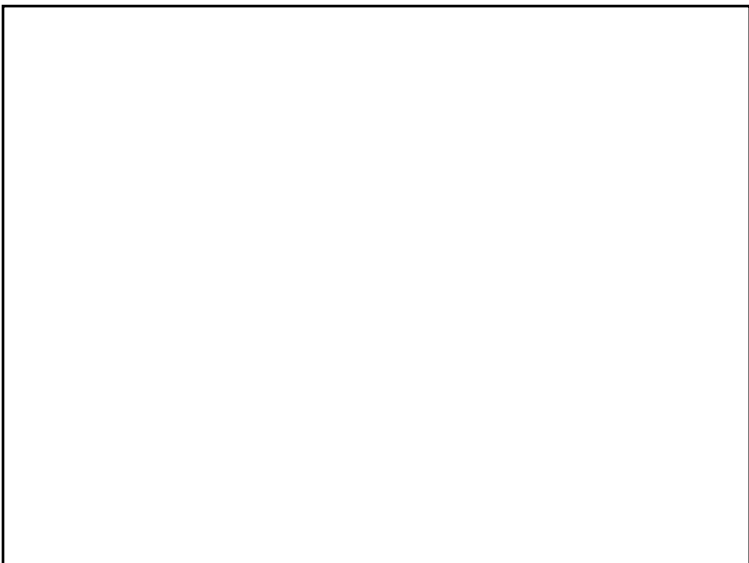
Total SqFt : 3472 Yr Built : 1980
 Gar|Crprt : 0 | 0 Taxes : \$2,089
 Acres : 0.21

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	868	868	868	868
Rent :	\$625	\$625	\$625	\$625

Feats/Info : Animals Permitted / Range-Oven Free
 Std / Uncovered Parking, Separate
 Power Meters, Separate Gas Meters,
 Separate Water Htrs, Separate Air,
 Laundry Hookup, Monthly Leases, Yearly
 Inclusions : Range Hood, Refrigerator, Window Covers

Remarks : PRICE REDUCED!!Great Investment opportunity.

List Price : \$250,000 MLS # : 887405 Status : ACT Type : Fourplex
 Address : 2961 S 9150 W Style : Up and Down
 City : Magna UT, 84044 Subdivis :
 Quadrant : SW Coord : 2961/9150 Area : 110 Sld Prce : \$0



Total SqFt : 3000 Yr Built : 1939
 Gar|Crprt : 0 | 0 Taxes : \$1,708
 Acres : 0.33

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	800	800	700	700
Rent :	\$600	\$600	\$550	\$550

Feats/Info :
 Inclusions : Refrigerator

Remarks : Always rented, well maintained 4plex; Seperate Meters, Secluded street, Contact Agent
 (offer subject to inspection)THIS IS NOT A SHORT SALE (Will Consider Seller Financing with
 10% down)

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$250,000 MLS # : 889172 Status : ACT Type : Fourplex
 Address : 1620 W TALISMAN CIR Style : Up and Down
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 750/1620 Area : 111 Sld Prce : \$0



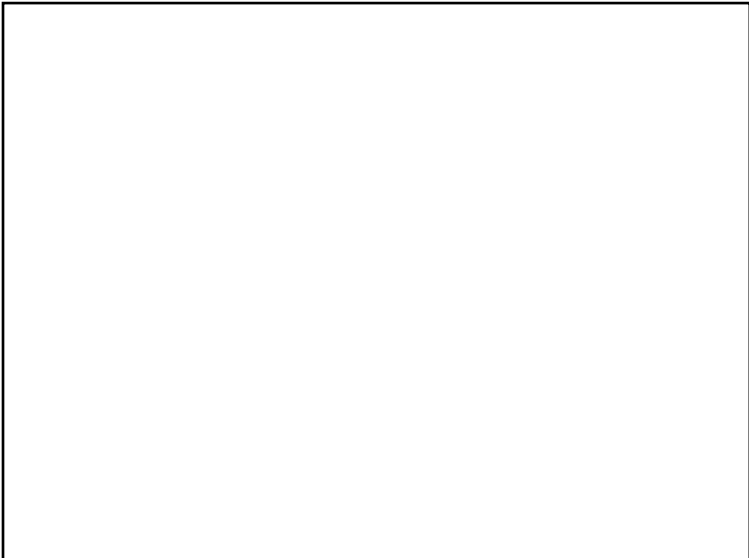
Total SqFt : 3600 Yr Built : 1963
 Gar|Crprt : 0 | 0 Taxes : \$1,864
 Acres : 0.18

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	900	900	900	900
Rent :	\$555	\$590	\$600	\$550

Feats/Info : Balcony / Separate Water Htrs, Laundry Hookup
 Inclusions : Range, Refrigerator, Satellite Dish

Remarks : GREAT INCOME PROPERTY! Bad Previous Loan! Low Maitenance. Great Rental History. All Units Rented. Low Traffic Cir. Info as per county records. Price Subject to 3rd party approval.

List Price : \$250,000 MLS # : 893349 Status : ACT Type : Fourplex
 Address : 4639 S ARLINGTON PARK DR Style : Up and Down
 City : West Valley City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4639/4725 Area : 110 Sld Prce : \$0



Total SqFt : 3472 Yr Built : 1980
 Gar|Crprt : 0 | 4 Taxes : \$2,217
 Acres : 0.21

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	868	868	868	868
Rent :	\$650	\$650	\$650	\$650

Feats/Info : Covered Parking, Separate Power Meters, Separate Water Htrs, Separate
 Inclusions :

Remarks : *Price Reduced \$11,250* Corp owned, sold as-is, no warranties. New flooring! Rent potential est only, all units vacant. Great investment opportunity. Buyers must complete a Pre-Approval with Champion Mortgage if financing. See agent remarks for sub. offer

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$252,000 MLS # : 853936
 Address : 7489 S REDWOOD RD
 City : West Jordan UT, 84084
 Quadrant : SW Coord : 7489/1700

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : JORDAN DALE
 Sld Prce : \$0
 Area : 109
 Total SqFt : 2669
 Yr Built : 1954
 Gar|Crprt : 2 | 0 Taxes : \$1,807
 Acres : 0.30



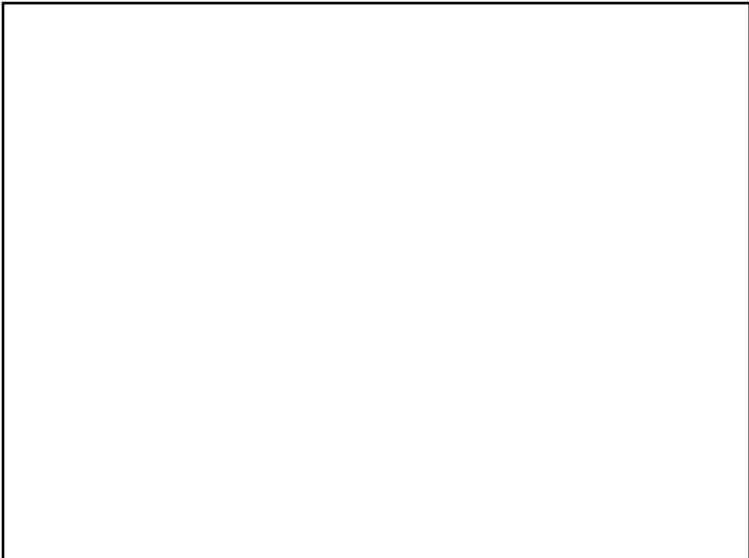
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	2	1	0	0
Fireplace :	1	0	0	0
Square Ft :	1334	1335	0	0
Rent :	\$775	\$775	\$0	\$0

Feats/Info : Out Bldgs, Storm Doors, Triple Pane / Closet-Walk-In, Dishwasher Built-In, Jetted Tub, Kitchen, Second, Kitchen Updated, Range-Oven Free Std, Range Gas / Garage Parking, Uncovered Parking, Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Laundry
 Inclusions : Dryer, Microwave, Range, Range Hood, Refrigerator, Storage Sheds, Washer

Remarks : Possible home business, Conditional Use permit can be applied for, by Buyer, through the City of West Jordan. This home w/ mother-in-law has been updated inside & out. New paint, tile, carpet & wood laminate. Both kitchens updated, Buyer/agt to verify all

List Price : \$254,900 MLS # : 889236
 Address : 2286 W BONNIEBROOK DR
 City : Salt Lake City UT, 84118
 Quadrant : SW Coord : 4890/2286

Status : ACT Type : Duplex
 Style : Up and Down
 Subdivis : BONNIEBROOK EST
 Sld Prce : \$0
 Area : 110
 Total SqFt : 2564
 Yr Built : 1978
 Gar|Crprt : 0 | 1 Taxes : \$1,296
 Acres : 0.23



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	2	0	0
Fireplace :	1	1	0	0
Square Ft :	1293	1271	0	0
Rent :	\$1000	\$900	\$0	\$0

Feats/Info : Double Pane, Out Bldgs, Skylights / Closet-Walk-In, Dishwasher Built-In, Range-Countertop / Covered Parking, Uncovered Parking, Separate Power Meters, Separate Water Htrs, Some Utilities in Rent, Laundry Hookup,
 Inclusions : Range, Range Hood, Refrigerator, Window Covers

