



MLS#:1575895 **Active** **Multi Family** **Price: \$189,000**
814 MELVIN CT **City Madison** E08
County: Dane **Zip:** 53704 **State:** WI
Subdivision:

Efficiency Units: 0 **Total Units:** 2
1 Bedroom Units: 1
2 Bedroom Units: 1 **Est Age:** 70
3 Bedroom Units: 0

School District: Madison
Elementary: Hawthorne **Open House:**
Middle School: OKeeffe
High School: East **Owner:** Hare





Directions: E. Washington Ave. to Melvin Court

Unit	Baths					Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			# Furnaces:
	BedRms	Full	3/4	Half	1/4					Elec	Heat	W/S	
Main Level	2	1	0	0	0	5/31/10	\$ 830	1269	2 Space	No	No	No	2
Upper	1	1	0	0	0	7/31/10	\$ 610	714	Street	No	No	No	2
							\$						1
							\$						HeatType: Forced air
# Stoves: 2		# DishWash: 0				# Washers: 1		Unit w/Fireplace: No					Heat Fuel: Natural Gas
# Refrig: 2		# Units w/AC: 2				# Dryers: 1		Unit w/Garage: Yes					WaterHtr: Natural Gas

Legal: BURKE ASSESSOR'S PLAT NO. 1, NE 111 FT O **Zoning:** R4 **Land Assess:** \$ 34,000
Parcel #: 0810-323-0402-4 **Total Income:** 17,280 **Improvements:** \$ 150,000
Lot Size: .16 acres **Total Expenses:** 14,834 **Total Assess:** \$ 184,000 / 2009
Est. Lot Sq. Ft: 7026 **Net Op Income:** 2445 **Year:** 2009 **Net Taxes:** \$ 3641 / 2008

Type	Duplex, 2 story	Legal Documents	Joint driveway agreement, Lease(s) on file, Income /Exp Report Avail, Condition report on file
Basement	Full	Barrier-Free	N/A
Park/Unit	2 spaces	Miscellaneous	Shared laundry, Water Softener Owned
Exterior	Brick/Stone	Terms	Cash
Water/Waste	Municipal water, Municipal sewer	Occupancy	Tenant Rights
Utilities	Separate elec meters, Separate gas meters, Individ Control Each Unit	Environmentally Friendly	N/A
Roof	Composition/Fiberglass		

Unit 1 Family/Rec. room, Dining room, Eat-in kitchen, Private Entry, Air conditioning, Range/oven, Refrigerator, Cable available
Unit 2 Family/Rec. room, Eat-in kitchen, Private Entry, Balcony/patio, Air conditioning, Range/oven, Refrigerator, Cable available
Unit 3 N/A
Unit 4 N/A

Great Investment Property. Long term tenants, good rental history. 2 Story Duplex. Brick; Large Driveway; Newer Natural Gas Furnaces, AC, Electric, and Water Heaters. Tenants pay heat and electric. Appliances including washer and dryer are being sold with the property. Landlord is not aware of any structural problems. Total estimated annual expenses of \$14,834 include all estimated expenses and also estimated to include mortgage of \$189,000 to buy property, estimated property taxes and Insurance
 Contact Broker www.BadgerMLS.com 608-245-1000/414-236-4026 email: BadgerMLS@aol.com

List Agent: Bill Lorge (608) 698-0300 **List Date:** 11/7/2009
Bill@BadgerMLS.com **Expiration Date:** 11/7/2010
List Office: Badger MLS (608) 698-0300 **Subagent Comm:** 3
 PO Box 8343 **BuyerAgent Comm:** 3
 Madison WI 53708 8343
Sale Agent: **Variable Comm:** Yes **Sub to Policy Ltr:** No
Sale Office: **Named Exceptions:** No **Limited Service:** No
Sold Price: **PtsPd/SlrCr:** **Financing:** **Licensee Interest:** No **Exclusive Agency:** No
PendingDate: **Closing Date:** **DaysOnMkt:** 14 **Cumulative DaysOnMkt:** 14 **Multiple Rep:** Yes