



I-9104



Address: 126 S. Bell St. Offered: ~~\$59,900.00~~ **\$44,900**

No. of Units	<u>2</u>	Lot Size	<u>50' x 120'</u>	Flood Plain	<u>No</u>	Age	<u>1900</u>
<b>Cash Flow Analysis Annual</b>		Class	<u>Duplex</u>	Style	<u>2 Story</u>	Zoning	<u>Residential</u>
Rents	<u>\$9,360</u>	Sq. Ft.	<u>1575</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>\$9,360</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>\$480</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>\$1,704</u>		<u>2 bedroom up, 2 bedroom down. Tenants pay all utilities. Great area.</u>				
Heat	<u>\$0</u>						
Electric	<u>\$0</u>						
Water	<u>\$0</u>	<b>ADDITIONAL INFO.:</b>					
Other	<u>\$0</u>		<u>Insurance expense is an estimate. Both units are month to month due on the 1st. Use Addendum SSO</u>				
Total Expense	<u>\$2,184</u>						
Net Oper Inc (NOI)	<u>\$7,176</u>						

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

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**126 S. Bell St.**

**DIRECTIONS:**

Division St. west to Bell St., south to address and sign.

**INCLUSIONS:**

None

**EXCLUSIONS:**

2 ranges, 2 refrigerators.

Unit	Rent	Security Deposit	Bedroom	Total Rooms	Bath	Sq. Ft.	Water	Gas	Electric
1	\$390.00	\$390.00	2	6	1	800	T	T	T
2	\$390.00	\$390.00	2	5	1	775	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: Len Bacon OFFICE #: (920)921-2300 HOME #: 948-2900

OWNER: Boeder CONTACT: CENTURY 21 Fox Valley PHONE #: 948-2900

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