



**TYPE/STYLE** Apartment Building / Two Story

**OCCUPANCY**

**GROSS MONTHLY RE...** \$3,870.00

**ANNUAL GROSS REN...** \$46,440.00

**UNITS** 9

**TOTAL SQFT** 11,490

**ABOVE GRADE SQFT** 6,570

**APX YEAR BUILT** 1920

**SELLING PRICE**

**CLOSING DATE**

**LEGAL DESCRIPTION**

**BBC** 2%

**APX LOT DIMENSIONS** 120x85

**# ACRES** 0.2300

**FLOOD PLAIN** No

**WATER FRONTAGE**

**WATERFRONT**N

**LAKE TYPE**

**BASEMENT/FOUNDATION** Full Basement

**AREA** Allen County

**SUBDIVISION**Abbott(s)

**TOWNSHIP** Wayne

**ELEMENTARY** Bloomingdale

**MIDDLE** Blackhawk

**HIGH** Snider

**PARCEL #** 02-13-07-488-001.000-074

**ASSESSED VALUE**

**ANNUAL PROPERTY TAXES**\$0.00

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQ.**Not Applicable

**EXTERIOR** Brick

**FLOORING** Wood

**ROOF** Asphalt

**# PARKING SPC** 3

**PARKING**

Rooms	Bedrooms	Baths	Level	Deposit	Lease Exp Date	Monthly Rent	Garage # Cars	Garage Type
Unit 1								
Unit 2								
Unit 3								
Unit 4								
Unit 5								
Unit 6								

**HEATING/FUEL** Gas

**COOLING** None

**LOT DESCRIPTION** Level

**LEASE TERM** None

**SALE INCLUDES** Land

**WATER UTILITY** City

**SEWER** City

**AMENITIES** Basement

**OWNER PAYS** None

**TENANT PAYS** None

**PROPOSED FINANCING** Cash

**ANN FUEL EXPENSE**\$0.00

**ANN ELECTRIC EXPENSE** \$0.00

**ANN WATER/SEWER EXPENSE**\$0.00

**ANN INSURANCE EXPENSE**\$0.00

**ANN MAINTENANCE EXPE...** \$0.00

**ANN TRASH EXPENSE** \$0.00

**ANN NET INCOME** \$46,440.00

**GROSS MONTHLY INCOME** \$3,870

**ANN GROSS RENT \$** \$46,440.00

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$30,000. The highest offer will be reviewed Wednesday, April 5 after 3:00 pm. There will be an Open House held on Sunday, April 2 from 1:00 – 2:00 pm. 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. Please visit our website for more information. This 9-unit apartment building has a new roof, brick siding, additional detached building across from the carwash, and 2 vacant lots directly across the street. It's loaded with potential and could be a cash cow for the right buyer. \*No warranty on appliances kept with the home as-is.\* \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** from Pontiac roundabout, go north, property located across from car wash.