Investment Agent Full Detail Report

Schedule a Showing

Listings as of 03/05/2019

Property Type INVESTMENT **Status** Active **CDOM** 0 **DOM** 0 **Auction** No

MLS # 201907546 110 E Main Street Mentone IN 46539 **Status** Active **LP** $80,500

Area Kosciusko County **Parcel ID** 43-13-01-400-011.000-036 **Type** Apartment Building
Sub Mentone **Cross Street**
Total Bedrooms 2 **F Baths** 2 **H Baths** 1 **Age** 84
School District TIP **Elem** Mentone **JrH** Tippe Valley **SrH** Tippe Valley
Style No **Stories** 2.0 **REO** No **Short Sale** No
Legal Description 016-010-034 W 1/2 Lot 208 Mentone
Directions South on SR 25 into Mentone to 110/112 Main St. on Left

Remarks Nice Business Opportunity! Currently rented 2 apartments, 1 laundromat & office/store front! Property also includes a garage in the back. Great income potential!

Agent Remarks 24 hr notice required for all showings.

Sec **Lot** 208 **Zoning** **Lot Ac/SF/Dim** 0.0758 / 3,300 / 25x132 **Src** N **Lot Des** LEVL
Township Franklin **Abv Gd Fin SqFt** 3,529 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 1,775 **Ttl Fin SqFt** 3,529
Year Built 1935 **Age** 84 **New** No **DC** **Ext** Brick **Bsmt/Fntn** Cellar
Total # Bldgs 1 **# Units** 4 **# Units Rented** 4 **# Effic.** 0 **# 1BR** 2 **# 2BR** 0 **# 3BR** 0 **# 4BR** 0

Unit #	Level	$ Unit Rent	Rented	Rent Freq	# Rms	# BR	# Bath	Bsmt	Garage	Dep Amt.	Lease Exp Date

Gross An. Rent	$24,000.00	**Lease Term**	1 Year			**#Refrg**	2	**Security Sys**	No
Assn Dues	NONE	**Water**	City			**#Range/Oven**	2	**Pool**	No
Water/Sewer	$1,200.00	**Sewer**	City			**#Microwave**	0	**Pool Type**	
Fuel	$1,200.00	**Fuel**	Gas, Forced Air			**#Dishwasher**	0	**Pet Restrict.**	Yes
Electric	$2,400.00	**Heating**		**Outbldg**	2GAR 24 x 16	**#Disposal**	0	**ADA Features**	No
Trash	$10.00	**Cooling**	None	**Flooring**	Vinyl Tile, Wood	**#Washer**	0	**Near Wlkg Trail**	No
Insurance	$1,200.00	**Restrictions**				**#Dryer**	0	**Jet/Garden Tub**	No
Property Tax	$2,036.00			**Water Access**		**#W/D Connect**	0	**Guest Quarters**	No
Maintenance	$10.00	**# Water Meters**		**Water Name**				**Channel Frtg**	
Miscellaneous	$0.00	**# Elec Meters**		**Water Type**		**Wtr Frtg**			
Net Ann Inc.	$15,944.00	**# Gas Meters**		**Water Features**					

OWNER PAYS Building Insurance, Electric, Fuel, Heating, Sewer, Trash Collection
TENANT PAYS Other
SALE INCLUDES Building, Business, Land
AMENITIES Porch Enclosed

Occupancy Comm Tenant Occupied **Owner Name** **Auctioneer Name/Lic.#**
Financing: Existing **Proposed** Cash, Conventional **Excluded Party** None
Annual Prop Tax $2,036.00 **Exemption** **Year Taxes Payable** 2018 **Assessed Value** $95,800.00
Is Owner/Seller a Real Estate Licensee No **Possession** at closing
List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Rainelle L Shockome - Cell: 260-341-4801
Agent ID RB14043378 **Agent E-mail** rshockome@yahoo.com
Co-List Office **Co-List Agent**
Showing Instr Owner will unlock; must have 24 hr notice
List Date 3/5/2019 **Exp Date** 8/1/2019 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 2.5% **Vari.Rate** No **Special Listing Cond.** None
Virtual Tours: **Lockbox Type** NONE **Lockbox Location** none **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-List Off** **Co-List Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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