

**ALL FIELDS DETAIL**



<b>MLS #</b>	20091140	<b>Bedrooms</b>	4
<b>Status</b>	Active	<b>Total Baths</b>	2 Bath
<b>Type</b>	Duplex	<b>Garage Capacity</b>	None
<b>Address</b>	1101 N Mulberry Street	<b>Construction</b>	Frame
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Area</b>	Mt. Vernon		
<b>Class</b>	MULTI-FAMILY		
<b>Asking Price</b>	\$75,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.1650	<b>Number of Units</b>	2
<b>Auction Y/N</b>	No	<b>Agent</b>	Sam Miller - Main: (740) 397-7800
<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Listing Agent 3</b>	
<b>Listing Office 3</b>		<b>School District</b>	Mount Vernon
<b>Public School</b>	Dan Emmet-MTV District	<b>County</b>	In Knox County
<b>Township</b>	City	<b>Subdivision</b>	
<b>Comp-SB</b>	0	<b>Comp-BB</b>	3
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	467.22*
<b>Parcel #</b>	66-01743.000	<b>Lot #</b>	47
<b>Listing Date</b>	12/7/2009	<b>Expiration Date</b>	5/7/2010
<b>Lot Size/Acres</b>	45 x 160	<b>Approx Year Built</b>	1900
<b>Age</b>	109	<b>Approx Above Grade SqFt</b>	1456
<b>Approx Total Living Space</b>	1456	<b>Zoning</b>	R-1
<b>Assessments</b>	6.00*	<b>Walls</b>	0
<b>Floors</b>		<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>Documents On File</b>		<b>Unit 1 Bedroom</b>	2
<b>Unit 1 Bathroom</b>	1	<b>Unit 1 Rent\$</b>	450.00
<b>Unit 2 Bedroom</b>	2	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	435.00	<b>Unit 3 Bedroom</b>	0
<b>Unit 3 Bathroom</b>	0	<b>Unit 3 Rent\$</b>	0.00
<b>Unit 4 Bedroom</b>	0	<b>Unit 4 Bathroom</b>	0
<b>Unit 4 Rent\$</b>	0.00	<b>Unit 5 Bedroom</b>	0
<b>Unit 5 Bathroom</b>	0	<b>Unit 5 Rent\$</b>	0.00
<b>Unit 6 Bedroom</b>	0	<b>Unit 6 Bathroom</b>	0
<b>Unit 6 Rent\$</b>	0.00	<b>Unit 7 Bedroom</b>	0
<b>Unit 7 Bathroom</b>	0	<b>Unit 7 Rent\$</b>	0.00
<b>Total Income</b>	885	<b>Rents Income</b>	
<b>Other Income</b>		<b>Gross Income</b>	
<b>Insurance Expense</b>		<b>Management Expense</b>	
<b>Taxes Expense</b>		<b>Maintenance Expense</b>	
<b>Vacancy Expense</b>		<b>Utilities Expense</b>	
<b>Other Expense</b>		<b>Total Expenses</b>	
<b>Net Income</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	12/9/2009
<b>Status Date</b>	12/9/2009	<b>HotSheet Date</b>	12/9/2009
<b>Price Date</b>	12/9/2009	<b>Input Date</b>	12/9/2009 10:11:00 AM
<b>Original Price</b>	\$75,000	<b>Days On Market</b>	2

**FEATURES**

<b>STYLE</b>	<b>ROOF</b>	<b>EXTERIOR</b>	<b>TYPE TENANCY</b>
2 Story	Shingle	Vinyl	Lease
<b>WATER</b>	<b>HEATING</b>	<b>INCLUDED IN RENT</b>	<b>GARAGE TYPE</b>
City	Hot Water	Water	None
<b>SEWER</b>	Natural Gas	Sewer	

**FEATURES**

City	<b>BASEMENT</b> Full	Trash Removal
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**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

**REMARKS**

DUPLEX investment property located in the North end of Mount Vernon, within easy walking distance to Dan Emmett Elementary School, this could be ideal for someone wanting to buy this home and live in one unit and rent the other unit, the home is situated on a nice corner lot and each unit features 2 bedrooms and 1 bath, rental income for both units per month is \$885, natural gas hot water heating, low maintenance and easy care vinyl siding, separate deck area for each apartment, great yard that is low maintenance, this is a super investment especially for only \$75,000. Landlord only pays for water/sewer and trash removal which enhances cash flow.

**ADDITIONAL PICTURES**

