

ALL FIELDS DETAIL



MLS #	20110727	Bedrooms	4
Status	Active	Total Baths	3 Bath
Type	Triplex	Garage Capacity	None
Address	7659 Newark Road	Construction	Frame
Address 2			
City	Mount Vernon		
State	OH		
Zip	43050		
Area	Suburban		
Class	MULTI-FAMILY		
Asking Price	\$48,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	48	Client Hit Count	24
Number of Acres	0.3750	Number of Units	3
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	Twin Oaks-MTV District	County	In Knox County
Township	Pleasant	Subdivision	
Comp-SB	0	Comp-BB	3
Comp-Variable Y/N	No	Semi-Annual Taxes	480.62*
Parcel #	59-00246.000	Lot #	0
Listing Date	7/15/2011	Expiration Date	7/15/2012
Lot Size/Acres	.375	Approx Year Built	1940
Age	71	Approx Above Grade SqFt	1874
Approx Total Living Space	1874	Zoning	0
Assessments	6.00*	Walls	drywall/other
Floors		Directions	
Parcel #1		Parcel #2	
Parcel #3		Parcel #4	
Documents On File		Unit 1 Bedroom	2
Unit 1 Bathroom	1	Unit 1 Rent\$	600.00
Unit 2 Bedroom	1	Unit 2 Bathroom	1
Unit 2 Rent\$	375.00	Unit 3 Bedroom	1
Unit 3 Bathroom	1	Unit 3 Rent\$	300.00
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	1275	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	5/31/2012
Status Date	7/19/2011	HotSheet Date	5/31/2012
Price Date	5/31/2012	Input Date	7/19/2011 2:14:00 PM
Days On Market	321		

FEATURES

STYLE	ROOF	BASEMENT	INCLUDED IN RENT
2 Story	Shingle	Partial	Electric
WATER	HEATING	EXTERIOR	Other (See Remarks)
Well	Forced Air	Aluminum	
SEWER	Oil	Vinyl	

FEATURES

Aerator

FINANCIAL

Original Price	\$55,000	Financing Remarks
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SOLD STATUS

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

REMARKS

Triplex in the country on the corner of Newark Road and Rangeline Road and in Mount Vernon School District, this triplex is priced super cheap for a quick "as is" condition sale and all 3 apartments are presently rented, the owner pays all utilities, the furnace needs updating, the aerator septic system has just been gone through and has a new aerator motor and new gravel, desirable corner point location within just a couple of minutes of town, this is a great cash flow property but needs a little fix up, this price is right at only \$48,000.

ADDITIONAL PICTURES