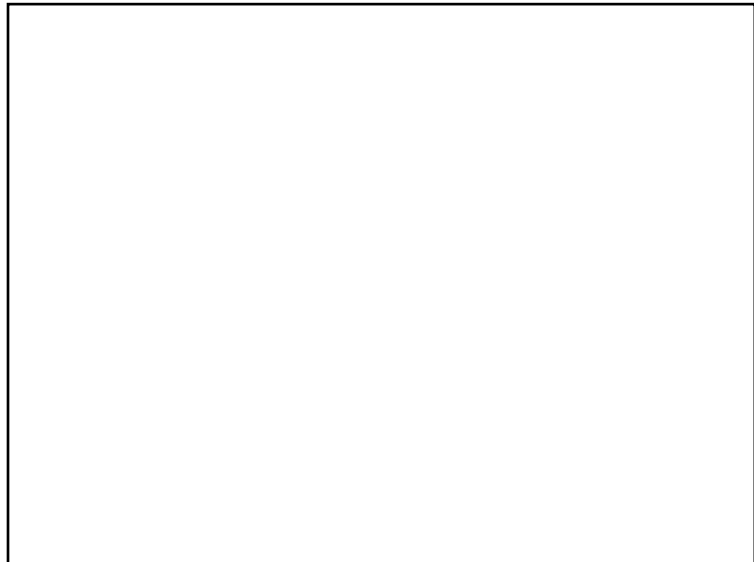
Remarks : Looking for a Great rental property? Look no further, never had a vacant unit, always a waiting list to rent Carpet in upper unit is about 1.5 years old. Lower unit about 2.5 years old New roof about 4.5 years ago Buyer to verify all information and SQ FT

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$258,000 MLS # : 864515 Status : ACT Type : Duplex
 Address : 3230 W 4700 S Style : Side by Side
 City : Salt Lake City UT, 84118 Subdivis : CRESTFIELD
 Quadrant : SW Coord : 4700/3230 Area : 110 Sld Prce : \$0



Total SqFt : 3584 Yr Built : 1971
 Gar|Crprt : 0 | 2 Taxes : \$1,780
 Acres : 0.20

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	5	5	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1792	1792	0	0
Rent :	\$1000	\$975	\$0	\$0

Feats/Info : Dishwasher Built-In, Range-Oven Free Std / Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Range Hood, Refrigerator, Window Covers

Remarks : Great for Owner occupied. Each side 4 bedrooms,2 baths,2 family rooms,Laundry,Kitchen. No deferred maintenance, new tile and water heater in unit 2. Both basements 2 years old. Easy to rent. Make offer subject to inspection.Buyer to verify all,Owner/Agent

List Price : \$258,900 MLS # : 853701 Status : ACT Type : Fourplex
 Address : 474 N 1300 W Style : Up and Down
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 474/1300 Area : 111 Sld Prce : \$0



Total SqFt : 3360 Yr Built : 1971
 Gar|Crprt : 0 | 0 Taxes : \$1,801
 Acres : 0.26

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	840	840	840	840
Rent :	\$650	\$650	\$650	\$650

Feats/Info : Outdoor Lighting, Porch Open / Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Joint Gas Meters, Separate Water Htrs,
 Inclusions : Range, Refrigerator, Storage Sheds

Remarks : SALE FAILED*BRING ALL OFFERS*GRT CUSTOM TILE IN KIT./BTHS*BBQ PATIO*STORAGE SHD*GREAT LOCAL*FULL FENCING*AUTO SPRINKLER*OWNER/AGENT*SPACIOUS 2 BED*1 BATH*LAUNDRY HOOKUPS*NO SIGN ON PROPERTY*DO NOT DISTURB TENANTS*MAKE OFFER SUBJ. 2 INSPECT.*1 YR HME WARR

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$259,000 MLS # : 870196 Status : ACT Type : Fourplex
 Address : 621 W 200 N Style : Side by Side
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 200/621 Area : 111 Sld Prce : \$0



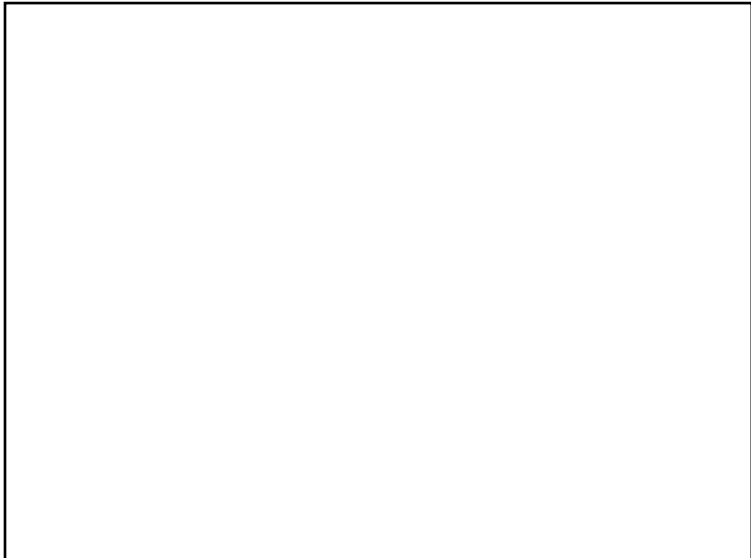
Total SqFt : 2080 Yr Built : 1950
 Gar|Crprt : 4 | 0 Taxes : \$1,549
 Acres : 0.17

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	1	1	1
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	520	520	520	520
Rent :	\$680	\$680	\$680	\$680

Feats/Info : Double Pane, Porch Open, Storm Doors / Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Coin Laundry, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : 4-PLEX ON QUIET STREET. GOOD RENTAL HISTORY. NEW VINYL WINDOWS. CLOSE TO DOWNTOWN. WALK TO GATEWAY. ON-SITE COIN LAUNDRY \$175 PER MONTH. MAKE OFFER SUBJECT TO INSPECTION. MUST BE SOLD WITH MLS# 870201

List Price : \$259,900 MLS # : 879776 Status : ACT Type : Duplex
 Address : 3373 MOCKINGBIRD WAY Style : Side by Side
 City : West Valley City UT, 84119 Subdivis :
 Quadrant : SW Coord : 3373/2490 Area : 110 Sld Prce : \$0



Total SqFt : 2132 Yr Built : 1997
 Gar|Crprt : 2 | 0 Taxes : \$1,759
 Acres : 0.21

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1066	1066	0	0
Rent :	\$775	\$750	\$0	\$0

Feats/Info : Dishwasher Built-In, Range-Oven Free Std / Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Some Utilities in Rent, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions : Range, Refrigerator

Remarks : Beautiful newer duplex in a great location. Built in 1997. Units in great condition. New carpet. Dishwashers, central air, sprinklers, garages, fenced yards. Easy to rent and low maintance. Very nice neighborhood. This is a must see!

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$270,000 MLS # : 873117 Status : ACT Type : Fourplex
 Address : 4656 CARNEGIE TECH ST Style : Up and Down
 City : West Valley City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4656/4700 Area : 110 Sld Prce : \$0



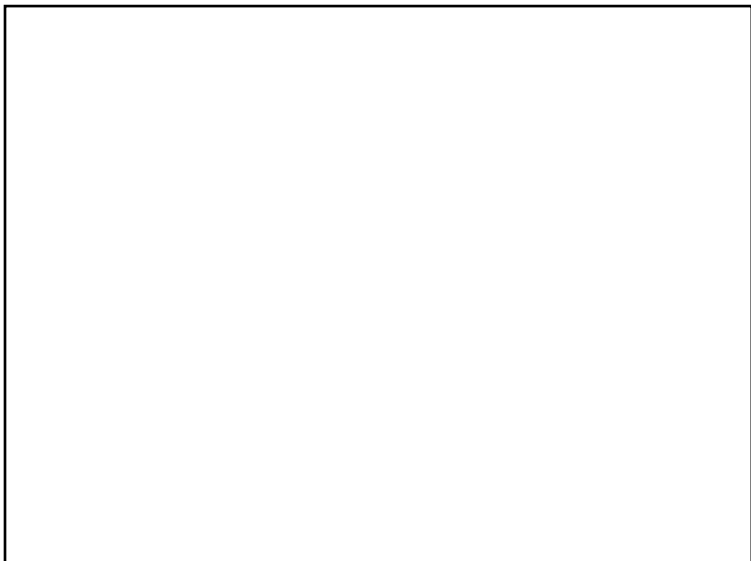
Total SqFt : 3472 Yr Built : 1980
 Gar|Crprt : 0 | 0 Taxes : \$2,045
 Acres : 0.21

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	868	868	868	868
Rent :	\$600	\$600	\$600	\$500

Feats/Info :
 Inclusions :

Remarks : 4 Plex on great residential street. Home Warranty included. Offer subject to inspection - Please do not disturb great tenants. Call agent for more info. Buyer to verify all info. Owner Agent

