



Address:	<b>140 E. Arndt St., Fond du Lac</b>				Offered:	<b>\$115,900.00</b>	
No. of Units	<u>2</u>	Lot Size	<u>55' X 310'</u>	Flood Plain	<u>No</u>	Age	<u>50+</u>
<b>Cash Flow Analysis Annual</b>		Class	<u>Duplex</u>	Style	<u>2 Story</u>	Zoning	<u>Residential</u>
Rents	<u>\$13,920</u>	Sq. Ft.	<u>1814</u>	Tax Year	<u>2007</u>	Area	<u>402</u>
Misc	<u>\$0</u>						
Vacancy (Est. 5%)	<u>\$690</u>	No. of Services		Service Type			
Total Gross	<u>\$13,230</u>	Heat	<u>2</u>	Heat Type	<u>N.G.F.A.</u>		
<b>Expenses</b>		Air Con	<u>0</u>	Air			
Insurance	<u>\$777</u>	Electric	<u>2</u>	Electric	<u>Fuses</u>		
Management	<u>\$0</u>	Water	<u>2</u>	Water	<u>Public</u>		
Maintenance (Est 5%)	<u>\$0</u>	<b>Features:</b>					
Taxes	<u>\$1,910</u>	<u>Rooms rounded. Newer roof, siding, windows, kitchens, baths. 6 car parking &amp; 310 ft. deep lot. Laundry hook ups. Newer hi-eff furnaces. Seller will do 2nd.</u>					
Heat	<u>\$0</u>						
Electric	<u>\$0</u>						
Water	<u>\$0</u>	<b>ADDITIONAL INFO.:</b>					
Other	<u>\$0</u>	<u>Square footage, lot size, and age per city. Taxes per county. Broker owned. Upper vacant, rent projected.</u>					
Total Expense	<u>\$2,687</u>						
Net Oper Inc (N O I)	<u>\$10,543</u>						

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**I-6101**

**140 E. Arndt St., Fond du Lac**

**DIRECTIONS:**

North on Main St. to Arndt St., east to address & sign.

**INCLUSIONS:**

2 ranges, 2 refrigerators

**EXCLUSIONS:**

Tenants personal property.

Unit	Rent	Security Deposit	Bedroom	Total Rooms	Bath	Sq. Ft.	Water	Gas	Electric
1	\$595.00		3	6	1	970	T	T	T
2	\$565.00		3	6	1	970	T	T	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 #: (920)921-2300      HOME #: N/A  
OWNER: Bacon      CONTACT: CENTURY 21 Fox Valley      PHONE #: 948-2900

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