

Peterson Land & Auction^{LLC.}

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Address: 321-351 J Street—Chamberlain

Listing Price: \$89,000 - Lower Price

Property Features: Income producer! Property includes two duplex buildings for a total of four units. Each building has a completely remodeled unit. New Siding and new windows are other major improvements. Complete income and expense information available-call today!

Legal Description: Contact office for complete Legal description

Property Taxes: \$1318.40 (2006)

Structure Information

Structure type: Duplex (2)
Total Units: 4
Floors: Vinyl/Carpet
Heating: Elec baseboard

Year Built: 1950
Siding: Permanent
Interior: Drywall/Panel
Cooling: window

Lot size: 154' x 120'
Roof: Asphalt shingles
Avg. Elec.: Tenants pay
Water/Sewer: City

	Monthly Total	Yearly Totals
Property Taxes	\$ 109.87	\$ 1318.40
Insurance	\$ 50.00	\$ 600.00
Electricity	\$ Tenants	
Water/Sewer	\$ Tenants	
Garbage	\$ 52.00	
Heat (LP or Fuel)	\$ Electric	
Total Expenses	\$ 211.87	
Rental Income	\$ 1385.00	
Net Income	\$ 1173.13	\$ 14,077.56

Makeup of Apartment Complex

Unit 1 (321)—2 Bedroom/1Bath, \$300/mo. Rent. Tenant pays electricity. Newer siding & windows LP HW heater

Unit 2 (331)—2 Bedroom/1 Bath, \$375/mo. Rent. Tenant pays electricity. New electric, new plumbing, new floor covering, new lower kitchen cabinets and more

Unit 3 (341)—2 Bedroom/1 Bath, \$325/mo. Rent. Tenant pays electricity. New carpet living and 1 bedroom, new plumbing coming in. LP HW heater

Unit 4 (351)—2 Bedroom/1 Bath, \$385/mo Rent. Tenant pays electricity. New electric, new plumbing, new floor covering, new lower kitchen cabinets and more



Personal Property Included: All units are heated with forced air electric furnaces. Each apartment includes a refrigerator and stove.

All sizes are approximate. Information obtained is from sources deemed reliable, but not guaranteed. No warranty-implied or expressed.