List Price : \$274,900 MLS # : 869481 Status : ACT Type : Fourplex
 Address : 2537 S LAKECREST DR Style : Up and Down
 City : West Valley City UT, 84119 Subdivis : LAKE PARK
 Quadrant : SW Coord : 2537/1810 Area : 110 Sld Prce : \$0



Total SqFt : 3376 Yr Built : 1973
 Gar|Crprt : 0 | 0 Taxes : \$2,108
 Acres : 0.19

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	844	844	844	844
Rent :	\$500	\$500	\$500	\$500

Feats/Info : Double Pane, Outdoor Lighting /
 Oven-Gas / Uncovered Parking, Separate
 Power Meters, Separate Gas Meters,
 Separate Water Htrs, Separate Air,
 Laundry Hookup, Monthly Leases
 Inclusions : Range, Range Hood, Refrigerator,
 Window Covers

Remarks : Totally remodeled, the nicest bldg.lRents are very low for the area. Due for an increase. Property very well taken care of. Tenants on a month to month. Agent related to seller. Please do not disturb tenants. Please make offers subject to inspection.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$274,900 MLS # : 899710
 Address : 2530 S LAKECREST DR
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 2530/1810

Status : ACT Type : Fourplex
 Style : Up and Down
 Subdivis : LAKE PARK
 Sld Prce : \$0
 Area : 110
 Total SqFt : 3376
 Yr Built : 1973
 Gar|Crprt : 0 | 0 Taxes : \$1,975
 Acres : 0.19



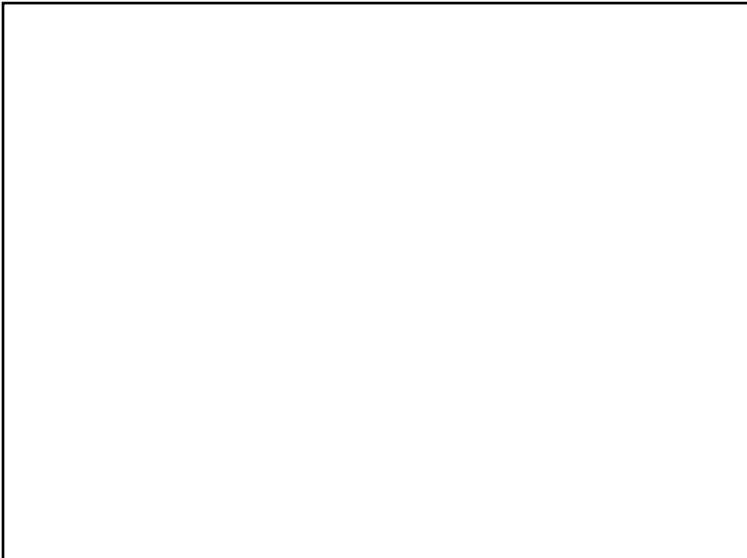
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	844	844	844	844
Rent :	\$600	\$600	\$600	\$585

Feats/Info : Range-Oven Free Std / Uncovered
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : Well maintained 4-plexes! Buy 1 or all 4! All units currently rented out! Please make offers subject to inspection. More property info will be posted soon. Thanks!

List Price : \$274,900 MLS # : 899717
 Address : 2537 LAKE PARK CIR
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 2537/1750

Status : ACT Type : Fourplex
 Style :
 Subdivis : LAKE PARK
 Sld Prce : \$0
 Area : 110
 Total SqFt : 3376
 Yr Built : 1973
 Gar|Crprt : 0 | 4 Taxes : \$1,975
 Acres : 0.19



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	844	844	844	844
Rent :	\$600	\$600	\$525	\$600

Feats/Info : Range-Oven Free Std / Uncovered
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : Well maintained 4-plexes! Buy 1 or all 4! All units currently rented! Please make offers subject to inspection. Seller financing negotiable with 25% down. More property info coming soon. Thanks!

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$274,900 MLS # : 899724
 Address : 2553 LAKE PARK CIR
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 2553/1750

Status : ACT Type : Fourplex
 Style : Up and Down
 Subdivis : LAKE PARK
 Area : 110 Sld Prce : \$0
 Total SqFt : 3376 Yr Built : 1973
 Gar|Crprt : 0 | 4 Taxes : \$1,975
 Acres : 0.19



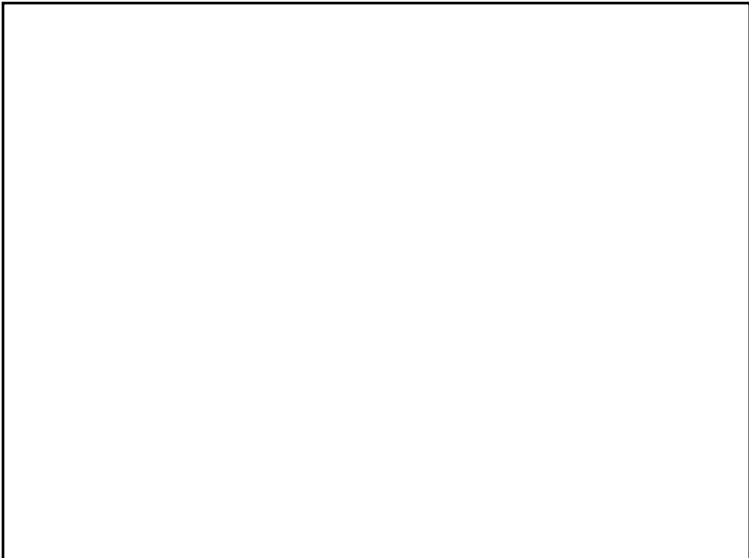
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	844	844	844	844
Rent :	\$600	\$550	\$600	\$550

Feats/Info : Range-Oven Free Std / Uncovered
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : Well maintained 4-plexes! Buy 1 or all 4! All units currently rented out! Please make offers subject to inspection. Seller financing negotiable with 25% down. More property info coming soon. Thanks!

List Price : \$274,900 MLS # : 899729
 Address : 2545 LAKE PARK CIR
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 2545/1750

Status : ACT Type : Fourplex
 Style : Up and Down
 Subdivis : LAKE PARK
 Area : 110 Sld Prce : \$0
 Total SqFt : 3376 Yr Built : 1973
 Gar|Crprt : 0 | 4 Taxes : \$1,975
 Acres : 0.19



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	844	844	844	844
Rent :	\$600	\$585	\$600	\$600

Feats/Info : Range-Oven Free Std / Uncovered
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : Well maintianed 4-plexes! Buy one or all 4 (see MLS #'s 899724, 899710, 899717). All units currently rented! Make offers subject to inspection. Seller financing negotiable with 25% down. Thanks!

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$279,900 MLS # : 867914 Status : ACT Type : Fourplex
 Address : 4694 CARNEGIE TECH ST Style : Front and Rear
 City : West Valley City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4694/4662 Area : 110 Sld Prce : \$0



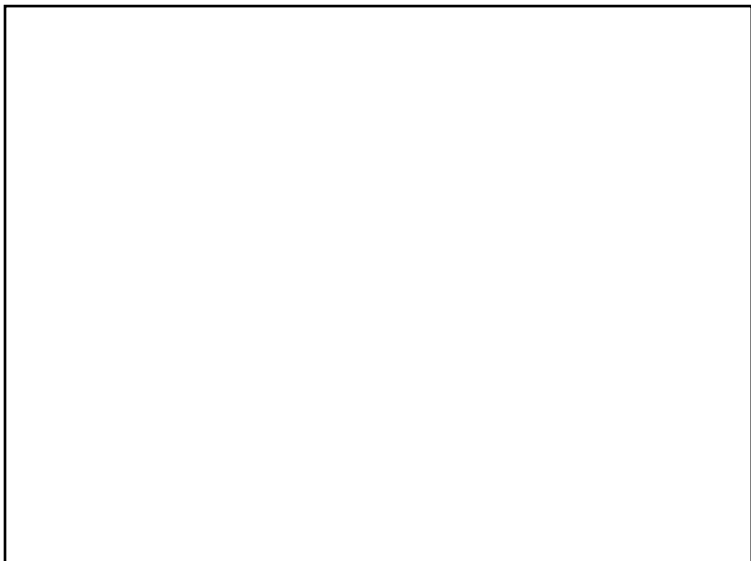
Total SqFt : 3920 Yr Built : 1986
 Gar|Crprt : 0 | 0 Taxes : \$2,133
 Acres : 0.26

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	2	2	2	2
Fireplace :	0	0	0	0
Square Ft :	980	980	980	980
Rent :	\$650	\$650	\$650	\$650

Feats/Info : Range-Oven Free Std / Covered Parking, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Monthly Leases, Yearly Leases
 Inclusions :

Remarks : Great cash flow at this price. professionally managed for previous 2 years, new landscaping last summer. No vacancies for last 2 years, rents quickly.

