



**Presented By:** Cody Williams **Agent Full**  
 Rose City Realty Group  
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**RESIDENTIAL** **Status:** ACT **5/17/2012** **2:14:49 PM**  
**ML#:** 12028259 **Area:** 148 **List Price:** \$375,000  
**Addr:** 1125 NW 9TH AVE **Unit#:** 110  
**City:** Portland **Zip:** 97209 **Condo Loc:** GROUND  
**Map Coord:** 596/E/4 **Zoning:** **List Type:** ER **LR:** Y  
**County:** Multnomah **Tax ID:** R570448  
**Elem:** CHAPMAN **Middle:**  
**High:** LINCOLN **PropType:** CONDO  
**Nhood/Bldg:**  
**Legal:** LEXIS CONDOMINIUMS, LOT 110  
**Internet/Address/No Blog/No AVM:** Y/ Y/ / **Offer/Nego:**  
**# Supplements:** 1

#### GENERAL INFORMATION

**Lot Size:** **View:** **# Acres:** **Lot Dimensions:**  
**Waterfront:** **Lot Desc:**  
**Body Water:** **Seller Disc:** DSCLOSUR **Other Disc:**

#### RESIDENCE INFORMATION

**Upper SQFT:** 756 **SFSrc:** **#Bdrms:** 1 **#Bth:** 2 **#Lvl:** 2 **Year Blt:** 2004 / RESALE **Green:**  
**Main SQFT:** 690 **TotUp/Mn:** 1446 **Style:** CONTEMP **Home Wrnty:** 55+ w/Affidavit Y/N: N  
**Lower SQFT:** 0 **Parking:** OFF-STR **#Garage:** 2 / TANDEM **#Fireplaces:** /  
**Total SQFT:** 1446 **Roof:** **Exterior:** MANMADE **Bsmf/Fnd:**

#### REMARKS

**XSt/Dir:** 9th and Northrup  
**Private:** RMs lckbox on bike rack. Unit 110. Live/work w/great visibility&location. 2 parking spots&large storage unit. Lower level zoned commercial. 1 full bath on each floor. Fitness center&conference room. New hardwood floors.  
**Public:** One of the best values in the pearl! Live/work with great visibility&location. 2 parking spots&large storage unit. Lower level zoned commercial with signage options. One bedroom, two full bathrooms&large deck. Fitness center&conference room. New hardwood floors.

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b>	/	/	<b>Mstr Bd:</b>	U /	/	<b>Baths - Full.Part</b>
<b>Kitchen:</b>	/	/	<b>2nd Bd:</b>	/	/	<b>Upper Lvl:</b> 1.0
<b>Dining:</b>	/	/	<b>3rd Bd:</b>	/	/	<b>Main Lvl:</b> 1.0
<b>Family:</b>	/	/		/	/	<b>Lower Lvl:</b> 0.0
	/	/		/	/	<b>Total Bth:</b> 2.0

#### FEATURES AND UTILITIES

**Kitchen:** DISHWAS, DISPOS, FS-RANG, SSAPPL, BWMICO  
**Interior:** ELEVATR, HARDWOD  
**Exterior:** DECK  
**Accessibility:**  
**Energy Eff:**  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** **Cool:** WALL **Heat:** WALL, ZONAL **Fuel:** ELECT

#### FINANCIAL

**Property Tax/Yr:** \$5,554.74 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 2.5  
**Terms:** CONV, CALL-LA, CASH, FHA **Short Sale:** N **3rd Party:** N **Total Comm Differs:** N  
**Escrow Pref:** **Bank Owned:** N  
**HOADues:** \$504 /MO **Other Dues:** **Rent, If Rented:**  
**HOAIncl:** WATER, SEWER, CABLETV, COMMONS, GARBAGE, GYM, INS, MGMT

#### BROKER / AGENT DATA

**BRCD:** ROSC01 **Office:** Rose City Realty Group **Phone:** 503-349-5511 **Fax:**  
**LPID:** KWILLIAM **Agent:** Katherine Williams **Phone:** 503-349-5511 **Cell/Pgr:**  
**Agent E-mail:** [katherinerwilliams@yahoo.com](mailto:katherinerwilliams@yahoo.com) **Agent Ext:**  
**CoLPID:** **CoBRCD:** **CoAgent:** **CoPh:**  
**ShowHrs:** **Tran:** 5/9/2012 **List:** 1/1/2012 **Exp:** 10/31/2012 **Occ:** VACANT **Poss:** IMMED  
**LBHrs/Loc/Cmb:** All **Owner:** On File **Phone:**  
**Show:** VACANT, RMLSLBX **Tenant/Other:** **Phone:**

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**CONDO SUPPLEMENT**

<b>Condo Conversion:</b>	<b>Upper Condo Level:</b>	<b>Deck/Balcony Available:</b>
<b># Units in complex:</b>	<b>Total Levels in Building:</b>	<b>Deck/Balcony SQFT:</b>
<b>Elevator Access:</b>	<b>Washer/Dryer Description:</b>	<b>Deck/Balcony Dim:</b>
<b>Storage Available:</b>	<b>Fir Plan/Unit Type:</b>	
<b>Condo Pet Policies:</b>		
<b>Condo Association Name:</b>		<b>Pending HOA Litigation:</b>
<b>Condo Association Contact:</b>		<b>Condo Association Phone:</b>
<b>Public:</b>		

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