



Address:	<u>99 West 1st Street</u>				Offered:	<u>\$110,900.00</u>	
No. of Units	<u>2</u>	Lot Size	<u>90' X 65'</u>	Flood Plain	<u>100 Yr</u>	Age	<u>1910</u>
<b>Cash Flow Analysis Annual</b>		Class	<u>Side by Side</u>	Style	<u>2 Story</u>	Zoning	<u>Commercial</u>
Rents	<u>\$12,840</u>	Sq. Ft.	<u>2591</u>	Tax Year	<u>2008</u>	Area	<u>403</u>
Misc	<u>\$0</u>						
Vacancy (Est. 5%)	<u>\$0</u>	No. of Services		Service Type			
Total Gross	<u>\$12,840</u>	Heat	<u>2</u>	Heat Type	<u>N.G.F.A.</u>		
<b>Expenses</b>		Air Con	<u>0</u>	Air	<u>-</u>		
Insurance	<u>\$306</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>	<b>Features:</b>					
Taxes	<u>\$2,173</u>	<u>Some newer updates in this side by side duplex. 2 driveways and one 2-car garage. Central location. Great investment!</u>					
Heat	<u>\$0</u>						
Electric	<u>\$0</u>						
Water	<u>\$0</u>	<b>ADDITIONAL INFO.:</b>					
Other	<u>\$0</u>						
Total Expense	<u>\$2,479</u>						
Net Oper Inc (N O I)	<u>\$10,361</u>						

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**I-7103**

**99 West 1st Street**

**DIRECTIONS:**

Main St. going south to 1st St., West to address.

**INCLUSIONS:**

2 ranges, 2 refrigerators

**EXCLUSIONS:**

Tenants/ and or sellers personal property.

Unit	Rent	Security Deposit	Bedroom	Total Rooms	Bath	Sq. Ft.	Water	Gas	Electric
1	\$550.00	\$550.00	2	6	1	1400	Tenant	Tenant	Tenant
2	\$520.00	\$500.00	2	6	1	1191	Tenant	Tenant	Tenant
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: CENTURY 21 Fox Valley OFFICE #: (920)921-2300 HOME #: -  
OWNER: Rieder CONTACT: Len Bacon PHONE #: 948-2900

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