

**ALL FIELDS WITH EMAIL**



**MLS #** 20151146  
**Class** MULTI-FAMILY  
**Type** Quad  
**Area** Mt. Vernon  
**Asking Price** \$185,000  
**Address** 307 E High Street  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 7  
**Total Baths** 4 Bath  
**Garage Capacity** None  
**Construction** Frame



**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>	11	<b>Client Hit Count</b>	17
<b>Number of Acres</b>	0.1394	<b>Number of Units</b>	4
<b>Agent - Agent Name and Phone</b>	<a href="tel:740-397-7800">Sam Miller - Main: 740-397-7800</a>	<b>Agent - E-mail</b>	<a href="mailto:samsells@sammler.com">samsells@sammler.com</a>
<b>Listing Office 1 - Office Name</b>	<a href="#">Re/Max Stars</a>	<b>Listing Office 1 - Phone Number</b>	<a href="tel:740-392-7000">Main: 740-392-7000</a>
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>Auction Y/N</b>	No	<b>School District</b>	Mount Vernon
<b>Public School</b>	East-MTV District	<b>County</b>	In Knox County
<b>Township</b>	City	<b>Subdivision</b>	
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	1701.63*
<b>Parcel #</b>	66-03291.000	<b>Lot #</b>	0
<b>Listing Date</b>	11/16/2015	<b>Expiration Date</b>	
<b>Lot Size/Acres</b>	.1394	<b>Approx Year Built</b>	1900
<b>Age</b>	115	<b>Approx Above Grade SqFt</b>	5,042
<b>Approx Total Living Space</b>		<b>Zoning</b>	OI
<b>Assessments</b>	6.00*	<b>Walls</b>	Plaster
<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>	\$675.00
<b>Unit 2 Bedroom</b>	2	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	\$525.00	<b>Unit 3 Bedroom</b>	2
<b>Unit 3 Bathroom</b>	1	<b>Unit 3 Rent\$</b>	\$525.00
<b>Unit 4 Bedroom</b>	1	<b>Unit 4 Bathroom</b>	1
<b>Unit 4 Rent\$</b>	\$475.00	<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>	\$2,200	<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>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	4/21/2016
<b>Status Date</b>	11/17/2015	<b>HotSheet Date</b>	4/21/2016
<b>Price Date</b>	4/21/2016	<b>Input Date</b>	11/17/2015 10:30 AM
<b>General Date</b>	11/16/2015	<b>Original Price</b>	\$190,000
<b>Days On Market</b>	157	<b>City Corps. Limit</b>	Yes
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Mt Vernon	<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Picture</b>	10

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**FEATURES**

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**STYLE**

2 Story

**WATER**

City

**SEWER**

City

**ROOF**

Shingle

**HEATING**

Forced Air

Natural Gas

**BASEMENT**

Unfinished

**EXTERIOR**

Wood

**INCLUDED IN RENT**

Water

Sewer

Trash Removal

**GARAGE TYPE**

None

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**FINANCIAL**

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Financing Remarks

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**SOLD STATUS**

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How Sold

Closing Date

Selling Agent 1 - Agent Name

Seller Concessions Y/N

Financing

Contract Date

Sold Price

Selling Office 1 - Office Name

Seller Concessions

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**REMARKS**

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4 Unit apartment building located on the corner of East High Street and Park Street, nice units that generate great income, there are 3 2-bedroom units and 1 1-bedroom unit, there is also potential for a 5th unit in the attic, zoned Office-Institutional, owner pays for water, sewer and trash removal, all other utilities are split, natural gas forced air heating, freshly painted exterior, the building currently generates \$2,200 in gross monthly rents, great curb appeal, priced to sell at \$185,000.

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**AGENT TO AGENT REMARKS**

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**ADDITIONAL PICTURES**

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