

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20200297	<b>Bedrooms</b>	4
<b>Class</b>	MULTI-FAMILY	<b>Full Baths</b>	2 Bath
<b>Type</b>	Duplex	<b>Half Bath</b>	0
<b>Area</b>	Mt. Vernon	<b>Garage Capacity</b>	1 Car
<b>Asking Price</b>	\$80,000	<b>Construction</b>	Frame
<b>Address</b>	639 N Sandusky Street		
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**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>	0.3000	<b>Number of Units</b>	2
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammler.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>	Dan Emmet-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>	559.43*
<b>Parcel #</b>	66-09259.000	<b>Lot #</b>	0
<b>Listing Date</b>	5/11/2020	<b>Expiration Date</b>	11/15/2020
<b>Lot Size/Acres</b>	.3	<b>Approx Year Built</b>	1900
<b>Age</b>	120	<b>Approx Above Grade SqFt</b>	1,598
<b>Approx Total Living Space</b>		<b>Zoning</b>	R-1
<b>Assessments</b>	3.00*	<b>Walls</b>	0
<b>Floors</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Unit 1 Bedroom</b>	2
<b>Unit 1 Bathroom</b>	1	<b>Unit 1 Rent\$</b>	\$600.00
<b>Unit 2 Bedroom</b>	2	<b>Unit 2 Bathroom</b>	1
<b>Unit 2 Rent\$</b>	\$675.00	<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>	\$1,345	<b>Rents Income</b>	
<b>Other Income</b>		<b>Gross Income</b>	\$1,345
<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>	5/12/2020
<b>Status Date</b>	5/12/2020	<b>HotSheet Date</b>	5/12/2020
<b>Price Date</b>	5/12/2020	<b>Input Date</b>	5/12/2020 2:51 PM
<b>General Date</b>	5/11/2020	<b>Original Price</b>	\$80,000
<b>Days On Market</b>	1	<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

**GENERAL**

Comp-BB Showing Date	3	Picture Count	21
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**FEATURES**

<b>STYLE</b> 2 Story	<b>ROOF</b> Shingle	<b>EXTERIOR</b> Wood	<b>TYPE TENANCY</b> Lease
<b>WATER</b> City	<b>HEATING</b> Natural Gas	<b>INCLUDED IN RENT</b> Gas	<b>GARAGE TYPE</b> Garage Detached
<b>SEWER</b> City	<b>BASEMENT</b> Partial	Water Sewer	

**FINANCIAL**

Financing Remarks

**SOLD STATUS**

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

**REMARKS**

**Remarks** DUPLEX...great up and down duplex located in the North end of Mount Vernon, nice level lot and plenty of parking, unit 1 features 2 bedrooms and a full bath and rents for \$600 a month and is currently vacant, unit 2 is currently rented for \$675 and features 2 bedrooms and a full bath, there are two covered porches, garage plus a storage building that bring in additional income, sellers pays gas and water/sewer, potential gross monthly income of \$1,345. Priced to sell fast at \$80,000.

**AGENT TO AGENT REMARKS**

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** Garage rented for \$40 a month. Shed rented for \$30 a month.

**ADDITIONAL PICTURES**



