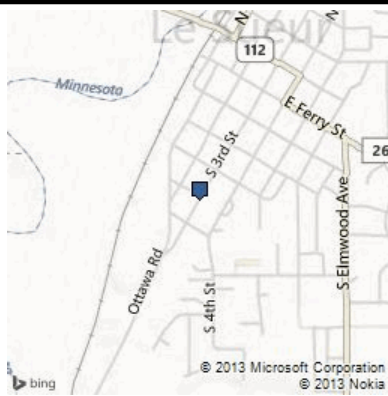


609 S 3rd St, Le Sueur, MN 56058**Status: Active****List Price: \$89,900****Original List Price: \$99,900****Map Page: 212****Map Coord: C4****Directions: Main Street to Maag to 3rd**

Style: **(MF) Duplex Up and Down**
 Const Status: **Previously Owned**
 Foundation Size: **890**
 Above Ground Finished SqFt: **1,698**
 Below Ground Finished SqFt: **780**
 Total Finished SqFt: **2478**

Total Units: **2**
 Year Built: **1930**
 Garage: **0.00**
 Acres: **0.17**
 Lot Size: **50 X 150**
 Fire #:

TAX INFORMATION**Property ID: 216800560**

Tax Year: **2013**
 Tax Amt: **1,528.00**
 Assess Bal: **20.00**
 Tax w/assess: **1,548.00**
 Assess Pend: **Yes**
 Homestead: **No**

List Date: 8/1/13**Received By MLS: 8/1/13****Days On Market: 185****CDOM: 185****General Property Information**

Legal Description: **RISEDORPH ADDN Lot-013 Block-050**
 County: **Le Sueur**
 School District: **2397 - Lesueur-Henderson, 507-665-4600**
 Complex/Dev/Sub:
 Restrictions/Covts:
 Lot Description:
 Road Frontage: **City**
 Zoning: **Residential-Multi-Family**
 Lake/Waterfront:
 Owner is an Agent?: **No**

Owner Occupied: N

Accessibility: **None**
 Lake Name:

Remarks

Agent Remarks: **This Duplex must be sold as a package with 613 S 3rd. Tennants pay almost all expenses. 24 HOUR notice**

Public Remarks: **Up / down duplex. MUST be sold as a package with 613 (also a duplex)**

Structure Information

Heat: **Forced Air**
 Fuel: **Natural Gas**
 Water: **City Water/Connected**
 Sewer: **City Sewer/Connected**
 Garage Stalls: **0**
 Basement: **Walkout, Full, Finished (Livable)**
 Parking Char: **Uncovered/Open, Driveway - Asphalt**
 Pool: **None**
 Amenities-Shared: **Porch**
 Shared Rooms: **Other**

No. of Ranges: **Two**
 No. of Refrig: **Two**
 Exterior: **Wood**
 Fencing: **None**
 Roof: **Asphalt Shingles**

609 S 3rd St, Le Sueur, MN 56058**Unit Information****Number of Units Like This:** 1

Total Rooms: 4
 Total Bedrooms: 2
 Total Baths: 1 Full: 0 3/4: 1 1/2: 0 1/4: 0
 Bath Char:
 Fireplaces: 0
 Fireplace Char:
 Appliances:
 Amenities: Porch
 Special Search:

Monthly Expense: \$0
 Monthly Rent: \$500
 Annual Rent: \$6,000
 Finished Sq Ft: 870
 Oth Park Spaces:
 Air Conditioning: Central

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Living Rm	Main (Grou		Bedroom 1	Main (Grou				
Dining Rm	Main (Grou		Bedroom 2	Main (Grou				
Family Rm			Bedroom 3					
Kitchen	Main (Grou		Bedroom 4					

Dining Room Desc: Informal Dining Room

Family Room Char:

Number of Units Like This: 1

Total Rooms: 6
 Total Bedrooms: 3
 Total Baths: 2 Full: 1 3/4: 0 1/2: 1 1/4: 0
 Bath Char: Main Floor 1/2 Bath
 Fireplaces:
 Fireplace Char:
 Appliances: Range, Cooktop, Refrigerator, Washer, Dryer
 Amenities: Porch, Natural Woodwork, Kitchen Window, Hardwood Floors
 Special Search: Main Floor Laundry, 3 BR on One Level

Monthly Expense: \$0
 Monthly Rent: \$750
 Annual Rent: \$9,000
 Finished Sq Ft: 910
 Oth Park Spaces:
 Air Conditioning: None

<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>	<u>Room</u>	<u>Level</u>	<u>Dimen</u>
Living Rm	Main (Grou		Bedroom 1	Main (Grou				
Dining Rm	Main (Grou		Bedroom 2	Upper				
Family Rm			Bedroom 3	Upper				
Kitchen	Main (Grou		Bedroom 4					

Dining Room Desc: Separate/Formal Dining Rm

Family Room Char:

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: 2.25 % Sub-Agent Comp: 2.25 % Facilitator Comp: 2.25 %
 Variable Rate: N List Type: Exclusive Right

Financial Remarks: Duplexes Must Be Sold Together

In Foreclosure?: No

Lender Owned?: No

Potential Short Sale?: Yes

Sellers Terms: Conventional, Cash

Existing Fin:

Auction: No Auctioneer License #:

Auction Type:

Expenses

Owners Expense: Taxes, Insurance, Maintenance/Repair, Snow, Lawn

Tenant Expense: Water/Sewer, Electric, Fuel, Trash

Annual Electric Expense: 0.00
Annual Fuel Expense: 0.00
Annual Insurance Expense: 0.00
Annual Maintenance Expense: 0.00

Annual Gross Expense: 0.00
Total Annual Expenses: 0.00

Annual Repair Expense: 0.00
Annual Trash Expense: 0.00
Annual Water/Sewer Expense: 0.00
Annual Caretaker Expense: 0.00

Income

Annual Gross Income: 0.00
Annual Net Income: \$0

Misc. Monthly Income: \$0
Misc. Annual Income: \$0

Listing Agent: **Scott A. Schlueter 507-317-7751**

Listing Office: **Schlueter Realty**

Appt Phone:

Office Phone: **507-665-8813**

Co-List Agent: **Ramona L. Schlueter 507-665-8813**

This Report Prepared By: **Scott Schlueter 507-317-7751**