

ALL FIELDS DETAIL



MLS #	101847	3 Bedroom Units	1
Status	ACTIVE	3 Bedroom Sq Ft Per Unit	1700
Type	TRIPLEX/FOURPLEX	# Parking Spaces	8
Address	640 E 11th		
City	Bowling Green		
State	KY		
Zip	42101		
Area	BG DOWNTOWN		
Class	MULTI-FAMILY		
Asking Price	\$125,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	ED WALTON - (270) 202-6545	Listing Office 1	SOUTHERN KENTUCKY PROPERTIES - MAIN (270) 781-5206
Listing Date	8/27/2007	Co-Broker Commission	c
Subagency	No	Currently Leased	Yes
Total # of Units	3	Total # Units Leased	3
# Stories	2.0	Basement	No
1 Bedroom Units	2	1 Bedroom Sq Ft Per Unit	1500
1 Bedroom Rent	350.00	3+ Bedroom Rent	550.00
Gross Annual Income	15000	Gross Ann Oper Expense	540
Apx Ttl Sq Ft of Building	5000	Special Assessment	No
Lot Size	100 x 200	Present Zoning	Multifamily
Lockbox	No	Directions	31 W Bypass north to E. 11th. House on right
Agent Remarks	Great investment! Very large historic home built in 1880 with hardwood floors, tall ceilings and beautiful stairway. Converted to triplex with income of 1250 per month.	Showing Remarks	Call Agent!
Input Date	9/4/2007	Price Date	2/25/2008
HotSheet Date	2/25/2008	Status Date	9/4/2007
Update Date	2/25/2008	Associated Document Count	0
Original Price	\$165,900	Days On Market	240

FEATURES

LISTING TYPE/DISCLOSURES	HEAT	DESC. 1 BEDROOM UNITS	UTILITIES
Exclusive Right to Sell	Gas	1 Bath	Separate Metered
INTERNET ADVERTISING	AIR CONDITIONING	Living Room	Owner Pays Garbage
Transfer	Window Unit(s)	Kit./Din. Combo	Owner Pays Lawn Care
TYPE UNITS	TV/CABLE	Private Outside Entrance	TAX RATE
Triplex	Cable Installed	Oven/Range	City
AGE	WATER	Refrigerator	POSSESSION
51+	City/County	DESC. 3 OR MRE BDRM UNITS	With Deed
EXTERIOR	SEWER	2+ Baths	SHOWING INSTRUCTIONS
Aluminum	Sewer	Living Room	Appointment Only
STORM DOORS/WINDOWS	PARKING FACILITY	Kit./Din. Combo	Call Agent
Partial	On Street	Common Outside Entrance	LOCKBOX TYPE
ROOF	Private Parking	Oven/Range	None
Composition Shingles		Refrigerator	LOCKBOX LOCATION
FOUNDATION		LAUNDRY AREA	N/A
Crawl Space		In Apartment	DOCUMENTS ON FILE
		MISCELLANEOUS	Leases
		Lease Required	

PUBLIC REMARKS

Great investment! Very large historic home built in 1880 with hardwood floors, tall ceilings and beautiful stairway. Converted to triplex with income of 1250 per month

DISCLAIMER

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