

ALL FIELDS DETAIL



MLS #	20100953	Bedrooms	5
Status	Active	Total Baths	2 Bath
Type	Duplex	Garage Capacity	1 Car
Address	639 N Sandusky Street	Construction	Frame
Address 2			
City	Mount Vernon		
State	OH		
Zip	43050		
Area	Mt. Vernon		
Class	MULTI-FAMILY		
Asking Price	\$69,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Number of Acres	0.3000	Number of Units	2
Auction Y/N	No	Agent	Sam Miller - Main: (740) 397-7800
Listing Office 1	Re/Max Stars - Main: (740) 392-7000	Listing Agent 2	
Listing Office 2		Listing Agent 3	
Listing Office 3		School District	Mount Vernon
Public School	Dan Emmet-MTV District	County	In Knox County
Township	City	Subdivision	
Comp-SB	0	Comp-BB	3
Comp-Variable Y/N	No	Semi-Annual Taxes	448.01*
Parcel #	66-09259-000	Lot #	0
Listing Date	7/27/2010	Expiration Date	1/15/2011
Lot Size/Acres	99 x 132	Approx Year Built	1900
Age	110	Approx Above Grade SqFt	1598
Approx Total Living Space	1598	Zoning	R-1
Assessments	6.00*	Walls	plaster/drywall
Floors	carpet	Directions	
Parcel #1		Parcel #2	
Parcel #3		Parcel #4	
Documents On File		Unit 1 Bedroom	3
Unit 1 Bathroom	1	Unit 1 Rent\$	600.00
Unit 2 Bedroom	2	Unit 2 Bathroom	1
Unit 2 Rent\$	500.00	Unit 3 Bedroom	0
Unit 3 Bathroom	0	Unit 3 Rent\$	0.00
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	1100	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	8/6/2010
Status Date	8/6/2010	HotSheet Date	8/6/2010
Price Date	8/6/2010	Input Date	8/6/2010 7:54:00 AM
Original Price	\$69,900	Days On Market	10

FEATURES

STYLE	ROOF	EXTERIOR	TYPE TENANCY
2 Story	Shingle	Wood	Lease
WATER	HEATING	INCLUDED IN RENT	GARAGE TYPE
City	Forced Air	Gas	Garage Detached
SEWER	Natural Gas	Water	

FEATURES

City	BASEMENT	Sewer
	Partial	

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

DUPLEX, located in the North end of Mount Vernon on a nice lot and there is plenty of parking, unit 1 features 3 bedrooms and a full bath and rents for \$600 per month, the second unit features 2 bedrooms and a full bath and rents for \$500 per month, there are 2 covered porches, a garage plus a large storage building, it's priced right and is a good value as a rental and also an ideal home to live in one apartment and rent the other and generate some cash flow and earn some extra income. \$69,900

ADDITIONAL PICTURES

