

**LISTING ID #3870**

**Listing Agent – Isaac Hoying  
(937) 538-0456**



90 N. Main St. Minster, OH 45865 · weigandtrealstate.com

**SELLER:** Ryan Siefring  
**ADDRESS:** 229 S Main St, Minster, OH 45865  
**SQ. FOOTAGE:** 2048 Sq. Ft.  
**LOT SIZE:** 69' Wide x 220' Deep  
**TAXES:** \$1593.70 per year  
**SHED / STORAGE:** 8' X 18'

**NOTES:** 3 Rental Units

**RENTAL INCOME:**

229 S Main	\$525.00 Per month
229 ½ S Main	\$500.00 Per month
231 S Main	\$325.00 Per month

Total Monthly Income \$1350.00

**INSURANCE:**

Current Owners Pay \$800 Per Year

New Windows in 2019

All Refrigerators and Ranges to remain with building

All Utilities Paid by Tenants

**YEAR BUILT: 1880**

**BUYER/BROKER CO-OP**

**SELLING PRICE: \$150,000.00**

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**UNIT 1:** 229 S Main St, Minster, Ohio  
**RENT:** \$525.00 Per Month  
**BEDROOMS:** One  
**BATHS:** One  
**NOTES:** New Furnace and A/C in 2018  
Washer/Dryer Hook-ups  
New Kitchen Cabinets & Countertop in 2018  
Renters Lease March 2021 – 12 month lease

**UNIT 2:** 229 1/2 S Main St, Minster, Ohio  
**RENT:** \$500.00 Per Month  
**BEDROOMS:** One  
**BATHS:** One  
**NOTES:** Central A/C and Heat  
Washer/Dryer Hook-ups  
Bath Remodeled in 2020  
Tenants are on month to month terms

**UNIT 3:** 231 S Main St, Minster, Ohio  
**RENT:** \$325.00 Per Month  
**BEDROOMS:** One  
**BATHS:** One  
**NOTES:** Washer/Dryer Hook-ups  
Upstairs Unit  
Baseboard Electric Heat  
Window Air Conditioner

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