



Living Rm Main Bedroom 1 Main  
 Dining Rm Main Bedroom 2 Main  
 Family Rm Bedroom 3  
 Kitchen Main Bedroom 4  
 Dining Room Desc: Informal Dining Room  
 Family Room Char:

Number of Units Like This: 1

Total Rooms: 6 Monthly Expense: \$  
 Total Bedrooms: 3 Monthly Rent: \$750  
 Total Baths: 2 Full: 1 3/4: 0 1/2: 1 1/4: 0 Annual Rent: \$9,000  
 Bath Char: Main Floor 1/2 Bath Finished Sq Ft: 910  
 Fireplaces: Oth Park Spaces:  
 Fireplace Char: Air Conditioning: None

Appliances: Range, Cooktop, Refrigerator, Washer, Dryer  
 Amenities: Porch, Natural Woodwork, Kitchen Window, Hardwood Floors

Special Search: Main Floor Laundry, 3 BR on One Level

Room	Level	Dimen	Room	Level	Dimen	Room	Level	Dimen
Living Rm	Main		Bedroom 1	Main				
Dining Rm	Main		Bedroom 2	Upper				
Family Rm			Bedroom 3	Upper				
Kitchen	Main		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

Sellers Terms: Conventional, Conventional Rehab, Special Funding, Cash

Existing Financing:

In Foreclosure?: No

Lender Owned?: No

Potential Short Sale?: Yes

Owner is an Agent?: No

Expenses

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

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

Annual Electric Expense:	\$	Annual Repair Expense:	\$
Annual Fuel Expense:	\$	Annual Trash Expense:	\$
Annual Insurance Expense:	\$	Annual Water/Sewer Expense:	\$
Annual Maintenance Expense:	\$	Annual Caretaker Expense:	\$
Annual Gross Expense:	\$		
Total Annual Expenses:	\$		

Income

Annual Gross Income: Monthly Misc. Income: \$

Annual Net Income: \$ Annual Misc. Income: \$

### Contact Information

Listing Agent: [Scott A. Schlueter 507-317-7751](tel:507-317-7751)

Appointments: [Book A Showing](#)

Co-List Agt: [Ramona L. Schlueter 507-665-8813](tel:507-665-8813)

Listing Office: [Schlueter Realty](#)

Office Phone: 507-665-8813

MLS #: 4491970 Address: 609 S 3rd Street , Le Sueur, MN 56058

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