List Price : \$280,000 MLS # : 898654 Status : ACT Type : Duplex
 Address : 187 W LA SALLE DR Style : Side by Side
 City : Midvale UT, 84047 Subdivis :
 Quadrant : SW Coord : 8200/187 Area : 104 Sld Prce : \$0



Total SqFt : 2964 Yr Built : 1970
 Gar|Crprt : 2 | 0 Taxes : \$1,532
 Acres : 0.22

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	0	0	0	0
Square Ft :	1482	1482	0	0
Rent :	\$0	\$0	\$0	\$0

Feats/Info : Storm Doors / Separate Water Htrs, Separate Air, Laundry Hookup
 Inclusions : Range, Refrigerator, Storage Sheds, Window Covers

Remarks : All Brick. Always rented. Close to church,schools,public transportation including Trax. Large private back yards.

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$284,900 MLS # : 865641 Status : ACT Type : Fourplex
 Address : 223 S MONTGOMERY ST Style : Up and Down
 City : Salt Lake City UT, 84104 Subdivis : IRVING PARK
 Quadrant : SW Coord : 1575/223 Area : 111 Sld Prce : \$0



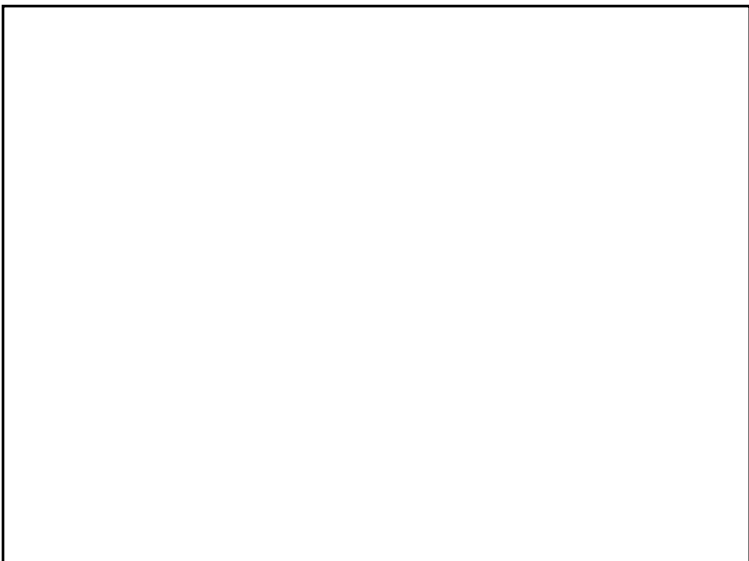
Total SqFt : 3448 Yr Built : 1979
 Gar|Crprt : 0 | 0 Taxes : \$1,930
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	862	862	862	862
Rent :	\$575	\$575	\$575	\$600

Feats/Info : Separate Gas Meters, Laundry Hookup, Monthly Leases
 Inclusions : Range, Refrigerator, Washer

Remarks : DO NOT DISTURB TENANTS. SUBJECT TO INSPECTION. Great investment! All units are rented. Unit 4 has been tenant for 4 years, all other tenants for 3 years. All tenants are willing to stay. They are month a month. Rent is low but it can be increased.

List Price : \$285,000 MLS # : 858833 Status : ACT Type : Duplex
 Address : 3933 W CROWN AVE Style : Side by Side
 City : West Valley City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4505/3933 Area : 110 Sld Prce : \$0



Total SqFt : 3088 Yr Built : 1997
 Gar|Crprt : 4 | 0 Taxes : \$2,389
 Acres : 0.19

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	4	4	0	0
Bathrooms :	2	2	0	0
Fireplace :	0	0	0	0
Square Ft :	1544	1544	0	0
Rent :	\$1050	\$1100	\$0	\$0

Feats/Info : Double Pane, Outdoor Lighting / Dishwasher Built-In, Range-Oven Free Std / Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, See Remarks
 Inclusions : Ceiling Fan, Range, Range Hood, Refrigerator

Remarks : PRICE REDUCED! Great rents on turn-key spacious all brick duplex! tile floors in all baths and kitchen areas, central air, deep 4 garage! DON'T DISTURB TENANTS, make offer subject to inspection. Agent related to seller. Buyer to verify all listing info.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$285,000 MLS # : 898547
 Address : 3641 S 7200 W
 City : West Valley City UT, 84044
 Quadrant : SW Coord : 3641/7200

Status : ACT Type : Triplex
 Style : Up and Down
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 2868 Yr Built : 1955
 Gar|Crprt : 11 | 0 Taxes : \$1,499
 Acres : 0.43



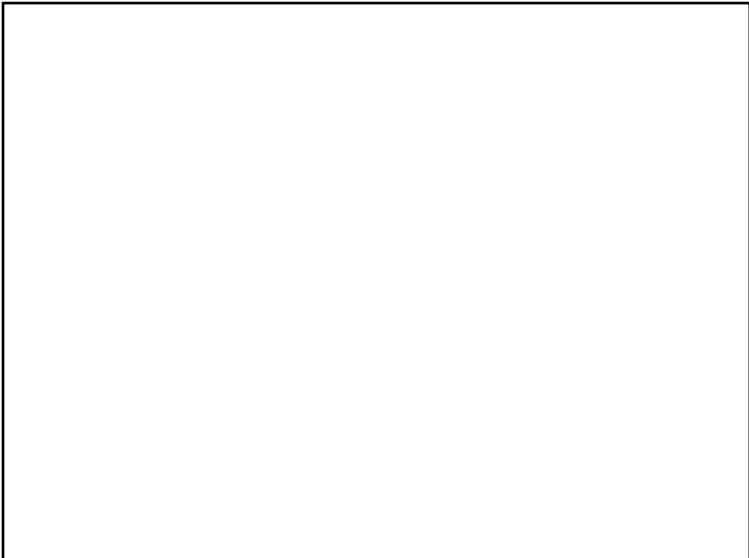
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	3	1	0
Bathrooms :	2	2	1	0
Fireplace :	2	0	0	0
Square Ft :	1028	1400	440	0
Rent :	\$800	\$900	\$650	\$0

Feats/Info : Animals Permitted, Basement Entrance, Out Bldgs / Range-Oven Free Std / Garage Parking, Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Some Utilities in Rent, Yearly Leases
 Inclusions : Range, Refrigerator, Window Covers

Remarks : 11 single car garages. 3 garages rented for \$725, with all rented, total income \$4200. New roof. Great investment w/ good positive cash flow. Do not disturb tenants.

List Price : \$289,900 MLS # : 814757
 Address : 2517 LAKECREST DR
 City : West Valley City UT, 84119
 Quadrant : SW Coord : 2517/1810

Status : ACT Type : Fourplex
 Style : Up and Down
 Subdivis : LAKE PARK
 Area : 110 Sld Prce : \$0
 Total SqFt : 3400 Yr Built : 1974
 Gar|Crprt : 0 | 0 Taxes : \$2,108
 Acres : 0.26



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	850	850	850	850
Rent :	\$600	\$575	\$550	\$600

Feats/Info : Range-Oven Free Std / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup,
 Inclusions : Range, Refrigerator, Storage Sheds

Remarks : ALWAYS RENTED*EXTRA OPEN SPACE WEST OF THE BLDG. FOR PLAY AREA, ADDITIONAL STORAGE POSSIBILITY*MANAGEMENT FEE OF \$300 REBATED BACK TO OOCUPANT OF UNIT 4, FOR GROUNDS MAINT./ RENT COLLECTION/GENERAL REPAIRS*OFFERS SUBJECT TO INSPECT OR 24 HR NOTICE PLEASE

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$299,900 MLS # : 891450
 Address : 2498 FARGO ST
 City : Salt Lake City UT, 84119
 Quadrant : SW Coord : 2498/1360

Status : ACT Type : Fourplex
 Style : Side by Side
 Subdivis :
 Area : 110 Sld Prce : \$0
 Total SqFt : 3744 Yr Built : 1980
 Gar|Crprt : 4 | 0 Taxes : \$207
 Acres : 0.46



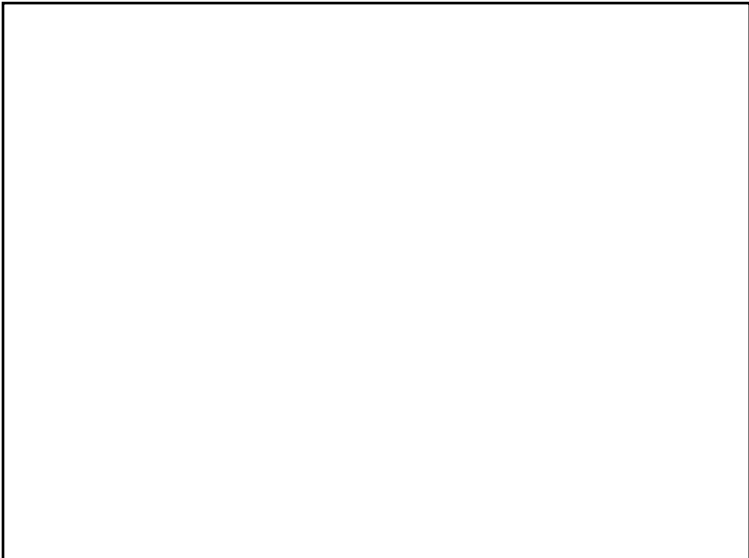
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	936	936	936	936
Rent :	\$650	\$650	\$650	\$650

Feats/Info : Animals Permitted / Garage Parking, Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry
 Inclusions : Ceiling Fan, Range, Refrigerator

Remarks : Secluded wooded .46 acre lot. 2 duplexes on one lot with garages. Perfect for owner occupied with FHA 3.5% down. Well Maintained 100% occupied. Close to everything. Seller has not occupied prop. No Seller Disclosures. Buyer to verify all info.

