



Two to Four Units
 Status: **ACTV** MLS #: **08554024** List Price: **\$66,500**
 Area: **960** List Date: **03/07/2014** Orig List Price: **\$95,000**
 Address: **213 & 215 Washington St , Pecatonica, Illinois 61063** Sold Price:
 Directions: **Main Street North to 2nd St. East to Washington. North to property.** Contingency Flag:
 Sold by:
 Closed: Contract: List. Mkt Time: **95**
 Off Mkt: Financing: Points:
 Year Built: **1920** Blt Before 78: **Yes** Contingency:
 Dimensions: **85X156** Subdivision: County: **Other**
 Ownership: **Fee Simple** Township: **Pecatonica** Model:
 Corp Limits: **Unincorporated** Parking: **Garage, Exterior Space(s)**
 Coordinates: **N: S: E: W:** # Spaces: **Gar:3 Ext:3**
 Acreage: **0.3** Total Units: **3** Parking Incl. In Price:
 Total Rooms: **10** Total Baths **3/0** 3 BR Unit: **No**
 Total Bedrooms: **8** (Full/Half): Basement: **Partial** Zoning: **Single Family**
 Waterfront: **No**

Remarks: **Auction June 23-25! SF home & 2 flat. SF is 4 bed, 1 bath w/mud/laundry rm & 2 beds up. Kitchen w/laminate wood floor; gas stove, top freezer ref, forced air, new gas water htr, newer roof, detached 2 car gar & nice yard w/ garden. 2 Flat: 213-A, completely remodeled summer 2013. Includes laundry hook-up & WIC. 5% Buyer's Premium. Suggested opening Bid is \$66,500. Pre-auction bids encouraged. As is sale.**

School Data

Elementary: **(321)**
 Junior High: **(321)**
 High School: **(321)**
 Other:

Taxes/Assessments

PIN: **0928103008**
 Mult PINs:
 Tax Amount: **\$2,998.20**
 Tax Year: **2012**
 Exemptions:
 Special Assessments: **No**
 Special Service Area: **No**

Financial Info

Total Rental Income:
 Net Operating Income:
 Gross Income:
 Gross Expenses:
 Other Income:

	<u>Floor Level</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
Unit #1	2	4	2	1/0		340	360	10/14
Unit #2	2	4	2	1/0		360	380	10/14
Unit #3	2	6	4	1/0		580	600	11/14

Age: **91-100 Years, Recent Rehab** Garage Ownership: **Owned** Tenant Pays (1): **All**
 Type-Multi Unit: **Other** Garage On Site: **Yes** Tenant Pays (2): **All**
 Style: Garage Type: **Detached** Tenant Pays (3): **All**
 Const Opts: Garage Details: Tenant Pays (4):
 General Info: **None** Parking Ownership: **Owned** Water: **Public**
 Amenities: Parking On Site: **Yes** Sewer: **Sewer-Public**
 Ext. Bldg. Type: **Vinyl Siding, Brick, Stone** Parking Details: Heating: **Gas**
 Lot Size: **.25-.49 Acre** Appliances/Features (1): **Stove, Refrigerator** Equipment:
 Lot Desc: Appliances/Features (2): **Stove, Refrigerator** HERS Index Score:
 Roof: **Asphalt/Glass (Shingles)** Appliances/Features (3): **Stove, Refrigerator** Green Disc:
 Foundation: Appliances/Features (4): Green Rating Srce:
 Exst Bas/Fnd: Bath Amn: Green Feats:
 Ext Prop Feats: Basement Details: **Crawl, Cellar** Possession: **Closing**
 Additional Rooms: Sale Terms:
Walk Score®: 8 - Car-Dependent

Agent Remarks: **Subject to terms of Auction. Buyers Premium is 5%. Suggested opening bid is \$66,500. Refer to Auction website for more details: http://www.svnauctionworks.com This is one of a portfolio of several area properties.**

Internet Listing: **All** Remarks on Internet?: **Yes** Addr on Internet?: **Yes**
 VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box:
 Listing Type: **Exclusive Right to Sell** Holds Earnest Money: **Yes** Special Comp Info: **None**
 Coop Comp: **2% (on Net SP)** Additional Sales Information: **None** Expiration Date:
 Showing Inst: **Call Text or email David Coupe at 847-812-8414 or david.coupe@svn.com 24 Hour notice Please.** Cont. to Show?: Agent Notices:
 Owner: **OOR** Ph #: Agent Owned/Interest: **No**
 Broker: **Sperry Van Ness (18283)** Ph #: **(312) 676-1866** Team:
 List Agent: **David Coupe (145768)** Ph #: **(847) 812-8414** Email: **david.coupe@svn.com**
 Co-lister: **Diana Peterson (113203)** Ph #: **(312) 218-6102** More Agent Contact Info:

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MLS #: 08554024

Prepared By: Diana Peterson | Auction Works | 06/09/2014 01:52 PM