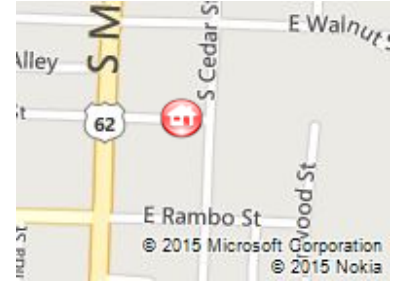


**ALL FIELDS DETAIL**



**MLS #** 20150195  
**Class** MULTI-FAMILY  
**Type** Duplex  
**Area** Villages  
**Asking Price** \$55,900  
**Address** 307 S Cedar Street  
**Address 2**  
**City** Danville  
**State** OH  
**Zip** 43014  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Yes

**Bedrooms** 4  
**Total Baths** 2 Bath  
**Garage Capacity** 1 Car  
**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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.1924	<b>Number of Units</b>	2
<b>Auction Y/N</b>	No	<b>Agent</b>	<a href="#">Sam Miller - Main: 740-397-7800</a>
<b>Listing Office 1</b>	<a href="#">Re/Max Stars - Main: 740-392-7000</a>	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Listing Agent 3</b>	
<b>Listing Office 3</b>		<b>School District</b>	Danville
<b>Public School</b>	Danville	<b>County</b>	In Knox County
<b>Township</b>	Village	<b>Subdivision</b>	
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	448.21*
<b>Parcel #</b>	63-00594-000	<b>Lot #</b>	0
<b>Listing Date</b>	3/11/2015	<b>Expiration Date</b>	10/15/2015
<b>Lot Size/Acres</b>	.1924	<b>Approx Year Built</b>	1900
<b>Age</b>	115	<b>Approx Above Grade SqFt</b>	1,970
<b>Approx Total Living Space</b>	1970	<b>Zoning</b>	R-2
<b>Assessments</b>	3.00*	<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>	\$0.00
<b>Unit 2 Bedroom</b>	2	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	\$0.00	<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>	\$0	<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>	3/18/2015
<b>Status Date</b>	3/18/2015	<b>HotSheet Date</b>	3/18/2015
<b>Price Date</b>	3/18/2015	<b>Input Date</b>	3/18/2015 8:19 AM
<b>Original Price</b>	\$55,900	<b>Days On Market</b>	7
<b>City Corps. Limit</b>	Yes	<b>Village</b>	Danville
<b>Comp-SB</b>	0	<b>Comp-BB</b>	3
<b>Picture</b>	22		

**FEATURES**

<b>STYLE</b>	<b>COOLING</b>	<b>APPLIANCES</b>	<b>INCLUDED IN RENT</b>
2 Story	Central Air	Range Oven	Water

**FEATURES**

<b>WATER</b> City	<b>HEATING</b> Forced Air Natural Gas	Refrigerator	Sewer
<b>SEWER</b> City	<b>BASEMENT</b> Full	<b>EXTERIOR</b> Concrete Block Other	<b>GARAGE TYPE</b> Garage Detached
<b>ROOF</b> Other			

**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**

Up and down DUPLEX situated on a very nice corner lot, each unit has 2 bedrooms and a full bath, other features include an enclosed porch, a nice detached garage with carport, two newer central air units, forced air natural gas heating, low maintenance exterior, seller pays water and sewer, combined monthly rents in the past were \$1,050. In need of some fixing up but solid and priced to sell, great cash flow property. \$55,900.

**ADDITIONAL PICTURES**



