



Address:	<u>169 Forest Ave.</u>				Offered:	<u>\$475,000.00</u>	
No. of Units	<u>2</u>	Lot Size	<u>43' X 130'</u>	Flood Plain	<u>No</u>	Age	<u>50+</u>
Cash Flow Analysis Annual		Class	<u>Duplex</u>	Style	<u>2 Story</u>	Zoning	<u>Residential</u>
Rents	<u>\$14,040</u>	Sq. Ft.	<u>2738</u>	Tax Year	<u>2009</u>	Area	<u>403</u>
Misc	<u>\$0</u>						
Vacancy (Est. 5%)	<u>\$0</u>	No. of Services		Service Type			
Total Gross	<u>\$14,040</u>	Heat	<u>2</u>	Heat Type	<u>NGHW</u>		
Expenses		Air Con	<u>0</u>	Air	<u>-</u>		
Insurance	<u>\$592</u>	Electric	<u>2</u>	Electric	<u>Breakers</u>		
Management	<u>\$0</u>	Water	<u>2</u>	Water	<u>City</u>		
Maintenance (Est 5%)	<u>\$0</u>	Features:					
Taxes	<u>\$1,957</u>	<u>Extremely large, very roomy. Part of package including 169, 171, & 173 Forest Ave. and 16 garage storage at 168 Hamilton Pl. entire package for \$475,000</u>					
Heat	<u>\$0</u>	_____					
Electric	<u>\$0</u>	_____					
Water	<u>\$0</u>	ADDITIONAL INFO.:					
Other	<u>\$0</u>	_____					
Total Expense	<u>\$2,549</u>	_____					
Net Oper Inc (N O I)	<u>\$11,491</u>	_____					

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I-8104

169 Forest Ave.

DIRECTIONS:

Main St. to Forest Ave. west to address and sign.

INCLUSIONS:

2 refrigerators and 2 ranges

EXCLUSIONS:

Sellers and tenants personal property

Unit	Rent	Security Deposit	Bedroom	Total Rooms	Bath	Sq. Ft.	Water	Gas	Electric
1	\$585.00	\$585.00	3	7	1	1400	T	T	T
2	\$585.00	\$585.00	3	6	1	1400	T	T	T
3	\$0.00	\$0.00	0	0	0	0			
4	\$0.00	\$0.00	0	0	0	0			
5	\$0.00	\$0.00	0	0	0	0			
6	\$0.00	\$0.00	0	0	0	0			
7	\$0.00	\$0.00	0	0	0	0			
8	\$0.00		0	0	0	0			

OFFERED BY: CENTURY 21 Fox Valley OFFICE #: (920)921-2300 HOME #: 948-2900

OWNER: Algoma LLC CONTACT: Len Bacon PHONE #: 948-2900

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