

1505 N Bus 287, Decatur TX

\$193,000



Category: Multi-Family **Type:** Full Duplex **Orig LP:** \$194,000
Area: 72*/2* **Map:** PH/0003/A **Low:**
Subdv: Two Spence Place* **Lst\$/SqFt:** \$ 97.00
County: Wise* **Plan Dvlpmnt:**
Parcel ID: D2870010200* **Legal:**
Lot: 2* **Blk:** 1* **Multi Prcl:** **MUD Dst:** No **Unexempt Taxes:** \$3347

Bldg SqFt: 2,000 /Owner **Yr Built:** 2008* / Preowned **Stories:** 1 **Pool:** No
Complex Name: TWO SPENCE PLACE
#Units: 2 **#Bldgs:** 1 **Occupancy Rate:** 100%
Parking Spaces: 4 **Handicap Amenities:** No
Acres: 0.371* **Lot Dimen:** **Will Subdivide:** No
Media: 4 / 0 / 0 **Property History:** Y **HOA:** None **HOA Dues:** \$ /
Documents: 0 / 0 / 0

School District: Decatur ISD*

Bus: **Type:** I **Name:** DECATUR
Bus: **Type:** M **Name:** DECATUR
Bus: **Type:** H **Name:** DECATUR
Bus: **Type:** **Name:**

Gross Income: \$21,480 **Insurance:** \$1,117
Gross Expenses: \$5,528 **Gross Multiplier:** 9.03
Net Income: \$14,019 **Cap Rate:** 7.23%

	Unit 1:	Unit 2:	Unit 3:	Unit 4
Living Area:	0X0	0X0		
Dining Area:	0X0	0X0		
Kitchen:	0X0	0X0		
Master BR:	0X0	0X0		
Unit SqFt:	1000	1000		
# Full Baths:	1	1		
# Half Baths:	0	0		
# Bedrooms:	2	2		
Avg Lse Rt:	895	895		
# Like Units:	1	1		

Lot Description	Construction	Foundation	Roof	Alarm/Security Type	Exterior Features	Sprinkler System	Parking/Garage	Street/Utilities	Foundation	Roof	Alarm/Security Type	Exterior Features	Interior Features	Kitchen Equipment	Utility Room	Heating/Cooling	Energy Efficiency	Insurance
Landscaped	Fiber Cement	Slab	Composition	Pre-Wired	Gutters		Front	City Sewer	City Water	Curbs	Smoke Detector	Gutters	Cable TV Available	Cooktop-Electric	Dryer Hookup-Elec	Central Air-Elec	13-15 SEER AC	Lawn Care
Some Trees				Smoke Detector	Patio Open		Asphalt	City Water	Individual Water Meter	Individual Water Meter		Patio Open	High Speed Internet Available	Dishwasher	Utility Closet	Central Heat-Elec	Ceiling Fans	Reserves
														Oven-Electric	Washer Hookup		Low E Windows	Taxes
														Disposal	Washer Hookup		Assumption Info	Showing
														Disposal	Washer Hookup		Not Assumable	Key in Office
														Disposal	Washer Hookup		Proposed Financing	No Lock Box
														Disposal	Washer Hookup		Cash	Special
														Disposal	Washer Hookup		Conventional	
														Disposal	Washer Hookup		Other	
														Disposal	Washer Hookup		Possession	
														Disposal	Washer Hookup		Closing/Funding	
														Disposal	Washer Hookup		Lease Outstanding	
														Disposal	Washer Hookup		Negotiable	
														Disposal	Washer Hookup		Total Annual Expenses Inc	

Property Description: FULL DUPLEX; EACH SIDE HAS 2 BEDROOMS AND 1 FULL BATH; VERY NICE FINISH OUT WITH ALL THE NICE EXTRAS THAT SPENCE RESIDENTIAL PROPERTIES INCLUDES IN THEIR CONSTRUCTION. NICE LOCATION. GOOD OPPORTUNITY FOR INVESTOR OR OWNER OCCUPANTS.

Directions: GO NORTH ON BUSINESS 287; GO UNDER HWY 380; LOOK FOR DUPLEXES ON LEFT

THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED

Sharon Blessing
 Trinity Realty
 104 N Trinity
 Decatur TX 76234
 940-577-2488
 sblessing@embarqmail.com

