

ALL FIELDS DETAIL


Mls #	20943	# Of Bedrooms Per Unit	2
Status	Active	Full Baths Per Unit	1
Type	DUPLEX	Half Baths Per Unit	0
Address	1919 E Market Street	Garage Per Unit	Attached
City	WARSAW		
State	IN		
Zip	46580		
Area	10 - Central Kosc.		
Class	MULTI-FAMILY		
Asking Price	\$119,700		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	Patrick J Pfefferkorn - (574) 269-3801	Listing Office 1	ReMax Rainbow Realtors, Inc. - Main (574) 269-6911
Buyer(s) Exclusion	N	Commission Disclosure	N
Buyer Broker Commission	2.0	Zoning	Residential
Lead Based Paint Disc	Y	Seller Disclosure	Y
Terms	Convent Mortg	Owners Last Name	BLACKWOOD
Agent Owned	No	Agent Related	No
Occupancy	Tenant	Style	2 Stories
Basement/Foundation	Crawl Space	Listing Date	2/19/2008
Possession	Negotiable	Listing Type	Exclusive Right
County	Kosciusko	Township	Wayne
Legal Descriptions	LOT 45 MT MEM ADD	Approx Year Built	1916
Year Remodeled	Y	Approx # Of Acres	0.18
Approx Lot Dimensions	60 X 132	Elementary School	Lincoln
Middle School	Lakeview	High School	Warsaw
Subdivision	None	Associated Document Count	2
Number Of Units	2	Garage Type	2 Car Attached
Unit 1 -Unit #	1	Unit 1 -Br	2
Unit 1 -Fb	1	Unit 1 -Rent	600.00
Unit 1 -Deposit	600.00	Unit 2 -Unit #	2
Unit 2 -Br	2	Unit 2 -Fb	1
Unit 2 -Rent	600.00	Unit 2 -Deposit	600.00
Square Feet -Sqft 1	980	Square Feet -Sqft 2	980
Total SqFt	1960	Avg Annual Exps -Gas	TBD
Avg Annual Exps -Electric	TBD	Avg Annual Exps -Water	TBD
Avg AnExps -Annual Tax	\$1,830	Avg AnExps-Net Income	10,000
Avg AnExps-Grss Ann Inc	14,400	Owner Pays -Water	N
Owner Pays -Sewer	Y	Owner Pays -Heat	N
Owner Pays -Electric	N	Owner Mananged	Y
Agent Managed	N	Original Price	\$119,700
Days On Market	28	Days On MLS	28

FEATURES

Style	2 Stories	Porch/Patio	Open Patio	Appliances	Dishwasher	Cooling	Central Air
Lot Description	Cleared Lot		Open Deck		Refrigerator	Water Heater	Gas
	Level		Covered Stoop		Gas Range/Oven		Gas
Basement/Foundation	Partial Basement	Landscaping	Fence-Chain Link		Range Hood	Amps	200 Amps Circuit Breakers
	Crawl Space		New Floor Cover	Washer	Washer	Water Supply	City Water
	Block	Interior Features	New Paint	Dryer	Dryer	Sewer	City Sewer
Roof	Shingle		Vinyl Floors	Windows	Single Pane		City Sewer
Exterior Siding	Vinyl		Smoke Detector		Double Pane	Documents On File	Pest Inspections
		Fireplace	Washer/Dryer Hookup		Storm Windows		Prop Disclosure
Exterior Features	Paved Street		None	Window Treatment	Wood	Warranty Program	Not Offered
	Gutters				Vinyl Clad		
				Heating			
					Partial		
					Gas Forced Air		
					Natural Gas		

FINANCIAL

Parcel #	004-048-111	Tax Id #	0470302775
Exemptions	N	Utl/Avg/Mo	TBD
Assessments	None	Gas Co	NIPSCO
Prop. Owner Assoc. Fees	No	Electric Company	NIPSCO
Showing Instructions	24 HR. NOTICE	Directions	1919 E. MARKET STREET.

ADDENDUM

WARSAW- WONDERFUL DUPLEX, IN-TOWN CONVENIENCE, WELL MAINTAINED, MANY NEWER IMPROVEMENTS: ROOF, WINDOWS, VINYL SIDING, HIGH EFFICIENCY FURNANCES, CENTRAL A/C, PAINT, SOME FLOOR COVERINGS, ELECTRIC, PLUMBING, AND MORE. BOTH UNITS ARE 2 STY., APPROX. 1000 SQ.FT., 2 BEDROOM, 1 BATH, ALL APPLIANCES INCL. WASHER/DRYER, PARTIAL BASEMENT FOR STORAGE AND LAUNDRY, EACH HAVE A 1 CAR ATTACHED GARAGE, AMPLE PARKING, FENCED YARD WITH OPEN DECK ON EAST UNIT, GOOD RENTAL HISTORY WITH LOW MAINTENANCE.

REMARKS

WARSAW- WONDERFUL DUPLEX, IN-TOWN CONVENIENCE, WELL MAINTAINED, MANY NEWER IMPROVEMENTS: ROOF, WINDOWS, VINYL SIDING, HIGH EFFICIENCY FURNANCES, CENTRAL A/C, PAINT, SOME FLOOR COVERINGS, ELECTRIC, PLUMBING, AND MORE. BOTH UNITS ARE 2 STY., APPROX. 1000 SQ.FT., 2 BEDROOM, 1 BATH, ALL APPLIANCES INCL. WASHER/DRYER, PARTIAL BASEMENT FOR STORAGE AND LAUNDRY, EACH HAVE A 1 CAR ATTACHED GARAGE, AMPLE PARKING, FENCED YARD WITH OPEN DECK ON EAST UNIT, GOOD RENTAL HISTORY WITH LOW MAINTENANCE.

DISCLAIMER

This information is deemed reliable, but not guaranteed.