List Price : \$299,900 MLS # : 903333
 Address : 222 N WEST TEMPLE
 City : Salt Lake City UT, 84103
 Quadrant : NW Coord : 222/0

Status : ACT Type : Fourplex
 Style :
 Subdivis :
 Area : 101 Sld Prce : \$0
 Total SqFt : 2160 Yr Built : 1911
 Gar|Crprt : 0 | 0 Taxes : \$1,867
 Acres : 0.16



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	1	1	1
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	540	540	540	540
Rent :	\$450	\$450	\$450	\$450

Feats/Info : Double Pane, Entry(Foyer) / Hardwood Floors, Range-Oven Free Std
 Inclusions : Refrigerator, Window Covers

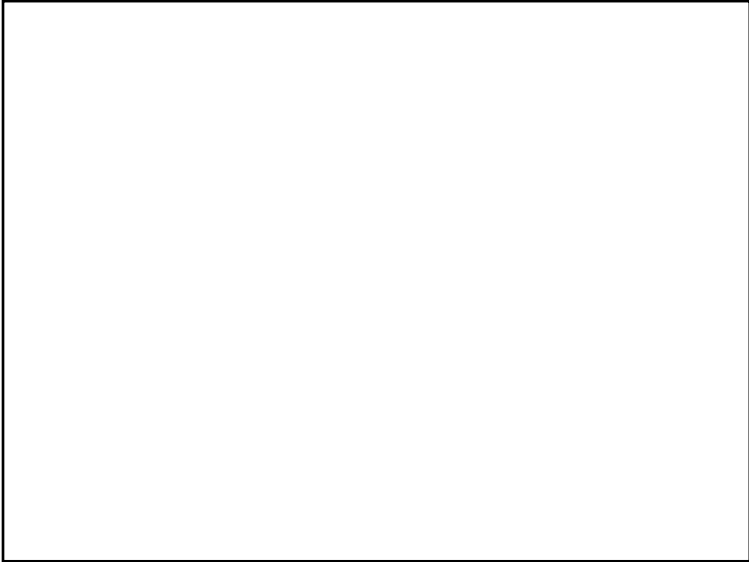
Remarks : Bldg w/Original SLC history! Built as 4 nearly identical units for John Henry Smith's wives. Unit have small bdrms, nice size living rooms & kitchen. each tenant pays gas & electric. 24 hr notice needed to how. Well maintained! Excl cap rate @7.5%!

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$307,400 MLS # : 855871 Status : ACT Type : Fourplex
 Address : 4629 S ARLINGTON PARK DR Style : Up and Down
 City : West Valley City UT, 84120 Subdivis : ARLINGTON PARK
 Quadrant : SW Coord : 4629/4725 Area : 110 Sld Prce : \$0



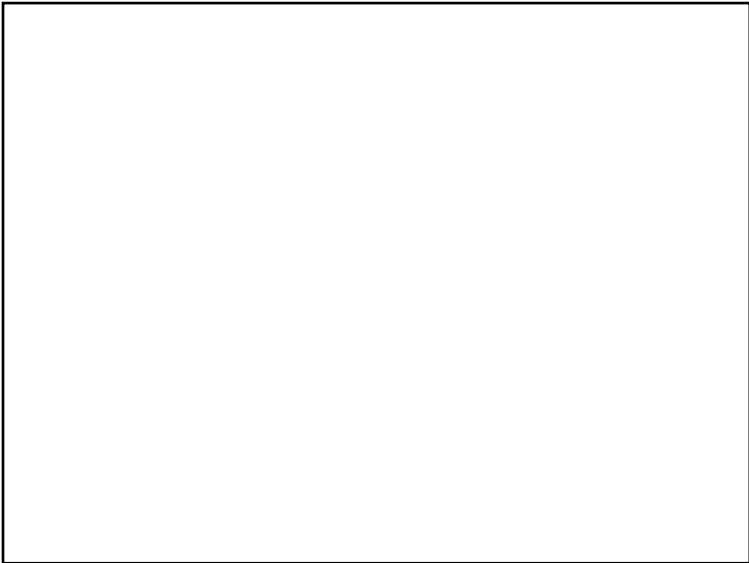
Total SqFt : 3440 Yr Built : 1984
 Gar|Crprt : 0 | 4 Taxes : \$2,067
 Acres : 0.21

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	860	860	860	860
Rent :	\$625	\$575	\$575	\$700

Feats/Info : Covered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Some Utilities in Rent
 Inclusions : Refrigerator

Remarks : Make offer subject to inspection. Please do not disturb tenants. Lower rents are month to month. Will look at all offers.

List Price : \$310,000 MLS # : 901519 Status : ACT Type : Fourplex
 Address : 8404 S MONROE ST Style : Front and Rear
 City : Midvale UT, 84047 Subdivis :
 Quadrant : SW Coord : 8404/150 Area : 104 Sld Prce : \$0



Total SqFt : 4100 Yr Built : 1977
 Gar|Crprt : 0 | 0 Taxes : \$1,922
 Acres : 0.27

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	2	2	2	2
Fireplace :	0	0	0	0
Square Ft :	1025	1025	1025	1025
Rent :	\$750	\$725	\$750	\$0

Feats/Info : Uncovered Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry
 Inclusions : Range, Refrigerator, Window Covers

Remarks :

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$319,900 MLS # : 879223
 Address : 2574 W ROBIN RD
 City : Salt Lake City UT, 84119
 Quadrant : SW Coord : 3145/2574

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : DOYLE JOHNSON
 Area : 110 Sld Prce : \$0
 Total SqFt : 3314 Yr Built : 2007
 Gar|Crprt : 4 | 0 Taxes : \$522
 Acres : 0.50



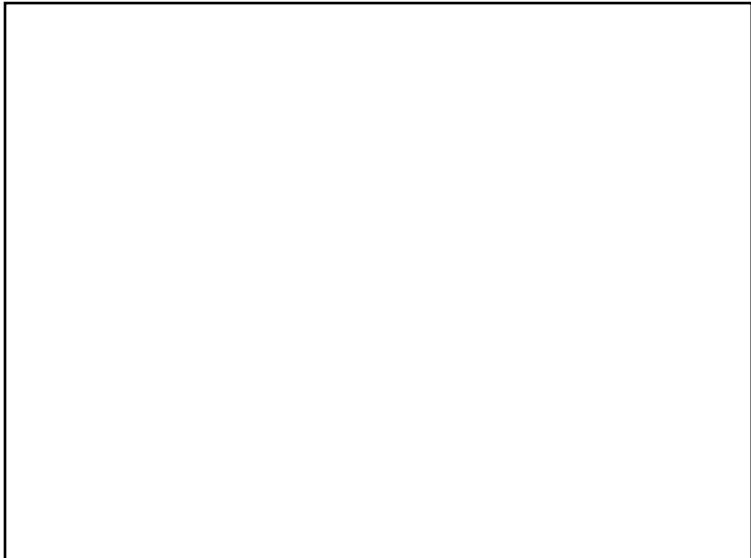
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	3	3	0	0
Fireplace :	0	0	0	0
Square Ft :	1657	1657	0	0
Rent :	\$1100	\$1100	\$0	\$0

Feats/Info : Double Pane, Porch Open, See Remarks / Closet-Walk-In, Den/Office, Dishwasher Built-In, French Doors, Kitchen Updated, Master Bath, See Remarks / Garage Parking, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases, APOD Avail, See Remarks
 Inclusions :

Remarks : Always rented duplex in West Valley. 2-story plan in a great location, built in 2007. Includes a 2-car garage and a yard. The units are currently rented, please do not disturb the tenants there is no sign on the property.

List Price : \$319,900 MLS # : 879351
 Address : 2580 W ROBIN RD
 City : Salt Lake City UT, 84119
 Quadrant : SW Coord : 3145/2580

Status : ACT Type : Duplex
 Style : Side by Side
 Subdivis : DOYLE JOHNSON
 Area : 110 Sld Prce : \$0
 Total SqFt : 3314 Yr Built : 2007
 Gar|Crprt : 4 | 6 Taxes : \$2,589
 Acres : 0.50



	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	3	3	0	0
Fireplace :	0	0	0	0
Square Ft :	1657	1657	0	0
Rent :	\$1100	\$1100	\$0	\$0

Feats/Info : Double Pane, Porch Open, See Remarks / Closet-Walk-In, Den/Office, Dishwasher Built-In, French Doors, Kitchen Updated, Master Bath, See Remarks / Garage Parking, RV Storage, Separate Power Meters, Separate Gas Meters, Separate Water Htrs, Separate Air, Laundry Hookup, Yearly Leases, APOD Avail, See Remarks
 Inclusions :

Remarks : Always rented duplex in West Valley. 2-story plan in a great location, built in 2007. Includes a 2-car garage and a yard. The units are currently rented, please do not disturb the tenants there is no sign on the property.

