Listing Agent - Todd Weigandt 937-538-0156

LISTING ID #3275



SELLER: Community Property Group Auglaize, Ltd.

ADDRESS: 162 South Main Street Minster OH

SQ FOOTAGE: 2,812 square feet

LOT SIZE: 69' x 220'

TAXES: \$1,554.00 per year

GARAGE: None

BEDROOMS: Each unit has (2) bedrooms

 Side A (162 S. Main)
 Side B (162 ½ S. Main)

 Master
 Bedroom #2

 17'8" x 9'7"
 14' x 14'

 15' x 12'
 15' x 11'

BATHS: One full bath on each side

KITCHEN: Side A: 20' x 12' Side B: 13' x 11'

DINING ROOM: Side A: Eat-In-Kitchen Side B: Eat-In-Kitchen

FAMILY ROOM: Side A: 14' x 11'8" Side B: 14' x 15'

UTILITY ROOM: Side A: 10' x 11' Side B: 10' x 11'

TYPE OF HEAT: Gas hot water heat

CENTRAL A/C: Window A/C units

FOUNDATION: Crawl Space

FIREPLACE: None

DECK: None

NOTES: Nice two-unit investment property. All appliances stay. All new carpet, interior paint, appliances,

windows, doors and shutters in 2013. Each unit rents for \$575.00 per side, for a total rental income

of \$1,150.00 per month.

YEAR BUILT: 1890 BUYER/BROKER CO-OP:2.4% SELLING PRICE: \$115,000.00

ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.