

**ALL FIELDS DETAIL**



<b>MLS #</b>	20100129	<b>Bedrooms</b>	6
<b>Status</b>	Active	<b>Total Baths</b>	2 Bath
<b>Type</b>	Duplex	<b>Garage Capacity</b>	2 Car
<b>Address</b>	26 S Main Street	<b>Construction</b>	Frame
<b>Address 2</b>			
<b>City</b>	Fredericktown		
<b>State</b>	OH		
<b>Zip</b>	43019		
<b>Area</b>	Villages		
<b>Class</b>	MULTI-FAMILY		
<b>Asking Price</b>	\$100,000		
<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>	0.0000	<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>	Fredericktown
<b>Public School</b>	Fredericktown	<b>County</b>	In Knox County
<b>Township</b>	Village	<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>	632.26*
<b>Parcel #</b>	65-00356-000	<b>Lot #</b>	73
<b>Listing Date</b>	2/18/2010	<b>Expiration Date</b>	8/15/2010
<b>Lot Size/Acres</b>	50 x 89	<b>Approx Year Built</b>	1890
<b>Age</b>	120	<b>Approx Above Grade SqFt</b>	2600
<b>Approx Total Living Space</b>	2600	<b>Zoning</b>	0
<b>Assessments</b>	6.00*	<b>Walls</b>	Drywall
<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>	3
<b>Unit 1 Bathroom</b>	1	<b>Unit 1 Rent\$</b>	550.00
<b>Unit 2 Bedroom</b>	3	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	550.00	<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>	1100	<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>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	2/18/2010
<b>Status Date</b>	2/18/2010	<b>HotSheet Date</b>	2/18/2010
<b>Price Date</b>	2/18/2010	<b>Input Date</b>	2/18/2010 8:59:00 AM
<b>Original Price</b>	\$100,000		

**FEATURES**

<b>STYLE</b>	<b>ROOF</b>	<b>BASEMENT</b>	<b>INCLUDED IN RENT</b>
2 Story	Metal	Full	Trash Removal
<b>WATER</b>	Shingle	<b>EXTERIOR</b>	<b>GARAGE TYPE</b>
City	<b>HEATING</b>	Other	Garage Detached
<b>SEWER</b>	Baseboard		

**FEATURES**

City Electric

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Agent 1**  
**Seller Concessions Y/N**  
**Financing**

**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Seller Concessions**

**REMARKS**

DUPLEX located in the village of Fredericktown, situated on a level and easy care corner lot, this property features 2,600 square feet of living space, each unit has 3 bedrooms and the building has had extensive updating and renovating, public water and city sewer, tenants pay for all utilities except for trash, 2-car garage, current gross monthly income is \$1,100. This is a desirable rental investment property especially for \$100,000

**ADDITIONAL PICTURES**