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$320,000 MLS # : 882122 Status : ACT Type : Fourplex
 Address : 4666 S CARNEGIE TECH ST Style : Up and Down
 City : Salt Lake City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4666/4685 Area : 110 Sld Prce : \$0



Total SqFt : 3472 Yr Built : 1980
 Gar|Crprt : 0 | 0 Taxes : \$1,982
 Acres : 0.18

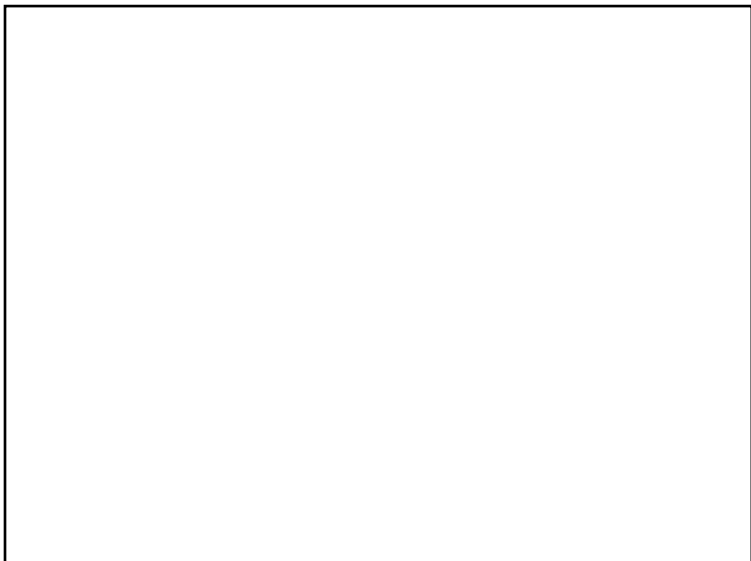
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	868	868	868	868
Rent :	\$625	\$750	\$625	\$650

Feats/Info : Range-Oven Free Std / Separate Gas Meters, Separate Water Htrs

Inclusions :

Remarks : ANOTHER 4 PLEX NEXT DOOR. FULLY BRICK, LOW MAINTENANCE. GREAT INVESTMENT OPPORTUNITY. BUYER SHALL COOPERATE WITH 1031 EXCHANGE WITH NO ADDITIONAL COST TO THE BUYER

List Price : \$320,000 MLS # : 882124 Status : ACT Type : Fourplex
 Address : 4678 S CARNEGIE TECH ST Style : Up and Down
 City : Salt Lake City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4678/4685 Area : 110 Sld Prce : \$0



Total SqFt : 3472 Yr Built : 1980
 Gar|Crprt : 0 | 0 Taxes : \$1,982
 Acres : 0.18

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	868	868	868	868
Rent :	\$650	\$880	\$650	\$650

Feats/Info : Outdoor Lighting / Separate Gas Meters, Separate Water Htrs

Inclusions : Range, Range Hood, Refrigerator

Remarks : ANOTHER 4 PLEX NEXT DOOR. FULLY BRICK, LOW MAINTENANCE. GREAT INVESTMENT OPPORTUNITY. BUYER SHALL COOPERATE WITH 1031 EXCHANGE WITH NO ADDITIONAL COST TO BUYER. NOTE: SELLERS PAYS UTILITY BILLS FOR UNIT 2

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$329,000 MLS # : 893127 Status : ACT Type : Triplex
 Address : 227 W 400 N Style : Up and Down
 City : Salt Lake City UT, 84103 Subdivis : MARMALADE
 Quadrant : NW Coord : 400/227 Area : 101 Sld Prce : \$0



Total SqFt : 2630 Yr Built : 1906
 Gar|Crprt : 0 | 0 Taxes : \$1,938
 Acres : 0.15

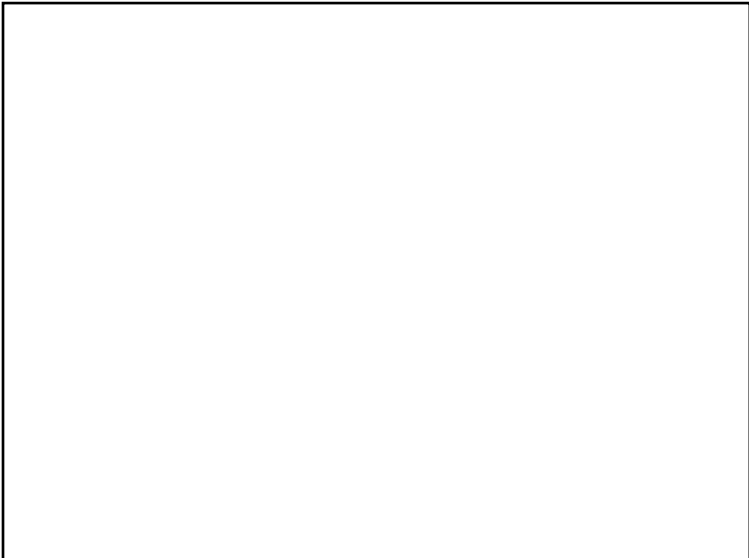
	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	1	1	0
Bathrooms :	1	1	1	0
Fireplace :	0	0	0	0
Square Ft :	1380	625	625	0
Rent :	\$495	\$495	\$895	\$0

Feats/Info : Balcony, Basement Entrance, Double Pane, Entry(Foyer), Patio Covered, Porch Open / Dishwasher Built-In, Range-Oven Free Std / Garage Parking, Uncovered Parking, Separate Power Meters, Joint Gas Meters, Laundry Hookup, Studio, Yearly Leases

Inclusions :

Remarks : Excellent Renovation Of Beautiful Brick Victorian. Great Curb Appeal! Possible Owner Occupant. Origianl FP Marmalade Dist Close to Downtown, Gateway & New Redevelopment Project. Agent Can Show w/Offer Subject to Inspection. SF/Cnty rec.

List Price : \$329,900 MLS # : 880873 Status : ACT Type : Fourplex
 Address : 8267 IVY DR Style : Up and Down
 City : Midvale UT, 84047 Subdivis : TIFANY TOWN
 Quadrant : SW Coord : 8267/500 Area : 104 Sld Prce : \$0



Total SqFt : 3968 Yr Built : 1979
 Gar|Crprt : 0 | 0 Taxes : \$1,969
 Acres : 0.22

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	992	992	992	992
Rent :	\$650	\$650	\$650	\$650

Feats/Info : Dishwasher Built-In, Range-Oven Free Std

Inclusions :

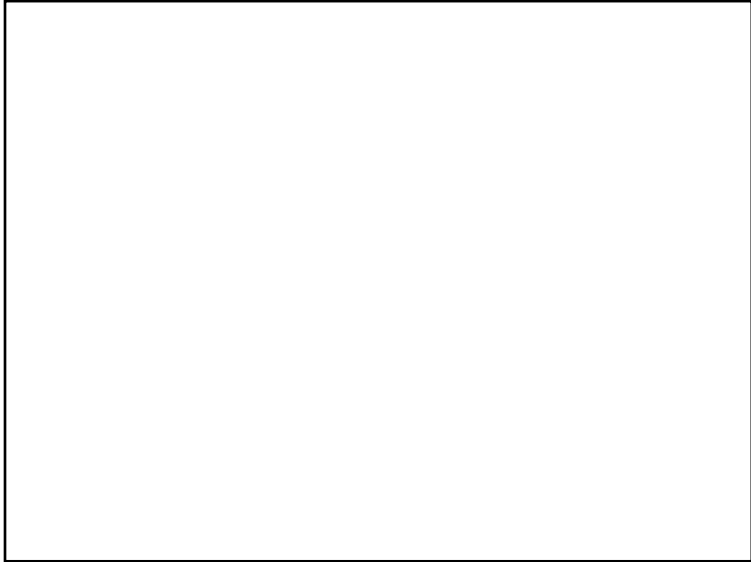
Remarks : **REDUCED 7/7/09** Brick 4 plex*Seller Motivated...Seller may consider carry back to help buyer qualify. No sign on property**24 notice to show**Do Not Disturb Tenants. Non Owner Occupany Addendum w/offer. Buyer to verify all information

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$335,000 MLS # : 837133 Status : ACT Type : Fourplex
 Address : 8281 S IVY DR Style : Front and Rear
 City : Midvale UT, 84047 Subdivis :
 Quadrant : SW Coord : 8281/550 Area : 104 Sld Prce : \$0



