



I-6115



Address: 73 E. Johnson St., Fond du Lac 54935 Offered: \$93,900.00

| | | | | | | | |
|----------------------------------|-----------------|------------------------------------------------------------------------------------------------|------------------|--------------|-----------------|--------|---------------------|
| No. of Units | <u>2</u> | Lot Size | <u>75' X 76'</u> | Flood Plain | <u>500 Yr.</u> | Age | <u>1890</u> |
| Cash Flow Analysis Annual | | Class | <u>Duplex</u> | Style | <u>2 Story</u> | Zoning | <u>Multi-Family</u> |
| Rents | <u>\$11,760</u> | Sq. Ft. | <u>2352</u> | Tax Year | <u>2007</u> | Area | <u>402</u> |
| Misc | <u>\$0</u> | | | | | | |
| Vacancy (Est. 5%) | <u>\$0</u> | No. of Services | | Service Type | | | |
| Total Gross | <u>\$11,760</u> | Heat | <u>2</u> | Heat Type | <u>N.G.F.A.</u> | | |
| Expenses | | Air Con | <u>0</u> | Air | | | |
| Insurance | <u>\$367</u> | Electric | <u>2</u> | Electric | <u>Breakers</u> | | |
| Management | <u>\$0</u> | Water | <u>2</u> | Water | <u>Public</u> | | |
| Maintenance (Est 5%) | <u>\$0</u> | Features: | | | | | |
| Taxes | <u>\$1,524</u> | <u>Very large, well kept. Newer furnaces. 2 driveways. Lots of natural wood. Many updates.</u> | | | | | |
| Heat | <u>\$0</u> | ADDITIONAL INFO.: | | | | | |
| Electric | <u>\$0</u> | <u>Sidewall insulation blown in in November 2007.</u> | | | | | |
| Water | <u>\$0</u> | | | | | | |
| Other | <u>\$0</u> | | | | | | |
| Total Expense | <u>\$1,891</u> | | | | | | |
| Net Oper Inc (N O I) | <u>\$9,869</u> | | | | | | |

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Fax: (920) 921-2814 · 1-800-921-2399 · century21foxvalley@century21.com

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73 E. Johnson St., Fond du Lac 54935

DIRECTIONS:

Main St. south to Johnson St, east to address.

INCLUSIONS:

2 ranges, 2 refrigerators

EXCLUSIONS:

Tenants person property.

| Unit | Rent | Security Deposit | Bedroom | Total Rooms | Bath | Sq. Ft. | Water | Gas | Electric |
|------|----------|------------------|---------|-------------|------|---------|-------|-----|----------|
| 1 | \$520.00 | \$520.00 | 2 | 5 | 1 | 1200 | T | T | T |
| 2 | \$460.00 | \$440.00 | 2 | 5 | 1 | 1152 | 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: Rieder CONTACT: CENTURY 21 Fox Valley PHONE #: 948-2900

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