

ALL FIELDS WITH EMAIL



MLS #	20180375	Bedrooms	3
Class	MULTI-FAMILY	Full Baths	3 Bath
Type	Triplex	Half Bath	0
Area	Villages	Garage Capacity	None
Asking Price	\$80,000	Construction	Frame
Address	45 S Main Street		
Address 2			
City	Fredericktown		
State	OH		
Zip	43019		
Status	Active		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	1	Client Hit Count	0
Number of Acres	0.0943	Number of Units	3
Agent - Agent Name and Phone	Sam Miller - Main: 740-397-7800	Agent - E-mail	samsells@sammiller.com
Listing Office 1 - Office Name	Re/Max Stars	Listing Office 1 - Phone Number	Main: 740-392-7000
Listing Agent 2 - Agent Name and Phone		Listing Agent 2 - E-mail	
Listing Office 2 - Office Name		Listing Office 2 - Phone Number	
Listing Agent 3 - Agent Name and Phone		Listing Agent 3 - E-mail	
Listing Office 3 - Office Name		Listing Office 3 - Phone Number	
Auction Y/N	No	School District	Fredericktown
Public School	Fredericktown	County	In Knox County
Township	Village	Subdivision	None
Comp-Variable Y/N	No	Semi-Annual Taxes	555.56*
Parcel #	65-00451.000	Lot #	0
Listing Date	4/26/2018	Expiration Date	11/15/2018
Lot Size/Acres	.0943	Approx Year Built	1870
Age	148	Approx Above Grade SqFt	2,064
Approx Total Living Space		Zoning	RES
Assessments	3.30*	Walls	0
Floors		Directions	
Documents On File		Unit 1 Bedroom	1
Unit 1 Bathroom	1	Unit 1 Rent\$	\$450.00
Unit 2 Bedroom	1	Unit 2 Bathroom	1
Unit 2 Rent\$	\$450.00	Unit 3 Bedroom	1
Unit 3 Bathroom	1	Unit 3 Rent\$	\$450.00
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	\$1,350	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	4/27/2018
Status Date	4/27/2018	HotSheet Date	4/27/2018
Price Date	4/27/2018	Input Date	4/27/2018 11:02 AM
General Date	4/26/2018	Original Price	\$80,000
Days On Market	1	City Corps. Limit	Yes
Homestead Y/N	No	Homestead \$ Amount	\$0.00
CAUV Y/N	No	CAUV \$ Amount	\$0.00
Village	Fredericktown	Comp-SB	0
Comp-BB	3	Picture Count	4

FEATURES

STYLE

2 Story

WATER

City

SEWER

City

ROOF

Shingle

HEATING

Forced Air

Natural Gas

BASEMENT

Unfinished

EXTERIOR

Vinyl

GARAGE TYPE

None

FINANCIAL

Financing Remarks

SOLD STATUS

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

REMARKS

Remarks 3 Unit triplex located in the village of Fredericktown, each unit offers 1 bedroom and 1 full bath, two of the units have main level living areas with an upstairs bedroom and bath, the third unit is a ranch style, situated on an easy care corner lot with separate parking for all units, low maintenance vinyl sided exterior, natural gas heating, current rental income is \$1,350 per month, priced to sell at \$80,000.

AGENT TO AGENT REMARKS

Agent to Agent Remarks

ADDITIONAL PICTURES

