



|                                  |                        |                       |            |                  |
|----------------------------------|------------------------|-----------------------|------------|------------------|
| <b>MLS#:</b> 1474646             | <b>Sold</b>            | <b>Multi Family</b>   | <b>LP:</b> | <b>\$227,300</b> |
| <b>3270-72 S Springfield Ave</b> |                        | <b>City Milwaukee</b> |            | Y01              |
| <b>County:</b> Milwaukee         | <b>Zip:</b> 53207-3... | <b>State:</b> WI      |            |                  |
| <b>Subdivision:</b>              |                        |                       |            |                  |
| <b>Efficiency Units:</b>         | 0                      | <b>Total Units:</b>   | 2          |                  |
| <b>1 Bedroom Units:</b>          | 0                      |                       |            |                  |
| <b>2 Bedroom Units:</b>          | 2                      | <b>Est Age:</b>       | 79         |                  |
| <b>3 Bedroom Units:</b>          | 0                      |                       |            |                  |
| <b>School District:</b> Unknown  |                        |                       |            |                  |
| <b>Elementary:</b>               | Call School District   | <b>Open House:</b>    |            |                  |
| <b>Middle School:</b>            | Call School District   |                       |            |                  |
| <b>High School:</b>              | Call School District   | <b>Owner:</b> Seller  |            |                  |

**Directions:** Oklahoma East to KK South on KK to Fernwood West to Springfield South to property

| Unit               | BedRms | Baths                  |     |                     |     | Lease Expires               | Mo Rent | SqFt | Parking      | Landlord Pays |      |     | # Furnaces:                   |
|--------------------|--------|------------------------|-----|---------------------|-----|-----------------------------|---------|------|--------------|---------------|------|-----|-------------------------------|
|                    |        | Full                   | 3/4 | Half                | 1/4 |                             |         |      |              | Elec          | Heat | W/S |                               |
| Lower              | 2      | 1                      | 0   | 0                   | 0   | 999                         | \$ 750  | 1250 | 2 Car Garage | No            | No   | Yes | 2                             |
| Upper              | 2      | 1                      | 0   | 0                   | 0   | 999                         | \$ 780  | 1250 | 2 Car Garage | No            | No   | Yes | 2                             |
|                    |        |                        |     |                     |     |                             | \$      |      |              |               |      |     | 0                             |
|                    |        |                        |     |                     |     |                             | \$      |      |              |               |      |     | Other                         |
| <b># Stoves:</b> 2 |        | <b># DishWash:</b> 1   |     | <b># Washers:</b> 0 |     | <b>Unit w/Fireplace:</b> No |         |      |              |               |      |     | <b>Heat Fuel:</b> Natural Gas |
| <b># Refrig:</b> 2 |        | <b># Units w/AC:</b> 0 |     | <b># Dryers:</b> 0  |     | <b>Unit w/Garage:</b> Yes   |         |      |              |               |      |     | <b>WaterHtr:</b> Natural Gas  |

|  |                            |  |
|--|----------------------------|--|
| <b>Legal:</b> LEGALS BENNETT HILL IN NW 1/4 SEC 15-6-2 | <b>Zoning:</b> Res         | <b>Land Assess:</b> \$ 27,000          |
| <b>Parcel #:</b> 540-0019-000-7                        | <b>Total Income:</b> 1500  | <b>Improvements:</b> \$ 156,100        |
| <b>Lot Size:</b>                                       | <b>Total Expenses:</b> 45  | <b>Total Assess:</b> \$ 183,100 / 2006 |
| <b>Est. Lot Sq. Ft:</b>                                | <b>Net Op Income:</b> 9999 | <b>Year</b> 9999                       |
|  |                            | <b>Net Taxes:</b> \$ 3966 / 2005       |

|  |   |
|--|---|
| <b>Type</b> Duplex   | <b>Legal Documents</b> Condition report on file |
| <b>Basement</b> Full   | <b>Barrier-Free</b> First floor full bath       |
| <b>Park/Unit</b> 2 Car garage, Detached  | <b>Miscellaneous</b> Close to bus line          |
| <b>Exterior</b> Vinyl, Aluminum  | <b>Terms</b> Other                              |
| <b>Water/Waste</b> Municipal water, Municipal sewer                              | <b>Occupancy</b> Other                          |
| <b>Utilities</b> Separate gas meters   |   |
| <b>Roof</b> Composition/Fiberglass   |   |
| <b>Unit 1</b> Dining room, Range/oven, Refrigerator, Dishwasher, Cable available |   |
| <b>Unit 2</b> Dining room, Range/oven, Refrigerator, Dishwasher, Cable available |   |
| <b>Unit 3</b> N/A  |   |
| <b>Unit 4</b> N/A  |   |

Great 2 family unit in quiet neighborhood in Bay View. Both units have lots of woodwork, hardwood floors and stained glass windows. Large bedrooms and good sized closets throughout.

Contact Seller, NOT Broker, for showings 414-727-2492 susanbodylogic@yahoo.com

|                                 |                                |                                |                              |
|---------------------------------|--------------------------------|--------------------------------|------------------------------|
| <b>List Agent:</b> Bill Lorge   | (608) 698-0300                 | <b>List Date:</b>              | 3/28/2007                    |
| Bill@BadgerMLS.com              |                                | <b>Expiration Date:</b>        | 6/28/2007                    |
| <b>List Office:</b> Badger MLS  | (608) 698-0300                 | <b>Subagent Comm:</b>          | 3                            |
| PO Box 8343                     | Fax #                          | <b>BuyerAgent Comm:</b>        | 3                            |
| Madison WI 53708 8343           |                                |                                |                              |
| <b>Sale Agent:</b> . Non Member |                                | <b>Sub to Policy Ltr:</b>      | No                           |
| <b>Sale Office:</b> Non-Member  |                                | <b>Variable Comm:</b>          | No                           |
| <b>Sold Price:</b> \$200,000    | <b>PtsPd/SlrCr:</b>            | <b>Named Exceptions:</b>       | No                           |
| <b>PendingDate:</b> 6/15/2007   | <b>Closing Date:</b> 7/31/2007 | <b>Financing:</b> Conventional | <b>Exclusive Agency:</b> Yes |
|                                 |                                | <b>DaysOnMkt:</b> 79           | <b>Licensee Interest:</b> No |
|                                 |                                |                                | <b>Multiple Rep:</b> No      |

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS

3270-72 S Springfield Ave

\$227,300

1474646

Printed By: Bill Lorge

09/24/2008 01:36 PM