



**Two to Four Units**      MLS #: **08552231**      List Price: **\$33,000**  
 Status: **ACTV**      List Date: **03/07/2014**      Orig List Price: **\$55,000**  
 Area: **1107**      List Dt Rec: **03/07/2014**      Sold Price:  
 Address: **2003 Montague St , Rockford, Illinois 61102**      Contingency Flag:  
 Directions: **Montague Road North East to Montague St. West to property.**  
 Sold by:  
 Closed:      Contract:      List. Mkt Time: **95**  
 Off Mkt:      Financing:      Points:  
 Year Built: **UNK**      Blt Before 78: **Yes**      Contingency:  
 Dimensions: **48X150**      Subdivision:      County: **Winnebago**  
 Ownership: **Fee Simple**      Township: **Rockford**      Model:  
 Corp Limits: **Rockford**      Township: **Rockford**      Parking: **Exterior Space(s)**  
 Coordinates: **N: S: E: # Spaces: Ext:2**  
    **W:**  
 Acreage: **0.24**      Total Units: **2**      Parking Incl. In Price:  
 Total Rooms: **8**      Total Baths **2/0**      3 BR Unit: **No**  
    (Full/Half):      Zoning: **Single Family**  
 Total Bedrooms: **4**      Basement: **Full**      Waterfront: **No**

Remarks: **Auction June 23-25! Two units with 2 bedroom, 1 bathroom each. Units are separated with full basements with access to laundry hook-ups. Concrete foundation, gas forced heat, gas water heater, 3 electric stoves, 1 gas stove, 2 side-by-side refrigerators, and 2 top freezer refrigerators. As-is sale. Buyer to pay high bid plus a 5% Buyers Premium. \$33,000 is suggested opening bid. Pre-auction bids are highly encourage**

School Data	Taxes/Assessments	Financial Info
Elementary: (205)	PIN: <b>1128254022</b>	Total Rental Income:
Junior High: (205)	Mult PINs:	Net Operating Income:
High School: (205)	Tax Amount: <b>\$1,876.68</b>	Gross Income:
Other:	Tax Year: <b>2012</b>	Gross Expenses:
	Exemptions:	Other Income:
	Special Assessments: <b>No</b>	
	Special Service Area: <b>No</b>	

Unit #	Floor Level	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	4	2	1/0		580	600	10/14
Unit #2	1	4	2	1/0		565	575	10/14

Age: <b>Unknown</b>	Garage Ownership:	Tenant Pays (1): <b>All</b>
Type-Multi Unit: <b>Duplex Side by Side</b>	Garage On Site:	Tenant Pays (2): <b>All</b>
Style:	Garage Type:	Tenant Pays (3):
Const Opts:	Garage Details:	Tenant Pays (4):
General Info: <b>None</b>	Parking Ownership: <b>Owned</b>	Water: <b>Public</b>
Amenities: <b>Park/Playground</b>	Parking On Site: <b>Yes</b>	Sewer: <b>Sewer-Public</b>
Ext. Bldg. Type: <b>Cedar</b>	Parking Details:	Heating: <b>Gas</b>
Lot Size: <b>Less Than .25 Acre</b>	Appliances/Features (1): <b>Stove, Refrigerator, Laundry Hook-Up</b>	Equipment:
Lot Desc:	Appliances/Features (2): <b>Stove, Refrigerator, Laundry Hook-Up</b>	HERS Index Score:
Roof:	Appliances/Features (3):	Green Disc:
Foundation:	Appliances/Features (4):	Green Rating Srce:
Exst Bas/Fnd:	Bath Amn:	Green Feats:
Ext Prop Feats:	Basement Details: <b>Unfinished</b>	Possession: <b>Closing</b>
	Additional Rooms:	Sale Terms:
		<b>Walk Score@: 29 - Car-Dependent</b>

Agent Remarks: **Subject to terms of Auction. Buyers Premium is 5%. Suggested opening bid is \$33,000. Refer to Auction website for more details: http://www.svnauctionworks.com This is one of a portfolio of several properties.**

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

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