

# Client Full Report with Addl Photos - Residential Income

Listings as of 02/07/2017 at 2:25PM

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<b>ST:</b> Pending 02/07/17	<b>5517-5519 E KNOLL Dr, Fair Oaks, CA 95628</b>	<b>Listing Price:</b> \$399,000
<b>MLS#:</b> 17005885 CBR-78	<b>Cross Street:</b> Madison	<b>VRP N</b>



**Pending Date:** 02/07/17      **DOM:** 3  
**CDOM:** 3

**Escrow:**  
**Escrow #:**  
**Days in Escrow:**  
**Selling Date:**  
**Selling Price:**  
**SP % LP:**  
**Financing:**

[Additional Pictures \(3\)](#)

[Map](#)

[Mortgage Calculator](#)

**REO:** No    **Short Sale:** No    **HUD:** No    **Auction:** No

**Year Built:** 1978  
**Year Remodeled/Updated:** 2016  
**Acres:** 0.1734  
**Lot SqFt (Apprx):** 7553  
**Lot Dim:**  
**Parking:** Garage,Varies by Unit

**Area:** 10628  
**County:** Sacramento  
**APN:** 249-0290-012-0000  
**Zoning:** RD10  
**Map Sec:**  
**Census Tract:** 81.22  
**Apprx Elevation:**  
**Subdivision:**  
**Builder:**  
**Const Est Start:**  
**Const Est End:**  
**Stories:** 1 / Lower Level  
**# Studio:**  
**# 1 Bedroom:**  
**# 2 Bedroom:** 1  
**# 3 Bedroom:** 1

**Subtype:** Duplex  
**Style Desc:** Ranch  
**CC&Rs:** Yes  
**HOA:** No  
**Disc/Reports:** NHD Available,TDS Available,Other-Rmks  
**Terms:** Other-Attch

**# Garages:** 2  
**# Covered:**  
**# Uncovered:**  
**Furnished:** None  
**Total Units:**  
**Total Bldgs:** 2  
**# Leasable:**  
**# Leased:**  
**# Mo/Mo:**  
**# Sec 8:**  
**# Vacant:** 2

**School County:** Sacramento  
**EL:** San Juan Unified  
**JR:** San Juan Unified  
**SR:** San Juan Unified

**Heat:** Central  
**Air:** None

**Roof:** Comp Shingle  
**Exterior:** Wood  
**Cnstrct:** Frame,Wood  
**Misc:**

**Applnces:** Dishwasher,Disposal,Range Elec F/S,Refrigerator F/S

**Amenities:** Public Trans Nearby

**Energy:** None

**Floor:** Linoleum/Vinyl, Tile

	BR:	FB:	HB:	RENT:	SqFt:
<b>Unit 1:</b>	3	2		950	1300
<b>Unit 2:</b>	2	2		800	1200
<b>Unit 3:</b>					
<b>Unit 4:</b>					

**Disabty:**

**Equipmnt:** Cable TV Available

**Source - Rental Info:**

**Income Inc:** Other-Rmks

**Total Deposit:**  
**Total Op Exp:**  
**Annual Util:**  
**Annual Ins:**

**Cur Taxes:**  
**Gross Ann Inc:**  
**Gross Inc Mult:**

**Existing Lease:** Other-Attch

**Tenant Pays:** Cable, Electric, Garbage, Sewer

**Expenses Inc:** None

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		<b>VRP N</b>

**Property Description:** Remodeled Duplex. Excellent income opportunity. Both units are ready to move-in or rent. New upgrades throughout. Granite counter-tops and all new appliances in kitchens.

**Directions to Property:** [Directions]



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