

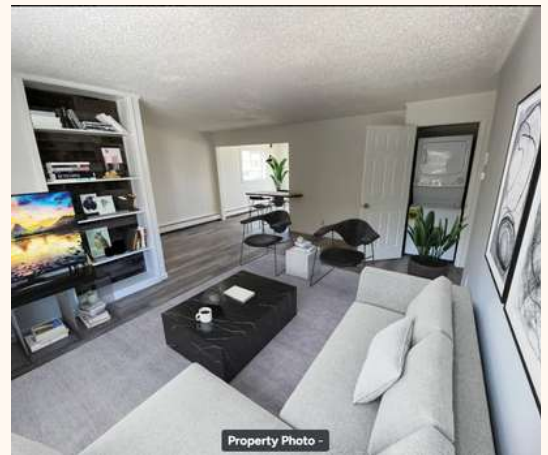


# SPENARD 12PLEX

## 2314 & 2316

## JEFFERSON

- Fully Renovated in 2023/2024
- Private WDs & Balconies in Upper Units!
- Mix of 8x2beds & 4x1beds
- Rents \$20K+/ month, utilities incl.
- 7.85% CAP Rate/1.30% DSCR
- 5 minutes from the airport and walking distance to great parks!



**\$1,900,000**

***Presented By***

Ayla King

(907) 715-0909

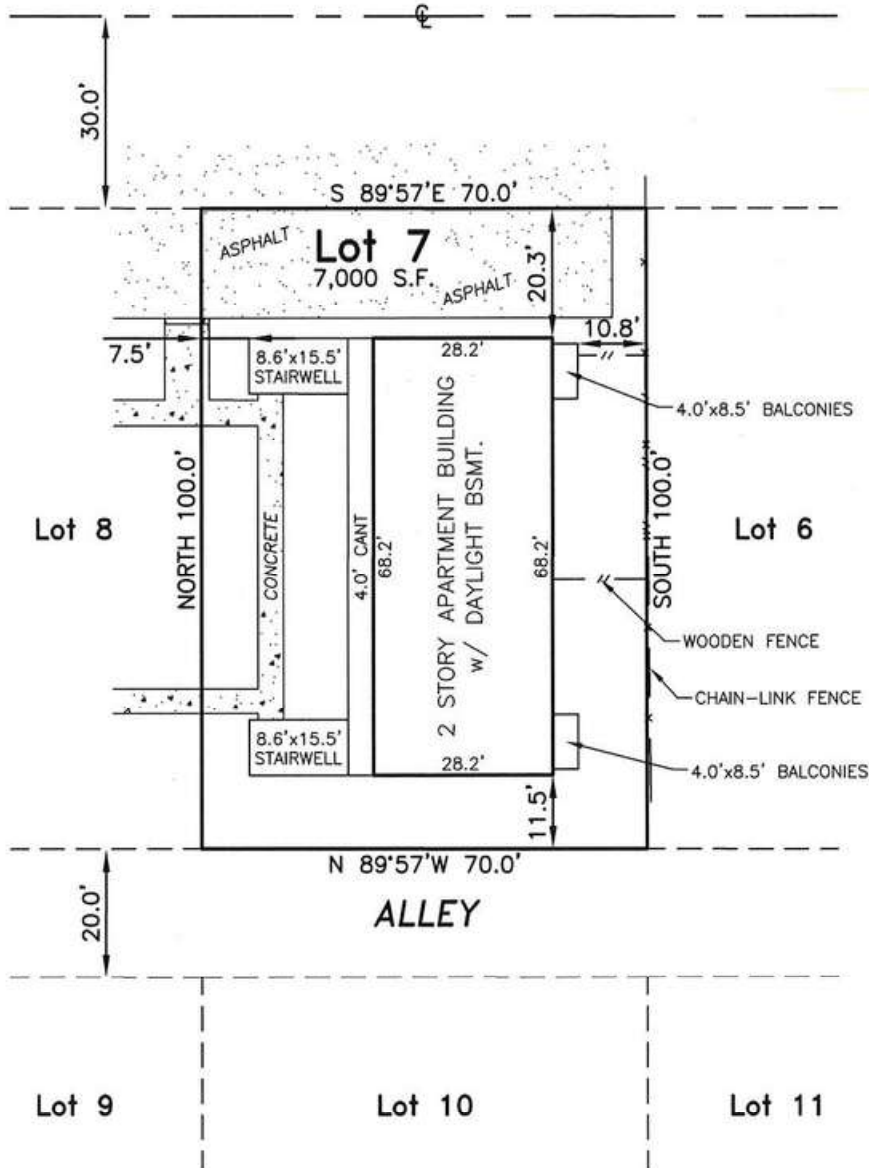
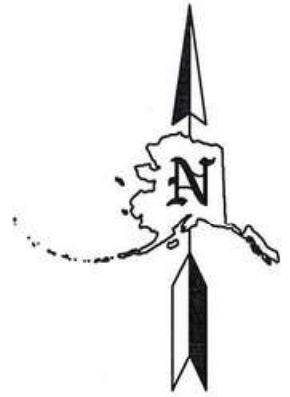
Ayla.buyersre@gmail.com

