

ALL FIELDS DETAIL



MLS #	20130625	Bedrooms	6
Status	Active	Total Baths	3.5 Bath
Type	Triplex	Garage Capacity	4+ Car
Address	12846 Pleasant Valley Road	Construction	Frame
Address 2	12836 Pleasant Valley Road		
City	Mount Vernon		
State	OH		
Zip	43050		
Area	Suburban		
Class	MULTI-FAMILY		
Asking Price	\$170,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	2.2300	Number of Units	3
Auction Y/N	No	Agent	Sam Miller - Main: (740) 397-7800
Listing Office 1	Re/Max Stars - Main: (740) 392-7000	Listing Agent 2	
Listing Office 2		Listing Agent 3	
Listing Office 3		School District	Mount Vernon
Public School	Columbia-MTV District	County	In Knox County
Township	Clinton	Subdivision	
Village		Comp-SB	0
Comp-BB	3	Comp-Variable Y/N	No
Semi-Annual Taxes	1604.58	Parcel #	12-00813-000
Lot #	0	Listing Date	6/19/2013
Expiration Date	12/15/2013	Lot Size/Acres	2.23
Approx Year Built	1947-77	Age	66
Approx Above Grade SqFt	1,112	Approx Total Living Space	2072
Zoning	R-2	Assessments	0
Walls	0	Floors	
Directions		Parcel #1	
Parcel #2		Parcel #3	
Parcel #4		Documents On File	
Unit 1 Bedroom	2	Unit 1 Bathroom	1
Unit 1 Rent\$	\$550.00	Unit 2 Bedroom	2
Unit 2 Bathroom	1	Unit 2 Rent\$	\$550.00
Unit 3 Bedroom	2	Unit 3 Bathroom	1
Unit 3 Rent\$	\$525.00	Unit 4 Bedroom	0
Unit 4 Bathroom	0	Unit 4 Rent\$	\$0.00
Unit 5 Bedroom	0	Unit 5 Bathroom	0
Unit 5 Rent\$	\$0.00	Unit 6 Bedroom	0
Unit 6 Bathroom	0	Unit 6 Rent\$	\$0.00
Unit 7 Bedroom	0	Unit 7 Bathroom	0
Unit 7 Rent\$	\$0.00	Total Income	\$1,625
Rents Income		Other Income	
Gross Income		Insurance Expense	
Management Expense		Taxes Expense	
Maintenance Expense		Vacancy Expense	
Utilities Expense		Other Expense	
Total Expenses		Net Income	
Off Market Date		Associated Document Count	0
Search By Map		Tax ID	
Update Date	6/21/2013	Status Date	6/21/2013
HotSheet Date	6/21/2013	Price Date	6/21/2013
Input Date	6/21/2013 8:29:00 AM	Original Price	\$170,000
Days On Market	2		

FEATURES

STYLE	ROOF	HEATING	EXTERIOR
2 Story	Shingle	Electric	Brick
Ranch	COOLING	Forced Air	Other
WATER	None	Oil	TYPE TENANCY

FEATURES

Well	Central Air	BASEMENT	Month To Month
SEWER		Full	Lease
County		Walkout	GARAGE TYPE
			Garage Detached

FINANCIAL

Financing Remarks

SOLD STATUS

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

REMARKS

Ideal investment property and great personal residence with bonus income, located in the country on a gorgeous 2.230 county acres near route 3 and 36, this property includes a nice 2 bedroom ranch home house with a full basement and rents for \$550 per month, a brick DUPLEX that features 2 bedrooms and 1.5 baths per unit, electric heat, central air and a walkout basement, one unit rents for \$550 and the other for \$525 per month, there is a detached 6 car garage on the property, connected to public sewer, well water shared among the 3 rental properties, priced right at \$170,000.

ADDITIONAL PICTURES

