

MLS # 96700

Address: 1268 Kentucky Street

**ALL FIELDS DETAIL**

<b>MLS #</b>	96700	<b># of 2 Bedrooms</b>	4
<b>Status</b>	ACTIVE	<b>2 Bedroom Sq Ft Per Unit</b>	500
<b>Type</b>	MULTI FAMILY	<b># Parking Spaces</b>	12
<b>Address</b>	1268 Kentucky Street		
<b>City</b>	Bowling Green		
<b>State</b>	KY		
<b>Zip</b>	42101		
<b>Area</b>	BG DOWNTOWN		
<b>Class</b>	MULTI-FAMILY		
<b>Asking Price</b>	\$400,000		
<b>ZSale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Agent</b>	ED WALTON - (270) 202-6545	<b>Listing Office 1</b>	SOUTHERN KENT PROPERTIES - MA
<b>Listing Date</b>	9/8/2006	<b>Sale/Rent</b>	Sale
<b>Co-Broker Commission</b>	c	<b>Subagency</b>	No
<b>Currently Leased</b>	Yes	<b>Total # of Units</b>	8
<b>Total # Units Leased</b>	7	<b># Stories</b>	2.0
<b>Basement</b>	Yes	<b>1 Bedroom Units</b>	4
<b>1 Bedroom Sq Ft Per Unit</b>	340	<b>1 Bedroom Rent</b>	360.00
<b>2 Bedroom Rent</b>	425.00	<b>Gross Annual Income</b>	30,000
<b>Gross Ann Oper Expense</b>	5000	<b>Apx Ttl Sq Ft of Building</b>	4600
<b>Special Assessment</b>	No	<b>Lot Size</b>	0
<b>Deed Book/Page</b>	853/593	<b>Lockbox</b>	No
<b>Flood Plain</b>	No	<b>Directions</b>	Take 13th Street to on right.
<b>Agent Remarks</b>	8-Plex. Good long-term investment. In come to \$2750per month. Section 8 approved. Off-street parking. Very close to WKU. Large lot.	<b>Showing Remarks</b>	Call Agent
<b>Input Date</b>	9/11/2006	<b>Price Date</b>	1/29/2007
<b>HotSheet Date</b>	1/29/2007	<b>Status Date</b>	9/11/2006
<b>Update Date</b>	1/29/2007	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$300,000	<b>Days On Market</b>	192

**FEATURES**

<b>LISTING TYPE/DISCLOSURES</b>	<b>AIR CONDITIONING</b>	<b>DESC. 2 BEDROOM UNITS</b>	<b>MISCELLANEOUS</b>
Exclusive Right to Sell	Window Unit(s)	1 Bath	Pet Restrictions
<b>INTERNET ADVERTISING</b>	<b>TV/CABLE</b>	Living Room	Lease Required
Transfer	Cable Installed	Kit./Din. Combo	Security Deposit R
<b>TYPE UNITS</b>	<b>WATER</b>	Carpets	<b>UTILITIES</b>
Eight-Plex	City/County	Common Outside Entrance	Separate Metered
<b>AGE</b>	<b>SEWER</b>	Oven/Range	Master Metered
51+	Sewer	Microwave	Owner Pays Elec.
<b>EXTERIOR</b>	<b>PARKING FACILITY</b>	Refrigerator	Owner Pays Gas
Brick/Siding	See Remarks	<b>LAUNDRY AREA</b>	Owner Pays Wate
<b>STORM DOORS/WINDOWS</b>	<b>DESC. 1 BEDROOM UNITS</b>	None	Owner Pays Sewe
Partial	1 Bath		Owner Pays Garb:
<b>FOUNDATION</b>	Living Room		Owner Pays Lawn
Poured Concrete	Kit./Din. Combo		<b>TAX RATE</b>
<b>HEAT</b>	Carpets		City
FAG	Private Outside Entrance		<b>POSSESSION</b>
FAE	Common Outside Entrance		With Deed
Baseboard Electric	Oven/Range		<b>SHOWING INSTRU</b>
	Refrigerator		Appointment Only
	Outside Building		Call Agent

**PUBLIC REMARKS**

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**DISCLAIMER**

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