

Cross Property Agent Full



Multi-Family ML: 3644100 Status: **Expired** LP: \$49,900
1932-34 W 48th St, Cleveland, OH 44102-3437
 Area: 105 Twp: SP: List Date: 08/08/14
 Subtype: Two Subdiv: Benedict & Root List Date Rec: 08/08/14
 Parcel ID #: 002-34-062 002-34-063 County: Cuyahoga Pending Date:
 Contingent Dt: 09/26/14
 Off Mkt Date: 02/01/15
 Closing Date:
 Exp. Date: 02/01/15
 DOM/CDOM: 177/177

Open House:

Directions: Ohio City between Bridge and Lorain
 C7c2

Recent Change: 02/02/2015 : X : C->X

<u>Property Information</u>	Approx Sqft/Source: 1882/Realist	Annual Taxes: 1334	School Dist: Cleveland Municip
# Units: 2	Tot Liv Area/Source: 1882/Realist	Homestead: Assessments:	% of Units Occupied:
# Stories:	Lot Size (Acres): 0.091	Net Operating Inc:	Disability Feat: No
Total Rooms: 9	Lot Size Source: Realist	Gross Income:	Avail for Auction: No
# of Buildings: 1	Driveway: Paved	Op Expenses:	Auction Date:
Year Built: 1910	Fence:	Construction: Not Verifiable	Fixer Upper: Yes
Basement: Yes	Roof: Asphalt/Fiberglass	Exterior: Wood	House Faces: East
Basement Desc: Full			
Heating Type: Forced Air			
Heating Fuel: Gas			
Cooling: None			
Water/Sewer: Public Sewer, Public Water			
Garage # of Cars: 2			
Garage Features: Detached			
View Description: City View			
Lot Description: City Lot			
Amenities:			
Paid by Owner:			
Paid Tenant: Electric, Gas			
Appliances/Equip:			

Remarks: Lot dimensions are App 29 ft front 132 deep and 30 across the back-that is the lot that the house sits on. The included lot abutting on the south side is 36 x 132 and its address is 1934 W 48 St and the Permanent Parcel number is 002-34-062 Please INCLUDE on your purchase agreement is that is what you mean to do. Double--was once a single. The good news and that bad news are the same: not updated. But It is very charming!!!

<u>Office Information</u>	2684/Progressive Urban Real Estate	(216) 619-9696	F: (216) 619-1087	http://www.progressiveurban.com
List Agent:	194226/Lucy E. Oliver	(216) 961-0824		loliver@progressiveurban.com
Co-Lister:				
Showing Instruct:	Call Agent	216-956-6085		List Type: Exclusive Right
Showing Info:	Call Lister 216-961-0824 or 216-956-6085 24+ hrs for Internet Listing:	Yes		Possession: Time of Transfer
	Tenant			
Buy Broker Comp:	3.5	Ownership:	Show Add Pub: Yes	Short Sale: No
Other Comp:	None	Comp Explain:	Show Add Client: Yes	
Available Finance:				
Broker Remarks:	Tenant occupied--at least 24 hours--better 48 Please include address and Permanent Parcel Number on your purchase agreement if that is what you mean to do. The address of the lot is 1934 W 48 and the PPN is 002-34-063			

<u>Comparable Information</u>	Orig List Price: \$59,900	Financed:
Sell Agent:	List Price: \$49,900	Sale Date:
Co-Seller:	Sale Price:	Closed By:
		Seller Giveback:

Prepared By: Theresa Quinn Information is Believed To Be Accurate But Not Guaranteed Date Printed: 02/09/2015