

**Triplex For Sale**  
**917 Dakota**  
**Mike Casey 443-0333 cell 439-3744**

MLS # 273859

Sale Price: \$239,900

Parcel ID: 05-1888-30-4-53-22-0000

Legal Description: Lot 1 W5 of lot 2 blk 10 Lockey Addition

Gross Rent: \$ 20,400

Monthly Rent: 2 units @ \$625 mo, 1 unit @ \$450 mo

Est. Annual Expenses: \$7,760

Taxes: 2008- \$2,600

Water/Sewer Utilities: \$1,560

Insurance: \$1,200

Repairs/Maintenance: \$2,000

Other Expenses: \$400

Tenant Utilities: Tenant pays gas and electric  
unit 915: est. gas \$54/electric \$36 mo  
unit 917: est gas \$48/electric \$48 mo  
unit 917 ½: est gas \$32/electric \$27

Year Built: 1963

Building Size: 3,338 sq ft/ 1684 sq ft per floor  
Main floor units approx. 834 sq ft  
Basement unit approx. 800 sq ft

Lot Size: 7,700 sq ft

Zoned: R-2

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GEO Code: 05-1888-30-4-53-22-0000

Terms Available: cash out, conventional, exchange

Showing Instructions & Key Location: CLA/24 hr notice applies



**QUALITY OF BUILDING & LOCATION:**

- 2 bedroom units on main floor w/ garage bay.
- 1 bedroom unit in basement.
- Underground sprinkler system, newer roof, good plumbing, heat and finishes.

**DOCUMENTS ON FILE & COMMENTS:**

- Good rental history
- APOD, leases, property disclosure
- Tenants: 915- Robin, Courtney 917- Donna, Pat 917 ½- Sara