ALL FIELDS WITH EMAIL



MLS# 20180375 Class **MULTI-FAMILY** Type Triplex Villages Area Asking Price \$80,000 Address

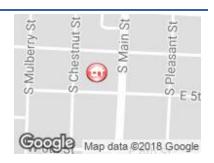
45 S Main Street

Address 2

City Fredericktown

State OH 43019 Zip Status Active Sale/Rent For Sale IDX Include

Bedrooms 3 3 Bath **Full Baths Half Bath** n Garage Capacity None Construction Frame







GENERAL

VOW Include Yes **VOW Address** Yes **VOW Comment** Yes **VOW AVM** Yes **Agent Hit Count Client Hit Count** 0 0.0943 3 **Number of Acres Number of Units** samsells@sammiller.com

Sam Miller - Main: 740-397 Agent - Agent Name and Phone

-7800

3.30*

\$0.00

\$1,350

1

Listing Office 1 - Office Name Re/Max Stars

Listing Agent 2 - Agent Name and Phone

Listing Office 2 - Office Name

Listing Agent 3 - Agent Name and Phone

Listing Office 3 - Office Name

Auction Y/N No

Public School Fredericktown **Township** Village Comp-Variable Y/N No

Parcel # 65-00451.000 **Listing Date** 4/26/2018 Lot Size/Acres .0943 148 Age

Approx Total Living Space

Assessments

Floors

Documents On File Unit 1 Bathroom

Unit 2 Bedroom 1 **Unit 2 Rent\$** \$450.00 **Unit 3 Bathroom** 1 **Unit 4 Bedroom** 0 **Unit 4 Rent\$** \$0.00 **Unit 5 Bathroom** 0 **Unit 6 Bedroom** 0

Unit 7 Bathroom Total Income Other Income **Insurance Expense**

Taxes Expense Vacancy Expense Other Expense **Net Income**

Unit 6 Rent\$

Associated Document Count

Tax ID **Status Date** 4/27/2018 **Price Date** 4/27/2018 **General Date** 4/26/2018

Days On Market Homestead Y/N No **CAUV Y/N** No

Village Fredericktown Comp-BB

Agent - E-mail

Listing Office 1 - Phone Number Listing Agent 2 - E-mail

Listing Office 2 - Phone Number

Listing Agent 3 - E-mail

Listing Office 3 - Phone Number **School District**

County Subdivision None Semi-Annual Taxes 555.56* Lot# 0

Expiration Date Approx Year Built 1870 Approx Above Grade SqFt 2,064 Zoning **RES**

Walls **Directions Unit 1 Bedroom**

Unit 1 Rent\$

Unit 2 Bathroom 1 Unit 3 Bedroom 1 Unit 3 Rent\$ **Unit 4 Bathroom Unit 5 Bedroom** 0 **Unit 5 Rent\$** \$0.00 **Unit 6 Bathroom** 0 **Unit 7 Bedroom**

Rents Income Gross Income Management Expense Maintenance Expense **Utilities Expense Total Expenses Off Market Date** Search By Map

Unit 7 Rent\$

Update Date 4/27/2018 **HotSheet Date Input Date**

Original Price City Corps. Limit Yes **Homestead \$ Amount** \$0.00 **CAUV \$ Amount** \$0.00 Comp-SB 0 **Picture Count**

11/15/2018 0

\$450.00

\$450.00 0 \$0.00

\$80,000

FEATURES

STYLE ROOF
2 Story Shingle
WATER HEATING
City Forced Air
SEWER Natural Gas
City

BASEMENT Unfinished EXTERIOR Vinyl

GARAGE TYPE None

FINANCIAL

Financing Remarks

SOLD STATUS

How Sold Closing Date Selling Agent 1 - Agent Name Seller Concessions Y/N Financing Contract Date Sold Price

Selling Office 1 - Office Name

Seller Concessions

REMARKS

Remarks 3 Unit triplex located in the village of Fredericktown, each unit offers 1 bedroom and 1 full bath, two of the units have main level living areas with an upstairs bedroom and bath, the third unit is a ranch style, situated on an easy care corner lot with separate parking for all units, low maintenance vinyl sided exterior, natural gas heating, current rental income is \$1,350 per month, priced to sell at \$80,000.

AGENT TO AGENT REMARKS

Agent to Agent Remarks

ADDITIONAL PICTURES





