Cross Property Agent Full

Multi-Family ML: 3770967 Sold
242 Avery Terrace, Painesville, OH 44077
Area: 1117-Painesville City
Subtype: Two
Parcel ID: 15A007A00002
Twp:
Subdiv:
County: Lake

Open House:
Supplements:
Directions: Erie St, S On State, Left On Avery

LP:	$59,900
SP:	$48,000
List Date:	12/27/15
List Date Rec:	12/28/15
Pending Date:	04/11/16
Contingent Dt:	
Off Mkt Date:	04/11/16
Closing Date:	05/12/16
Exp. Date:	
DOM/CDOM:	114/114

Recent Change: 05/13/2016 : S : P->S

Property Information

		Approx Sqft/Source:	1383/Auditors Website	Annual Taxes:	1422	School Dist:	Painesville City LS
# Units:	2	Tot Liv Area/Source:	/	Homestead:	No Assessments:	% of Units Occupied:	100
# Stories:		Lot Size (Acres):	0.180	Net Operating Inc:		Disability Feat:	
Total Rooms:	8	Lot Size Source:		Gross Income:		Avail for Auction:	No
# of Buildings:	1	Driveway:	Paved	Op Expenses:		Auction Date:	
Year Built:	1920	Fence:		Construction:	Actual YBT	Fixer Upper:	
Basement:	Yes	Roof:	Asphalt/Fiberglas	Exterior:	Aluminum, Vinyl, \	House Faces:	
Basement Desc:							
Heating Type:	Forced Air						
Heating Fuel:	Electric, Gas						
Cooling:	None						
Water/Sewer:	Public Sewer, Public Water						
Garage # of Cars:	0						
Garage Features:							
View Description:							
Lot Description:	Dead End Street						
Amenities:							
Paid by Owner:	Trash Collection						
Paid Tenant:	Cable/Electric Link, Electric, Gas, Heating, Sewer, Water						
Appliances/Equip:							

Unit	Appox Fin SqFt	Total Rooms	Total Bedrooms	Total Bath	Monthly Rent	# of this Type
#1	800	4	1	1	$420	1
#2	600	4	1	1	$350	1

Remarks: fully occupied 2 family/one unit has elec heat the other has gas/full walk-out basement/natural wood work throughout/all utilities separate/great arrangement for owner occupied, in-law suite or investment

Office Information

	9027/Russell Thomas Realty	(440) 354-2133	F:(440) 354-4155	
List Agent:	347086/Tiana (Ty) T L. Thomas	(440) 354-2133	F:(440) 354-4155	plaindocbar@yahoo.com
Co-Lister:				
Showing Instruct:	Call Office	440-354-2133		List Type: Exclusive Right
Showing Info:	tenant occupied, 24 hrs notice	Internet Listing:	Yes	Possession: Time of Transfer
		Show Add Pub:	Yes	Short Sale: No
Buy Broker Comp:	3.0	Ownership:	Show Add Client: Yes	
Other Comp:	None	Comp Explain:		
Available Finance:	Cash, Conventional, FHA/VA			
Broker Remarks:				

Comparable Information

	9165/Realty Trust Services, LLC	Orig List Price:	$59,900	Financed:	Cash
Sell Agent:	2011000511/Sergio D. Picciuto	List Price:	$59,900	Sale Date:	05/12/16
Co-Seller:		Sale Price:	$48,000	Closed By:	Sale
				Seller Giveback:	

Prepared By: Sergio D. Picciuto Information is Believed To Be Accurate But Not Guaranteed Date Printed: 05/24/2016