Multi-Family Property Full

Property Full Display, Multi-Family Residential, MLS #: 4491970

609 S 3rd Street , Le Sueur, MN 56058

Status: Active List Price: \$89,900

		Minnesoto	Se filmwood Ave
	2013/07/30 10:441/AM	Map Page: 212 Directions: Main Street to M	© 2014 Microsoft Corporation © 2013 Nokia Map Coord: C4
Total Units: 2 Ga Style: Const Status: Foundation Size: AbvGrdFinSqFt: BelGrdFinSqFt: Total Fin SqFt: Acres: Lot Size: Yearly/Seasonal: List Date: 06/11/	arage: Year Built: 1930 (MF) Duplex Up and Down Previously Owned 890 1,698 780 2,478 0.17 50 X 150 Yearly 2014 Received By MLS:06/11/2014	TAX INFORMAT Property ID: Tax Year: Tax Amt: Assess Bal: Tax w/assess: Assess Pend: Homestead: Days On Market:	ION <u>216800560</u> Short Format 2014 \$1,546 \$ \$1,546 No No
General Propert Legal Description: County: Postal City: School District: Complex/Dev/Sub: Restrictions/Covts: Lot Description: Road Frontage: Zoning:	Risedorph Addn Lot-013 Block-050 Le Sueur Le Sueur 2397 - Lesueur-Henderson,507-665-4 Own City	600 ier Occupied: N ility: None	

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	No. of Ranges:	Тwo
Water:		City Water/Connected	No. of Refrig:	Two
Sewer:		City Sewer/Connected	Basement:	Walkout, Full, Finished (Livable)
Garage:			Exterior:	Wood
Parking	Char:	Uncovered/Open,	Fencing:	None
		Driveway - Asphalt	Roof:	Asphalt Shingles
Pool:		None		
Amenitie	es-Shared	l: Porch		
Shared	Rooms:	Other		

Unit Information

Number of Units Like This: 1								
Total Rooms:	4			Monthly Exp	ense:	\$		
Total Bedrooms:	2			Monthly Ren	it:	\$500		
Total Baths:	1 Full: 0 3/4:	1 1/2: 0 1/4	: 0	Annual Rent	:	\$6,000		
Bath Char:				Finished Sq	Ft:	870		
Fireplaces:	0			Oth Park Sp	aces:			
Fireplace Char:				Air Condition	ning:	Central		
Appliances:								
Amenities:	Porch							
Special Search:								
Room Le	evel Dimen	Room	Lev	el Dimen	Roor	n	Level	Dimen

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 Living Rm Main Bedroom 1 Dining Rm Main Bedroom 2 Kitchen Main Bedroom 3 Dining Room Desc: Separate/Formal Dining Rm Family Room Char: Total Main	
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?: In Foreclosure?: No Lender Owned?: No Potential Short Sale?: Yes Owner is an Agent?: No Expenses Owner Expense: Owner Expense: Taxes, Insurance, Maintenance/Repair, Snow, Lawn Tenant Expense: Vater/Sewer, Electric, Fuel, Trash Annual Electric Expense: \$ Annual Repair Expense: Annual Fuel Expense: \$ Annual Trash Expense: Annual Insurance Expense: \$ Annual Wainter/Sewer Expense: Annual Maintenance Expense: \$ Annual Caretaker Expense:	\$ \$ \$
Annual Gross Expense: \$ Total Annual Expenses: \$	Ť
I ncome Annual Gross Income: Monthly Misc. Income: \$ Annual Net Income: \$ Annual Misc. Income: \$	
Contact Information Listing Agent: Scott A. Schlueter 507-317-7751 Appointments: Book A Showing Co-List Agt: Ramona L. Schlueter 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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