# Sellers List of Improvements

From 2022 - Present 2026

- Full studs out remodel of each unit
  - Replaced the 4" plumbing lines in each unit
  - Updated the wiring from the outlets to the panel; panels updated.
  - Replaced all sheetrock (true studs out!), some insulation where needed.
  - Added WDs in the upper 2 bedroom units
  - Full kitchen & bathroom rehabs - Added breakfast bar
- Replaced water heaters
- Roofs resurfaced in 2022 by The Roofing Company- no major issues during ownership; removed snow on heavier snow load years.
- Replaced upper units decks
- All windows were replaced and new sliding glass doors installed. Windows reinsulated.
- Added staircases to yard and fences for 2 units, making 2 units w/ private yards
- Front driveway was resurfaced
- Courtyard - 10+ trees removed, ground leveled, new cedar fence added to create a peaceful atmosphere for tenants.
- Boiler serviced by Sage Mechanical.
- The building had a pest problem when it was purchased in 2022. Fully remediated, and no issues since.

# JEFFERSON AVENUE



MORTGAGE SURVEY X SCALE 1" = 30' GRID SW 1728 Project No. 22-631/A1

Lang & Associates, inc.  
Professional Land Surveyors

11500 Daryl Avenue, Anchorage, Alaska 99515-3049  
(907) 522-6476 Phone  
(907) 522-4625 Fax  
ken@langsurvey.com  
jonathan@langsurvey.com

I hereby certify that I have surveyed the following described property:

