



ML#: 3185894 P: 11 ACT RES 768G LP:\$ 130,000
 Address: 5260 JORDAN DR Unit #:
 City: MEMPHIS State: TN Zip Code: 38116 HandyMap:
 County: SHELBY Cross St: PONDEROSA Parcel ID: 079143 00025
 Bedrooms: 4 Living Rm: 21x12 Master Bedroom: 17x13
 Full Baths: 3 Dining Rm: 15x12 Bedroom 2:
 Half Baths: 0 Kitchen: Bedroom 3:
 # Rooms: 9 Breakfast: Bedroom 4:
 #Bds Down: 2 Den/Great: 14x14 Bedroom 5:
 # Stories: 1.50 Play/Bonus: Keeping/Hearth:
 #FP: 1 Neigh Assoc: N Office:
 Parking: G2A Ann Assoc Fee: Construction StatusExisting Property
 ListType: Exclusive Right to Sell Est. Date of Completion:
 Service Type: Full Service Listing Apx SqFt: 3000-3199 Year Built: 1967
 Lot Size: 98.39/69.13 X 120.03/129.92 Pool: None Flood Ins Req:
 Legal Subdivision: HOLMESDALE BLK A Termite Contract:

Sales Type: Short Sale
 Annual Cnty/City Taxes: \$1,630 / \$ 1,294
 Acreage: 0.240 Lot# : 30
 MAAR Subdivision: HOLMESDALE BLK A
 Directions: From Holmes and Airways.....go west on Holmes...left on Hudgins...Left on Ponderosa and then Right on Jordan

Features:

Type:	General Residential	Floors/Ceilings:	Wall to Wall Carpet, Other (See REMARKS)
Style:	Traditional	Fireplace:	
Additional Br/ Bth Info:	Master Down, Other (See Remarks)	1st Story:	
Master Bedroom:	Level 1, Full Bath	2nd Story:	
Bedroom 2:	Level 1, Shared Bath	Heating:	Central
Bedroom 3:	Level 2, Shared Bath	Cooling:	Central
Bedroom 4:	Level 2, Shared Bath	Water/Sewer:	
Bedroom 5:		Roof:	
Office:		Foundation:	
Master Bath:	Double Sinks	Exterior/Windows:	Brick Veneer
Liv/Din/Kitchen:	Brkfst Bar	Parking/Storage:	Front-Load Garage
Interior Equipment:		Lot Description:	Some Trees
Other Rooms:		Misc. Exterior:	Deck
Misc. Interior:		Neighborhood Amenities:	
Handicap Design:		Historic Dist:	
		New Finance:	
		Wrtly/ Poss/ Req'd Add:	Possession at Closing, LA to Hold Earnest Money
		Showing Instructions:	Call Listing Agent, Open Keybox - Call After Showing

Remarks:

Public Remarks: SHORT SALE ...PRICED RIGHT- Large 4 Bedroom plus huge bonus room with skylights and balcony. Needs new carpet and paint throughout and minor repairs...Excellent Bones and Plan...Must Sell...BANK MUST APPROVE ALL OFFERS AND HOME IS SOLD "AS-IS"
 REALTOR Remarks: SHORT SALE...LENDER MUST APPROVE ALL OFFERS...SUBMIT YOUR OFFER SOON! EXCELLENT DEAL TO BE HAD HERE...3,000 + SQUARE FEET...HOME IS SOLD "AS-IS"

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: 3.00
Co-List Agt:	9886	Tracie Gaia	901-649-6232	Comm to TB:
Appointment:	901-338-3226	List Date: 11/19/2009	Expire Date: 11/19/2010	Var Comm:

Sold Information:

Pend Dt:		Selling Office:		Lease to Purchase
Close Date:		Selling Agent:		SP:
DOM:	4	Co-Selling Agent:		Orig LP: \$ 130,000
*CDOM:	4	Sold SF:		Sold Term:

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

Prepared By:
Chris Garland

11/23/09 12:36 PM

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RES Agent Full Report

3185894

5260 JORDAN DR

130000



Exterior Front



Living Room



Kitchen



Other



Dining Room



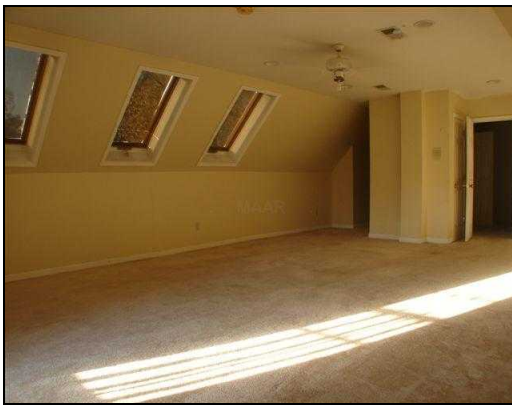
Other



Den/Family/Great Room



Den/Family/Great Room



Other

BONUS ROOM



Other

BONUS ROOM



Patio/Deck