



Address:	144 Hamilton Place, Fond du Lac 54935				Offered:	\$114,900.00 \$109,900		
No. of Units	<u>3</u>	Lot Size	<u>120' X 50'</u>	Flood Plain	<u>100 Yr.</u>	Age	<u>1900</u>	
Cash Flow Analysis Annual		Class	<u>Tri-Plex</u>	Style	<u>2 Story</u>	Zoning	<u>Shopping Dist</u>	
Rents	<u>\$16,020</u>	Sq. Ft.	<u>2394</u>	Tax Year	<u>2007</u>	Area	<u>403</u>	
Misc	<u>\$0</u>							
Vacancy (Est. 5%)	<u>\$0</u>	No. of Services		Service Type				
Total Gross	<u>\$16,020</u>	Heat	<u>3</u>	Heat Type	<u>N.G.F.A.</u>			
Expenses		Air Con	<u>0</u>	Air				
Insurance	<u>\$690</u>	Electric	<u>3</u>	Electric	<u>Fuses</u>			
Management	<u>\$0</u>	Water	<u>3</u>	Water	<u>Public</u>			
Maintenance (Est 5%)	<u>\$0</u>	Features:						
Taxes	<u>\$2,252</u>	Great cash flows. New roof, siding, windows, furnaces, 7 years some newer. 3 high efficiency furnaces. Black top parking. Broker owned.						
Heat	<u>\$0</u>							
Electric	<u>\$0</u>							
Water	<u>\$524</u>	ADDITIONAL INFO.:						
Other	<u>\$0</u>	Per zoning map zoned neighborhood shopping district.						
Total Expense	<u>\$3,466</u>							
Net Oper Inc (NOI)	<u>\$12,554</u>							

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I-6117

144 Hamilton Place, Fond du Lac 54935

DIRECTIONS:

Division St. to Brooke St., east to address.

INCLUSIONS:

3 ranges, 3 refrigerators, window dressings.

EXCLUSIONS:

Sellers and tenants personal property.

Unit	Rent	Security Deposit	Bedroom	Total Rooms	Bath	Sq. Ft.	Water	Gas	Electric
1	\$460.00		2	6	1	850	L	T	T
2	\$395.00		1	4	1	694	L	T	T
3	\$480.00		2	5	1	850	L	T	T
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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