



Two to Four Units **MLS #: 08552280** **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: **2009 Montague St , Rockford, Illinois 61102** **Contingency Flag:**
 Directions: **Montague Road North East to Montague St. West to property.**
 Sold by: Contract: **List. Mkt Time: 95**
 Closed: Financing: **Points:**
 Off Mkt: **Blt Before 78: Yes** **Contingency:**
 Year Built: **UNK** **Subdivision:** **County: Winnebago**
 Dimensions: **46X150** **Model:**
 Ownership: **Fee Simple**
 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 (Full/Half):** **3 BR Unit: No**
 Total Bedrooms: 4 **Basement: Full** **Zoning: Single Family**
 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 & 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 encouraged.**

School Data	Taxes/Assessments	Financial Info
Elementary: (205)	PIN: 1128254022	Total Rental Income:
Junior High: (205)	Mult PINs:	Net Operating Income:
High School: (205)	Tax Amount: \$1,861.70	Gross Income:
Other:	Tax Year: 2012	Gross Expenses:
	Exemptions:	Other Income:
	Special Assessments: No	
	Special Service Area: No	

Unit #	Floor Level	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	4	2	1/0		580	600	MTM
Unit #2	1	4	2	1/0		565	575	7/14

Age: Unknown	Garage Ownership:	Tenant Pays (1): All
Type-Multi Unit: Duplex Side by Side	Garage On Site:	Tenant Pays (2): All
Style:	Garage Type:	Tenant Pays (3):
Const Opts:	Garage Details:	Tenant Pays (4):
General Info: None	Parking Ownership: Owned	Water: Public
Amenities: Park/Playground	Parking On Site: Yes	Sewer: Sewer-Public
Ext. Bldg. Type: Cedar	Parking Details:	Heating: Gas
Lot Size: Less Than .25 Acre	Appliances/Features (1): Stove, Refrigerator, Laundry Hook-Up	Equipment:
Lot Desc:	Appliances/Features (2): Stove, Refrigerator, Laundry Hook-Up	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: Unfinished	Possession: Closing
	Additional Rooms:	Sale Terms:
		Walk Score@: 26 - Car-Dependent

Agent Remarks: **Subject to terms of Auction. Online auction June 23-25, 2014. Buyers Premium is 5%. Suggested Opening bid is \$33,000. Refer to http://www.svnauctionworks.com for more details. This is one of a portfolio of several 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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