

1509 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: D2870010100* **Legal:**
Lot: 1* **Blk:** 1* **Multi Prcl:** **MUD Dst:** No **Unexempt Taxes:** \$3270

Bldg SqFt: 2,000 /Owner **Yr Built:** 2008* / Preowned **Stories:** 1 **Pool:** No
Complex Name: TWO SPENCE PLACE
#Units: 2 **#Bldgs:** 1 **Occupancy Rate:** %
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
Gross Expenses: \$5,528
Net Income: \$14,019

Insurance: \$1,117
Gross Multiplier: 9.03
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	Sprinkler System	Cooktop-Electric	13-15 SEER AC	Lawn Care
Landscaped	Parking/Garage	Dishwasher	Ceiling Fans	Reserves
Some Trees	Front	Disposal	Low E Windows	Taxes
Construction	Street/Utilities	Oven-Electric	Assumption Info	Showing
Fiber Cement	Asphalt	Utility Room	Not Assumable	Key in Office
Foundation	City Sewer	Dryer Hookup-Elec	Proposed Financing	No Lock Box
Slab	City Water	Utility Closet	Cash	Special
Roof	Curbs	Washer Hookup	Conventional	
Composition	Tenancy	Flooring	Other	
Alarm/Security Type	Lease while on Market	Carpet	Possession	
Pre-Wired	Written Application Only	Laminate	Closing/Funding	
Smoke Detector	Interior Features	Heating/Cooling	Lease Outstanding	
Exterior Features	Cable TV Available	Central Air-Elec	Negotiable	
Gutters	High Speed Internet Available	Central Heat-Elec	Total Annual Expenses Inc	
Patio Open	Kitchen Equipment	Energy Efficiency	Insurance	

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 BUS HWY 287; GO UNDER HWY 380 AND LOOK FOR PROPERTY ON LEFT

THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED

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