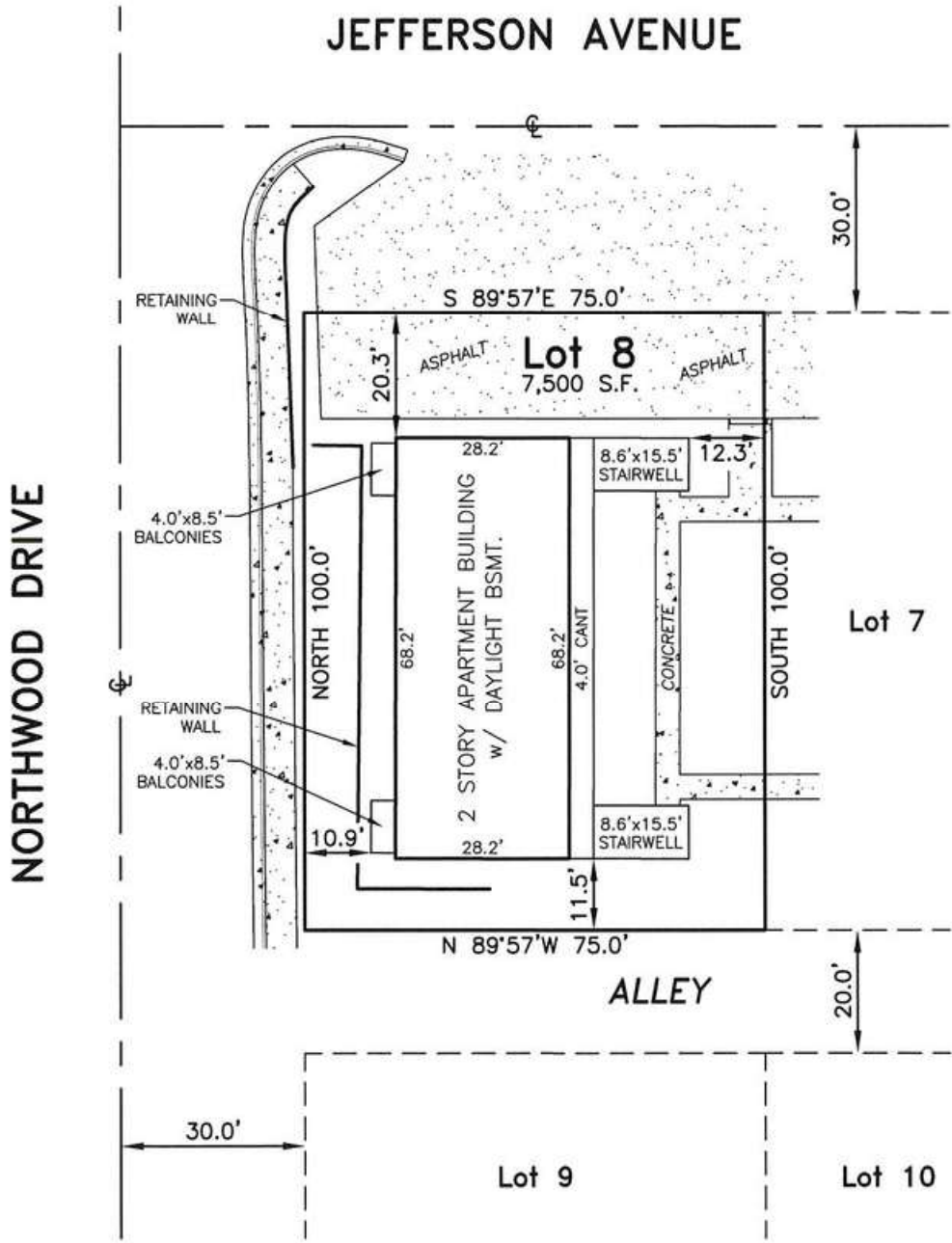
LOT 7, BLOCK 7, ROOSEVELT PARK ADDITION (PLAT No. P-57A)  
Anchorage Recording District, Alaska, and that this Mortgage Location Survey is a representation of the conditions that were found on the date the survey was performed. This survey does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. The information contained hereon shall not be used to establish any fence, structure, or other improvements.

Dated this the 8<sup>th</sup> Day of November, 2022, at Anchorage, Alaska

It is the responsibility of the owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.



AECC963



PLOT PLAN \_\_\_ AS BUILT X SCALE 1" = 30' GRID SW 1728 Project No. 22-632/A1

Lang & Associates, inc.  
Professional Land Surveyors

11500 Daryl Avenue, Anchorage, Alaska 99515-3049  
(907) 522-6476 Phone  
(907) 522-4625 Fax  
ken@langsurvey.com  
jonathan@langsurvey.com

I hereby certify that I have surveyed the following described property:  
LOT 8, BLOCK 7, ROOSEVELT PARK ADDITION (PLAT No. P-57A)  
Anchorage Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not encroach onto the property adjacent thereto, that no improvements on the property lying adjacent thereto encroach on the surveyed premises and that there are no roadways, transmission lines or other visible easements on said property except as indicated hereon.

Dated this the 8<sup>th</sup> Day of November, 2022, at Anchorage, Alaska

It is the responsibility of the owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.

