



TYPE/STYLE Fourplex / Two Story
OCCUPANCY Tenant Occupied
GROSS MONTHLY RENT \$22,415.00
ANNUAL GROSS RENT \$ \$22,415.00
UNITS 4
TOTAL SQFT 2,912
ABOVE GRADE SQFT 2,912
APX YEAR BUILT 2001
SELLING PRICE
CLOSING DATE
LEGAL DESCRIPTION
BBC 2%

AREA Grant County
SUBDIVISION G C L Co
TOWNSHIP Mill
ELEMENTARY Westview/Northview
MIDDLE R J Basket
HIGH Mississinewa
PARCEL # 27-07-33-101-127.000-018
ASSESSED VALUE
ANNUAL PROPERTY TAXES \$1,380.00

ASSOCIATION DUES \$
ASSOCIATION DUES FREQ. Not Applicable
EXTERIOR Vinyl
FLOORING Vinyl
ROOF

APX LOT DIMENSIONS 49x132
ACRES 0.1500
FLOOD PLAIN No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
BASEMENT/FOUNDATION Crawl

PARKING SPC 8
PARKING

	Rooms	Bedrooms	Baths	Level	Deposit	Lease Exp Date	Monthly Rent	Garage # Cars	Garage Type
Unit 1	4	2	1.00	Main			\$475		
Unit 2	4	2	1.00	Upper			\$455		
Unit 3	4	2	1.00	Main			\$125		
Unit 4	4	2	1	Upper			\$110		
Unit 5									
Unit 6									

HEATING/FUEL Gas, Forced Air
COOLING Central Air, None
LOT DESCRIPTION Level
LEASE TERM Month to Month
SALE INCLUDES Building, Land
WATER UTILITY City
SEWER City
AMENITIES Off Street Parking
OWNER PAYS Water
TENANT PAYS Electric, Fuel, Heating, Sewer, Water
PROPOSED FINANCING Cash, Conventional

ANN FUEL EXPENSE \$0.00
ANN ELECTRIC EXPENSE \$0.00
ANN WATER/SEWER EXPENSE \$0.00
ANN INSURANCE EXPENSE \$1,404.00
ANN MAINTENANCE EXPENSE \$0.00
ANN TRASH EXPENSE \$0.00
ANN NET INCOME \$19,631.00
GROSS MONTHLY INCOME \$1,868
ANN GROSS RENT \$ \$22,415.00

Remarks ***The seller of these 2 duplexes has owned them for over 20 years and is retiring and wanting to travel. These 2 duplexes (4 plex unit) will be offered at LIVE PUBLIC AUCTION at the property on Wed. Oct. 5 @ 5:30. There will be two Open House dates to view these Units on Sun. Sept 25 (1-2) and Wed. Sept. 28 (5-6). Each of these 4 rental units has a large living room, kitchen with dining area, full bath and 2 bedrooms and off street parking. These have been a great investment. Come prepared to buy! <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>>

Directions to Property Off State Rd. 35 through Gas City