

**ALL FIELDS WITH EMAIL**



**MLS #** 20170320  
**Class** MULTI-FAMILY  
**Type** Quad  
**Area** Mt. Vernon  
**Asking Price** \$157,500  
**Address** 407 N Main Street  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 4  
**Total Baths** 4.5 Bath  
**Garage Capacity** 2 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>	7	<b>Client Hit Count</b>	11
<b>Number of Acres</b>	0.2000	<b>Number of Units</b>	4
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<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>	Pleasant St-MTV District	<b>County</b>	In Knox County
<b>Township</b>	City	<b>Subdivision</b>	Other
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	1116.28*
<b>Parcel #</b>	66-03487.000	<b>Lot #</b>	342
<b>Listing Date</b>	4/12/2017	<b>Expiration Date</b>	
<b>Lot Size/Acres</b>	.200	<b>Approx Year Built</b>	1900
<b>Age</b>	117	<b>Approx Above Grade SqFt</b>	4,786
<b>Approx Total Living Space</b>	4786	<b>Zoning</b>	R-2
<b>Assessments</b>	3.00*	<b>Walls</b>	plaster
<b>Floors</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Unit 1 Bedroom</b>	1
<b>Unit 1 Bathroom</b>	1	<b>Unit 1 Rent\$</b>	\$550.00
<b>Unit 2 Bedroom</b>	1	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	\$425.00	<b>Unit 3 Bedroom</b>	1
<b>Unit 3 Bathroom</b>	1	<b>Unit 3 Rent\$</b>	\$400.00
<b>Unit 4 Bedroom</b>	1	<b>Unit 4 Bathroom</b>	1
<b>Unit 4 Rent\$</b>	\$400.00	<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>	\$1,775	<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>	8/7/2017
<b>Status Date</b>	4/12/2017	<b>HotSheet Date</b>	8/7/2017
<b>Price Date</b>	8/7/2017	<b>Input Date</b>	4/12/2017 2:56 PM
<b>General Date</b>	4/12/2017	<b>Original Price</b>	\$165,000
<b>Days On Market</b>	118	<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 Count</b>	7

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**FEATURES**

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<b>STYLE</b> 2 Story	<b>ROOF</b> Shingle	<b>HEATING</b> Forced Air Natural Gas	<b>INCLUDED IN RENT</b> Water Sewer Trash Removal
<b>WATER</b> City	<b>COOLING</b> Central Air	<b>BASEMENT</b> Partial	<b>GARAGE TYPE</b> Garage Attached
<b>SEWER</b> City	Window A/C Unit	<b>EXTERIOR</b> Aluminum	

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**FINANCIAL**

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Financing Remarks

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**SOLD STATUS**

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

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**REMARKS**

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**Remarks** 4 Unit Quad located in the North end of Mount Vernon on Historical North Main Street, this multi family home is situated on a level and easy to care for corner lot, currently zoned R-2, features include over 4,700 square feet of living space, there is an attached 2 car garage with concrete driveway plus the convenience of on street parking, natural gas forced air heating, current monthly rental income is \$1,775 with owner paying water, sewer and trash removal, this is an impressive property and ideal for owner occupied with rental income or perfect for landlord investors. \$157,500

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**AGENT TO AGENT REMARKS**

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**Agent to Agent Remarks** Agents - Please contact The Sam Miller Team to schedule showings 740-397-7800

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**ADDITIONAL PICTURES**

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