

**LISTING ID #3450**

**Listing Agent – Dean Kemper  
937-538-0148**



**SELLER:** Buckeye Partners Investment Group

**ADDRESS:** 10 W. Park Street Ft. Loramie, OH 45845

**SQ FOOTAGE:** 4,333 square feet

**LOT SIZE:** 162' x 148'

**TAXES:** \$2,197.00 per year

**UNITS:** Unit A – Single Bedroom (Rents for \$350.00/month)  
Unit B – Single Bedroom (Rents for \$425.00/month)  
Unit C – Double Bedroom (Rents for \$425.00/month)  
Unit D – Single Bedroom (Rents for \$350.00/month)  
Unit E – Single Bedroom (Rents for \$425.00/month)

**CENTRAL A/C:** A/C units in each unit

**TYPE OF HEAT:** Gas forced air

**BASEMENT:** Unfinished / partial crawl

**PARKING:** Street parking

**PORCH:** Open wrap around porch

**NOTES:** Total rent income of \$2,000.00 per month. Newer rubber/shingled roof. Newer furnace/AC units. New windows on third floor. Updated electrical panels.

**YEAR BUILT:** 1914

**BUYER/BROKER CO-OP:** 2.4%

**SELLING PRICE:** \$178,000.00

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