

MLS# 1553893 Presented By: Jeff Neal 801-856-4544

List Price: \$429,900
 Original List Price: \$439,900
 CDOM: 29
 DOM: 29
 Address: 173 E Hermansen Cir
 NS/EW: 3825 S / 173 E Area: Salt Lake City; So. Salt Lake
 City: Salt Lake City, UT 84115
 County: Salt Lake Restrictions: No
 Proj/Subdiv: HERMANSEN
 Tax ID: 16-31-303-007 • History Taxes: \$1,623
 Zoning: MULTI HOA Fee: \$0
 HOA Transfer: \$0

Tour/Open: Tour
 Status: Active
 List Date: 09/12/2018



HOA Contact:
 HOA Remarks:
 School Dist: Granite
 Sr High: Granite Peaks
 Type: Triplex
 Year Built: 1936 ⓘ
 Tot Units: 3
 Acres: 0.18
 Back: 0.0
 Water Shares: 0.00
 Garage: 0
 Gas: \$0.00 Tenant
 Garbage: \$60.00 Per Month; Owner
 Other: \$90.00 Per Month
 Access Feat: Single Level Living
 Additional Info: See Remarks; Leases; Monthly; Sep. Gas Meters; Sep. Power Meters; Sep. Water Heaters; Some Utilities In Rent; Tenant Pays Utilities
 Amenities: Cable Tv Available; Cable Tv Wired; Electric Dryer Hookup; Laundry; Hookups
 Animals: None
 Has Solar?: No
 Driveway/Access: Asphalt; Common Drive
 Exterior: Brick; Frame
 Exterior Feat: Bay Box Windows; Double Pane Windows; Entry (Foyer)
 Floor: Carpet; Laminate; Tile
 Garage/Park: Parking: Uncovered
 Heating: Forced Air; Gas: Central
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Inclusions: Ceiling Fan; Range; Range Hood; Refrigerator; Window Coverings
 Exclusions: Dryer; Washer
 Interior Feat: See Remarks; Kitchen: Updated; Range: Gas; Range/Oven: Free Stndg.
 Landscape: Landscaping: Full; Mature Trees
 Lot Facts: See Remarks; Cul-de-Sac; Fenced: Part; Sprinkler: Manual-Part; Terrain, Flat; View: Mountain
 Pool Feat:
 Roof: Asphalt Shingles
 Storage: Shed
 Tel Comm: Broadband Cable
 Terms: Cash; Conventional; FHA; VA
 Water: Culinary
 Window Cov: Blinds
 Zoning: Multi-Family
 Driving Dir:
 Remarks: TRI-PLEX-LEGAL DUPLEX-Non-conforming but grandfathered in (call agent for details). *Some updates, new paint & Carpet in 2 units. Mostly new vinyl windows. Fenced yards, with one fire-pit. *Laundry hookups in all 3 units* Totally separately metered and plenty of parking. Quite street on cul-de-sac. Centrally located close to bus lines, Trax*DO NOT DISTURB TENANTS*.

Elem: Lincoln
 Priv Schl: Judge Memorial
 Style: Side By Side
 Effect Yr Blt: 1987
 Tot Sq Ft: 2,167
 Frontage: 0.0
 Irregular: No
 Gross Op Income: \$24,492.00
 Carport: 0
 Elec: \$0.00 Tenant
 Maintain: \$0.00

Jr High: Granite Park
 Other Schl:
 Const Status: Blt./Standing
 Possession: Negotiable
 Tot Beds/Baths: 3 / 3
 Side: 0.0
 Yearly Occup: 100%
 Gross Sched Income: \$18,372.00
 Prkg Sp: 8
 Water: \$70.00 Per Month; Owner
 Insurance: \$150.00 Owner

Unit Configuration 1

Total Number Values	Deck: 0	Patio: 1	Air Conditioning	
Number of Units: 2	Unfurnished: 0	Gas Meters: 1	Gas: 0	Elec: 0
Furnished: 0	Disposals: 0	Dishwashers: 0	Elec (win): 1	Evap: 0
Elec Meters: 1	Refrigerators: 1	Solar: 0	Evap (win): 0	Pump: 0
Oven-Ranges: 1				

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	733	1	1	0	0	1	0	0	1	0	0	1	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	733	1	1	0	0	1	0	0	1	0	0	1	1	0

Rent: **\$700.00 0**

Covered Parking: **0**

Uncovered Parking: **4**

Storage Units: **0**

Unit Configuration 2

Total Number Values

Number of Units: **2**

Furnished: **0**

Elec Meters: **1**

Oven-Ranges: **1**

Deck: **0**

Unfurnished: **0**

Disposals: **0**

Refrigerators: **1**

Patio: **0**

Gas Meters: **1**

Dishwashers: **0**

Solar: **0**

Air Conditioning

Gas: **0**

Elec (win): **0**

Evap (win): **0**

Elec: **0**

Evap: **0**

Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	734	1	1	0	0	1	0	0	1	0	0	1	1	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	734	1	1	0	0	1	0	0	1	0	0	1	1	0

Rent: **\$766.00 0**

Covered Parking: **0**

Uncovered Parking: **4**

Storage Units: **0**

Unit Configuration 3

Total Number Values

Number of Units: **1**

Furnished: **0**

Elec Meters: **1**

Oven-Ranges: **1**

Deck: **0**

Unfurnished: **0**

Disposals: **0**

Refrigerators: **1**

Patio: **0**

Gas Meters: **1**

Dishwashers: **0**

Solar: **0**

Air Conditioning

Gas: **0**

Elec (win): **0**

Evap (win): **0**

Elec: **0**

Evap: **0**

Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining				Laundry	Fireplace
			F	¾	½				K	B	F	S		
3+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	700	1	0	1	0	1	0	0	1	0	0	0	1	0
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tot	700	1	1	1	0	1	0	0	1	0	0	1	1	0

Rent: **\$575.00 0**

Covered Parking: **0**

Uncovered Parking: **1**

Storage Units: **1**