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**Werba Realty**

SALES • RENTALS • PROPERTY MANAGEMENT

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# HOUSE FOR SALE



LID #585-0013C

**Just Reduced**  
**NEW LIST PRICE: \$739,000**  
**30% Down &**  
**Owner will provide mortgage**

### PROPERTY DETAILS

Type: 2 Family + STORE  
Construction: Brick  
Att/Det: Attached  
Stories: 3  
Basement: Full-Unfinished  
Bldg. Size: 25x55 ft.  
Year Built: 1901  
Building Area: 4,125 sf  
Fuel: Oil  
Heat:  
School District: 24  
Lot Size: 25x100 ft  
Lot: 6  
Block: 3391  
Zoning: R6B  
Taxes: \$4,107.12

### INCOME

INCOME		
Apartments		
1st.: SHOP		
2nd.:	\$3,000.00	5 YR. LEASE
3rd.:	\$1,200.00	
4th.:	\$1250.00	
<b>Total Rent</b>	<b>Monthly</b>	<b>Annually</b>
	<b>\$5,450.00</b>	<b>\$65,400.00</b>

### BUILDING DETAILS

Garage: No  
Driveway: No  
Basement: Full-Unfinished  
Bedrooms: 2 x 3 BR  
Bath: 2 x 1 Bath  
# Kitchens: 2  
EIK: Yes  
Dining Room:  
Den/Fam Room:  
Office:  
Attic:  
Appearance:  
Porch:  
Patio:  
Deck:  
WW Carpet:  
Wood Floors:  
Stove: 2  
Refrigerator: 0  
Washer: 0  
Dryer: 0  
A/C: 0  
Fireplace: 0  
Skylight: 0  
Water: Public  
Sewer: Yes  
Fuel: Gas  
Heat:

### EXPENSES

Water:	\$1,200.00
Septic:	\$
Fuel:	\$
Electric:	\$
Maintenance/Repairs:	\$
Insurance:	\$1,800.00
Taxes:	\$4,107.12
Miscellaneous:	\$

**Total Annual Expenses: ca.\$7,107.12**

**Total Net Income \$**

**Building Sq. Footage= 4,125 (Factory 2,750 sq. ft. + Living 1,375 sq. ft.)**  
Basement: Full Unfinished—clean  
1st Fl.: Store-2 sculptors/artists—2,750 sq. ft.-2 toilets—\$3000.00  
2nd Fl.: 6 Rooms—no lease  
3rd. Fl.: 6 Rooms—no lease

**30% Down & Owner will provide Mortgage**

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