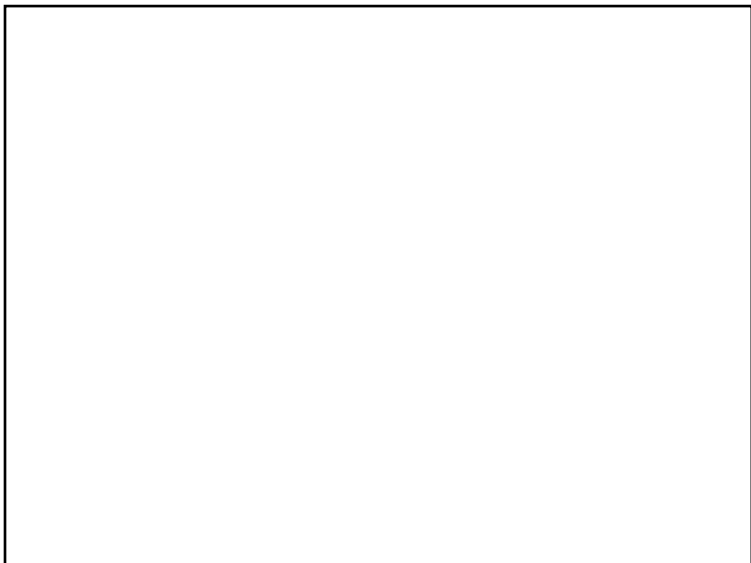
Total SqFt : 2992 Yr Built : 1978
 Gar|Crprt : 0 | 0 Taxes : \$1,907
 Acres : 0.22

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	748	748	748	748
Rent :	\$650	\$650	\$650	\$650

Feats/Info :
 Inclusions : Range, Refrigerator

Remarks : NEW ROOF* NEW TILE WORK* SELLER WILL CONSIDER A 10% CARRY BACK*

List Price : \$339,000 MLS # : 898840 Status : ACT Type : Fourplex
 Address : 1390 W 7800 S Style :
 City : West Jordan UT, 84088 Subdivis :
 Quadrant : SW Coord : 7800/1390 Area : 109 Sld Prce : \$0



Total SqFt : 3045 Yr Built : 1959
 Gar|Crprt : 0 | 0 Taxes : \$2,780
 Acres : 0.60

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	4	2	2	2
Bathrooms :	4	1	1	1
Fireplace :	0	0	0	0
Square Ft :	1218	609	609	609
Rent :	\$900	\$450	\$450	\$450

Feats/Info : Out Bldgs / Separate Power Meters,
 Monthly Leases
 Inclusions : Range, Refrigerator

Remarks : Prime real estate location! This 5 plex unit brings in income of \$2,250 & always rents. Parcel is zoned for apartment and is .6 of an acre. Also see mls# 898824 & 898834.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$340,000 MLS # : 845204 Status : ACT Type : Fourplex
 Address : 4686 ARLINGTON PARK DR Style : Up and Down
 City : West Valley City UT, 84120 Subdivis :
 Quadrant : SW Coord : 4686/4620 Area : 110 Sld Prce : \$0



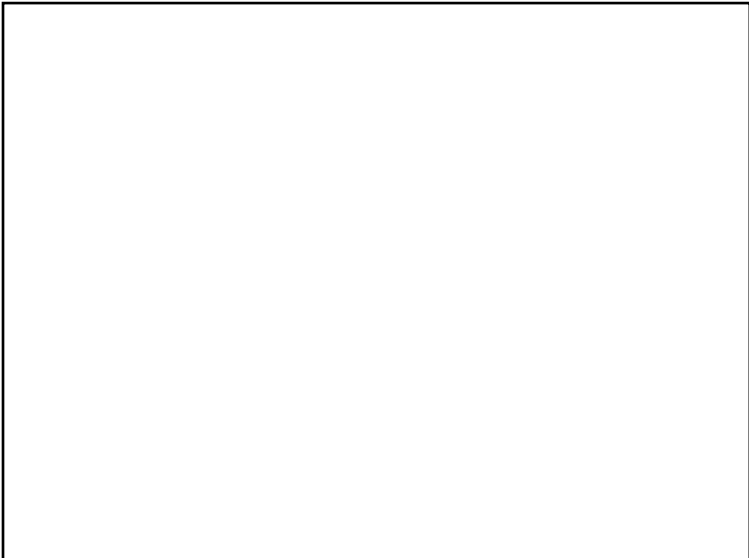
Total SqFt : 3472 Yr Built : 1981
 Gar|Crprt : 0 | 0 Taxes : \$2,111
 Acres : 0.21

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	868	868	868	868
Rent :	\$550	\$570	\$540	\$550

Feats/Info :
 Inclusions :

Remarks : GREAT INVESTMENT OPPORTUNITY! WELL MAINTAINED FOURPLEX WITH GOOD TENANTS THAT PAYS ON TIME. 100% OCCUPIED. DO NOT DISTURB TENANTS. OFFER SUBJECT TO INSPECTION OR SHOWING BY APPOINTMENT ONLY. SF PER COUNTY RECORD. BUYER TO VERIFY

List Price : \$340,000 MLS # : 898562 Status : ACT Type : Fourplex
 Address : 11 W STRATFORD AVE Style : See Remarks
 City : Salt Lake City UT, 84115 Subdivis :
 Quadrant : SW Coord : 2565/11 Area : 102 Sld Prce : \$0



Total SqFt : 4217 Yr Built : 2008
 Gar|Crprt : 1 | 0 Taxes : \$1,510
 Acres : 0.15

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	1	1	1
Bathrooms :	2	1	1	1
Fireplace :	0	0	0	0
Square Ft :	2410	500	687	620
Rent :	\$1200	\$500	\$600	\$540

Feats/Info : Double Pane / Closet-Walk-In,
 Dishwasher Built-In, Range-Oven Free
 Std, Vaulted Ceilings, See Remarks /
 Garage Parking, Uncovered Parking,
 Separate Power Meters, Separate Gas
 Meters, Joint Gas Meters, Separate
 Water Htrs, Joint Water Htrs, Some
 Utilities in Rent, Yearly Leases, See
 Inclusions : Microwave, Range, Refrigerator, See
 Remarks

Remarks : Excellent Investment! Great return! NEW 2008 home with all stainless steel appliances, unfinished basement & garage. An older, well maintained triplex behind with garage/storage area. Please make offer subject to inspection. Financial Info available.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$347,500 MLS # : 900138 Status : ACT Type : Fourplex
 Address : 8444 MONROE ST Style : Side by Side
 City : Midvale UT, 84047 Subdivis :
 Quadrant : SW Coord : 8444/150 Area : 104 Sld Prce : \$0



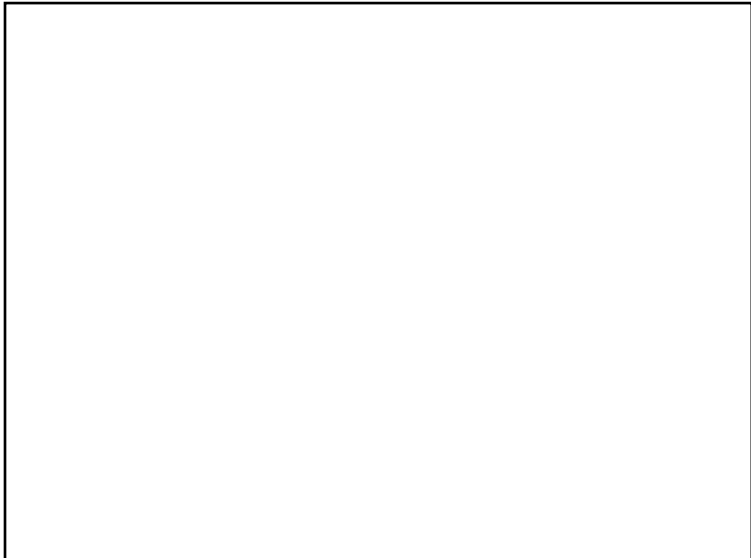
Total SqFt : 4200 Yr Built : 1977
 Gar|Crprt : 0 | 0 Taxes : \$2,206
 Acres : 0.20

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	2	2	2	2
Fireplace :	0	0	0	0
Square Ft :	1050	1050	1050	1050
Rent :	\$765	\$700	\$700	\$650

Feats/Info : Range-Oven Free Std / Uncovered
 Parking, Separate Power Meters,
 Separate Gas Meters, Separate Water
 Htrs, Separate Air, Laundry Hookup
 Inclusions : Range, Range Hood, Refrigerator

Remarks : Clean, well cared for.Great invstmnt opportunity.No sign in yard.Drive by,make offer subj
 to inspec.Do not disturb tenants.All info is approx. Buyer to vrfy.Totally updated one
 unit.New cabinets,cntr tops,crpt & more.Close to shools,busline & easy access

List Price : \$349,000 MLS # : 806817 Status : ACT Type : Fourplex
 Address : 1490 S RICHARDS ST Style : Up and Down
 City : Salt Lake City UT, 84115 Subdivis : GABBOTTS ADD
 Quadrant : SW Coord : 1490/40 Area : 102 Sld Prce : \$0



Total SqFt : 3360 Yr Built : 1952
 Gar|Crprt : 4 | 0 Taxes : \$1,944
 Acres : 0.16

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	1
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	840	840	840	840
Rent :	\$575	\$575	\$575	\$450

Feats/Info : Dishwasher Built-In
 Inclusions :

Remarks : Terrific 4-plex near Franklin Covy Field. Large 4 bay garage in rear. Can arrange showings
 with notice. Some units need work, seller will consider reasonable offers. Buyer to verify
 all.

