



Address:	667 East Pioneer Rd., Fond du Lac				Offered:	\$112,500.00		
No. of Units	<u>2</u>	Lot Size	<u>99' X 150'</u>	Flood Plain	<u>No</u>	Age	<u>1900</u>	
Cash Flow Analysis Annual		Class	<u>Duplex</u>	Style	<u>2 story</u>	Zoning	<u>Residential</u>	
Rents	<u>\$14,880</u>	Sq. Ft.	<u>1752</u>	Tax Year	<u>2007</u>	Area	<u>404</u>	
Misc	<u>\$0</u>							
Vacancy (Est. 5%)	<u>\$0</u>	No. of Services		Service Type				
		Heat	<u>1</u>	Heat Type	<u>Gas Hot Water</u>			
Total Gross	<u>\$14,880</u>	Air Con	<u>0</u>	Air	<u>-----</u>			
Expenses		Electric	<u>2</u>	Electric	<u>Breakers</u>			
Insurance	<u>\$400</u>	Water	<u>1</u>	Water	<u>Public</u>			
Management	<u>\$0</u>							
Maintenance (Est 5%)	<u>\$0</u>	Features:						
Taxes	<u>\$1,925</u>	<u>Upper & lower remodeled. Lots of new including water heater, plumbing, gas lines, carpet, bath, and more. Great for owner occupant.</u>						
Heat	<u>\$1,361</u>							
Electric	<u>\$0</u>							
Water	<u>\$670</u>	ADDITIONAL INFO.:						
Other	<u>\$0</u>	<u>BROKER OWNED PROPERTY. Square footage, lot size, and age per city. Taxes per county. Average gas per Alliant Energy. Rent month to month. Security deposit=1 months rent.</u>						
Total Expense	<u>\$4,356</u>							
Net Oper Inc (N O I)	<u>\$10,524</u>							

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I-5102

667 East Pioneer Rd., Fond du Lac

DIRECTIONS:

South on Main to Pioneer. Left (east) to Hwy V. Corner of Hwy V and Pioneer;

INCLUSIONS:

2 ranges, 2 refrigerators, window dressings.

EXCLUSIONS:

tenants personal property

Unit	Rent	Security Deposit	Bedroom	Total Rooms	Bath	Sq. Ft.	Water	Gas	Electric
1	\$645.00		2	5	1	902	LL	LL	T
2	\$595.00		2	4	1	850	LL	LL	T
3	\$0.00		0	0	0	0			
4	\$0.00		0	0	0	0			
5	\$0.00		0	0	0	0			
6	\$0.00		0	0	0	0			
7	\$0.00		0	0	0	0			
8	\$0.00		0	0	0	0			

OFFERED BY: Len Bacon OFFICE #: 921-2300 HOME #: N/A
OWNER: Bacon CONTACT: CENTURY 21 Fox Valley PHONE #: 948-2900

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