

1021 W 12th Avenue Anchorage, AK 99501



\$ 664,000

MLS# 20-5818

Beautiful property, awesome location, South Addition up/down duplex, on a large 10,037 sf lot. Zoned for a duplex but can be used as a single family residence. Located in highly desirable (popular rental) downtown neighborhood, just a block from City Market. HUGE fenced yard, HUGE 960sf garage off alley, large deck and extensive landscaping. Awesome curb appeal and shows very well.

Some math for people considering renting the downstairs. The house mortgage is \$3200. -30year, 3.5%, 20%down, includes taxes and insurance. Interest rates could be as low as 2.75% right now so this could be quite a bit lower. I can help with this if you are interested. The downstairs pre-remodel rented for \$1400. If we assume that the 700sqft downstairs will rent on the low end at \$1800 then the new home owner with a \$3200 mortgage will only pay \$1400 per month....which is pretty easy. If you are wanted to rent



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