Query = State:Ut Status:ACT Quadrant:Nw,sw County:Salt Lake

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$359,000 MLS # : 898922 Status : ACT Type : Duplex
 Address : 6158 S 2200 W Style : Up and Down
 City : Taylorsville UT, 84118 Subdivis :
 Quadrant : SW Coord : 6158/2200 Area : 110 Sld Prce : \$0



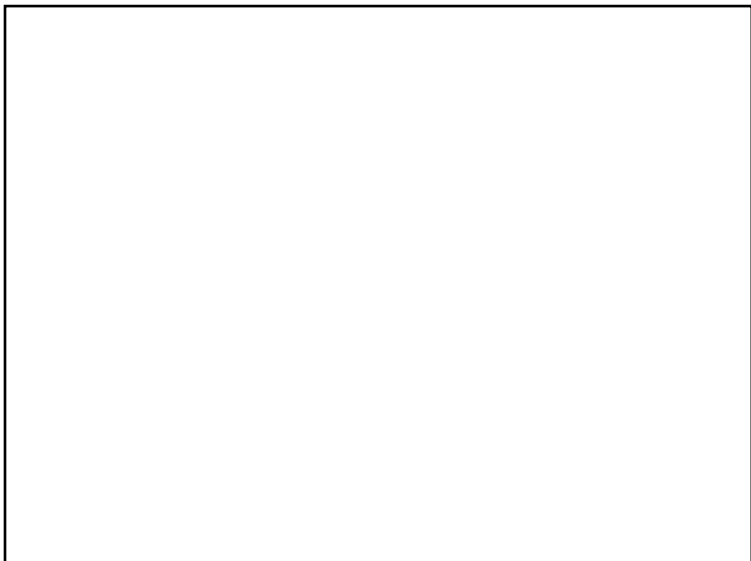
Total SqFt : 3056 Yr Built : 1972
 Gar|Crprt : 2 | 0 Taxes : \$1,817
 Acres : 0.65

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	3	3	0	0
Bathrooms :	2	1	0	0
Fireplace :	1	1	0	0
Square Ft :	1528	1528	0	0
Rent :	\$1700	\$1078	\$0	\$0

Feats/Info : Barn, Basement Entrance, Horse Property, Out Bldgs / Dishwasher Built-In, Kitchen, Second, Mother-in-Law Apt, Range-Oven Free Std / Joint Power Meters, Joint Gas Meters, Joint Water Htrs, Joint Air
 Inclusions : Refrigerator

Remarks : This is an amazing income property. Basement brings in \$1078 and \$1300 upstairs. It has horse property & brings in \$400. Huge Lot w/thousands of dollars worth of horse barns/stalls etc. Down remodeled last year & up recently remodeled. Agent related to seller

List Price : \$365,000 MLS # : 873065 Status : ACT Type : Fourplex
 Address : 942 CORNELL ST Style : Up and Down
 City : Salt Lake City UT, 84116 Subdivis :
 Quadrant : NW Coord : 942/470 Area : 111 Sld Prce : \$0



Total SqFt : 3600 Yr Built : 1962
 Gar|Crprt : 0 | 4 Taxes : \$1,821
 Acres : 0.19

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	2	2
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	900	900	900	900
Rent :	\$650	\$650	\$650	\$650

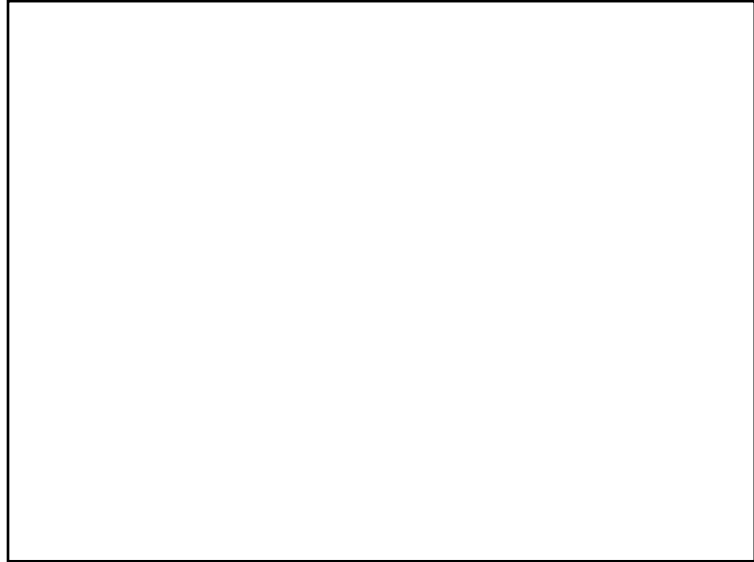
Feats/Info : Balcony / Covered Parking, Laundry Hookup
 Inclusions : Range, Refrigerator

Remarks : All units totally remodeled. Shows very nice-new carpets. Close to shopping and freeways. Bring all offers. Sellers very motivated

WASATCH FRONT REGIONAL MLS - DU/TRI/FOUR-PLEX CLIENT REPORT

For Tours*Greg Ketchum*GregK@SaltLakeInvestments.com 801-918-7097 Insight Realty

List Price : \$385,000 MLS # : 900438 Status : ACT Type : Duplex
 Address : 514 N MAIN ST Style : Up and Down
 City : Salt Lake City UT, 84103 Subdivis : CAPITOL HILL
 Quadrant : NW Coord : 514/90 Area : 101 Sld Prce : \$0



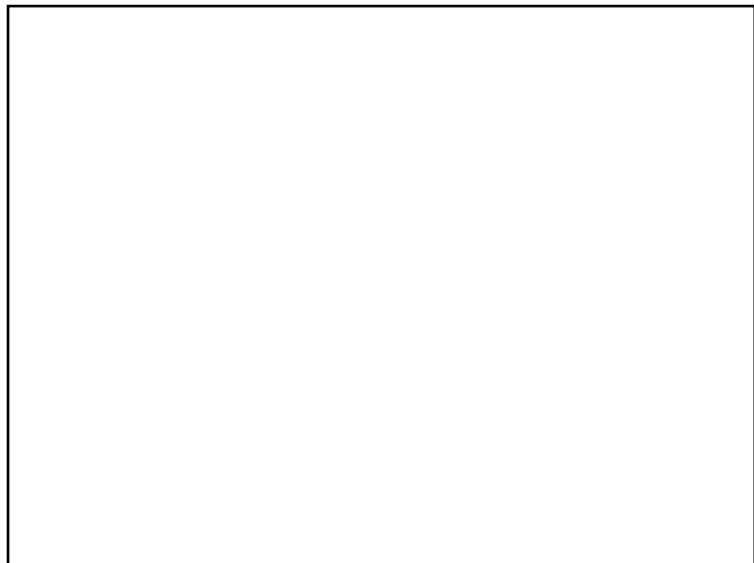
Total SqFt : 2184 Yr Built : 1927
 Gar|Crprt : 1 | 0 Taxes : \$1,856
 Acres : 0.15

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	2	2	0	0
Bathrooms :	1	1	0	0
Fireplace :	1	1	0	0
Square Ft :	1092	1092	0	0
Rent :	\$1100	\$700	\$0	\$0

Feats/Info : Dishwasher Built-In, Formal Dining Room, French Doors, Kitchen, Second, Kitchen Updated, Range-Oven Free Std / Garage Parking, Separate Power Meters, Separate Gas Meters, Joint Water Htrs, Separate Air, Laundry Hookup, Monthly Leases
 Inclusions : Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Window Covers

Remarks : Brick Tudor on Capitol Hill*LEGAL DUPLEX*Both units have updated kitchen/baths, neutral carpet/paint, off street parking, newer furnaces, sep laundry, neat fenced yard*Shows very well*Ideal for owner occupy

List Price : \$475,000 MLS # : 904752 Status : ACT Type : Fourplex
 Address : 535 N CENTER ST Style : Up and Down
 City : Salt Lake City UT, 84103 Subdivis :
 Quadrant : NW Coord : 535/100 Area : 101 Sld Prce : \$0



Total SqFt : 4496 Yr Built : 1906
 Gar|Crprt : 0 | 0 Taxes : \$2,333
 Acres : 0.25

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms :	1	1	1	1
Bathrooms :	1	1	1	1
Fireplace :	0	0	0	0
Square Ft :	1202	1046	1212	1036
Rent :	\$750	\$450	\$650	\$400

Feats/Info : Bay/Box Windows, Double Pane, Entry(Foyer), Porch Open / Dishwasher Built-In, Hardwood Floors, Kitchen Updated, Range-Oven Free Std, Range Gas / Uncovered Parking, Separate Power Meters, Separate Gas Meters, Joint Gas Meters, Joint Water Htrs, Some Utilities in Rent, Laundry
 Inclusions : Ceiling Fan, Dryer, Range, Refrigerator, Washer, Window Covers

Remarks : DO NOT DISTURB TENANTS! Charming building on Historical Register! Always rented! Owner will show 1 unit. Offer subject to inspection on other units. Great potential!