



ML#: 3190933 P: 6 ACT DUPLEX 754G LP:\$ 79,000
 Address: 511 HAYNES ST Unit #:
 City: MEMPHIS State: TN Zip Code: 38111 Handy Map:
 County: SHELBY Cross St: MIDLAND 2nd Addr #:513
 Year Built: 1947 Sales Type: Normal Sale ListType: Exclusive Right to Sell
 # Stories: 1 Ann Insur Exp: Service Type: Full Service Listing
 #FP: Flood Ins Req: Annual Cnty/City Taxes: \$894 / \$ 709
 Occupancy %: 100 % Termite Contract: Parcel ID: 045039 00014
 Parking: 0 Pool: Lot Size: 50 X 210
 MAAR Subdivision: DUDLEY DUNN 3RD ADD Lot#: : 12 & 13
 Legal Subdivision: DUNN DUDLEY THIRD ADDN
 Directions: From Central and Highland go west on Central to left on Haynes...Duplex is on right side of street just past Midland. NO SIGN IN YARD

Unit 1:			Unit 2:		
Full Baths: 1	Monthly Rent: \$ 525	Master Bdrm: 0x0	Full Baths: 1	Monthly Rent: \$ 575	Master Bdrm: 0x0
Half Baths: 0	Living Rm: 0x0	Bedroom 2:	Half Baths: 0	Living Rm: 0x0	Bedroom 2:
Bedrooms: 1	Dining Rm: 0x0	Bedroom 3:	Bedrooms: 2	Dining Rm: 0x0	Bedroom 3:
#Bds Down: 1	Den/Great: 0x0		#Bds Down:	Den/Great: 0x0	

Virtual Tour Link:

Features:	
Type:	Built as Duplex
Roof:	Composition Shingles
Style:	Traditional
Foundation:	
Unit 1:	Updated/Renovated Kit
Exterior/Windows:	Other (See Remarks)
Parking:	Driveway/Pad, Other (See REMARKS)
Unit 2:	Updated/Renovated Kit
Lot Description:	Some Trees
Misc Exterior:	
Appliance/Equip:	Refrigerator, Range/Oven (Free Standing)
Unit 1 Approx Heated SqFt:	0-999
Unit 2 Approx Heated SqFt:	0-999
Misc Interior:	Approx Gross SqFt Range: 1200-1399
Tenants Pay:	All Utilities
Floors/Ceilings:	Hardwood Throughout
Type of Leases:	Year
Handicap Design:	
New Financing:	Conventional
Historic District:	
Wrtly/ Poss/ Req'd Add:	Tenants Rights, Possession at Closing
Heating Systems:	Electric, Wall Heat
Showing Instructions:	Call Listing Agent, Tenants, Appointment Only
Cooling Systems:	1 Window Unit per Unit
Hot Water:	Gas

Green Features System Checklist Attached:

Remarks:

Public Remarks: Great Little Duplex with Granite Counters in Kitchens and Baths...Hardwood Floors. Very good condition...ready to sell...100% occupied

REALTOR Remarks: NO SIGN.. Need to make appointment in ADVANCE TO SEE. Great Price for the Rents...Good condition and on large lot..

Listing Information:

List Office:	GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to SA:
List Agent:	9884	Chris Garland	901-338-3226	Comm to BA: 3.0
Co-List Agt:				Comm to TB:
Appointment:	901-338-3226	List Date: 02/10/2010	Expire Date: 07/31/2010	Var Comm:

Sold Information:

Pend Dt:	Selling Office:	Lease to Purchase:
Close Date:	Selling Agent:	SP:
DOM:	*CDOM: 0	Orig LP: \$ 79,000
Sold SF:	Co-Selling Agent:	Sold Term:
Slr Contrb:	Corporate Own:	

*Information, including Square Footage, deemed reliable but not warranted. The CDOM field does not include prior time on the market if the listing has been off market for 30 or more days.

Prepared By:

Chris Garland

02/10/10 03:54 PM

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DUP Agent Full Report

3190933

511 HAYNES ST

79000



Exterior Front



Kitchen



Kitchen



Master Bath/Spa



Master Bath/Spa



Living Room