

205 W Ash Street, Decatur TX
\$214,000



Category: Multi-Family **Type:** Full Duplex **Orig LP:** \$249,999
Area: 72/2 **Map:** PH/0285/K **Low:**
Subdv: DECATUR **Lst\$/SqFt:** \$ 0.00
County: Wise **Plan Dvlpmnt:**
Parcel ID: 999999 **Legal:**
Lot: Blk: Multi Prcl: No **MUD Dst:** No **Unexempt Taxes:** \$4800

Bldg SqFt: 3,320 /Building **Yr Built:** 2008 / New Construction - Complete **Stories:** 2 **Pool:** No
Complex Name: SPENCE
#Units: 2 **#Bldgs:** 1 **Occupancy Rate:** %
Parking Spaces: 4 **Handicap Amenities:** No
Acres: **Lot Dimen:** **Will Subdivide:** No
Media: [10](#) / 0 / 0 **Property History:** Y **HOA:** None **HOA Dues:** \$ /

School District: DECATUR ISD

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

Gross Income: \$31,200 **Insurance:** \$1,000
Gross Expenses: \$10,558 **Gross Multiplier:** 6.86
Net Income: \$20,980 **Cap Rate:** 9.80%

	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:	1660	1660		
# Full Baths:	2	2		
# Half Baths:	1	1		
# Bedrooms:	3	3		
Avg Lse Rt:	1300	1300		
# Like Units:	1	1		

Lot Description	Chain Link	High Speed Internet Available	Carpet	Other
Interior Lot	Parking/Garage	Window Coverings	Laminate	Possession
Landscaped	Attached	Specialty Rooms	Heating/Cooling	Closing/Funding
Some Trees	Covered	Extra Storage Room	Central Air-Elec	Negotiable
Construction	Front	Kitchen Equipment	Central Heat-Elec	Other
Fiber Cement	Opener	Dishwasher	Energy Efficiency	Showing
Foundation	Street/Utilities	Disposal	13-15 SEER AC	Combo Lockbox
Slab	Asphalt	Freestanding Range- Electric	Ceiling Fans	Key in Office
Roof	City Sewer	Water Line to Refrigerator	Low E Windows	Sign on Lot
Composition	City Water	Kitchen Other	Radiant Barrier	Special
Alarm/Security Type	Individual Water Meter	Eat-In Kitchen	Green Features	
Pre-Wired	Sewer Tap Fee Paid	Other	Drought Tolerant Plants	
Smoke Detector	Water Tap Fee Paid	Utility Room	Assumption Info	
Exterior Features	Tenancy	Dryer Hookup-Elec	Not Assumable	
Gutters	Other	Separate Utility Room	Proposed Financing	
Sprinkler System	Interior Features	Washer Hookup	Cash	
Type of Fence	Cable TV Available	Flooring	Conventional	

Property Description: A GREAT INVESTMENT OPPORTUNITY IN TODAY'S REAL ESTATE MARKET! VERY NICE FULL DUPLEX; EACH UNIT HAS 3BR, 2.5 BA WITH 2 CAR GARAGE; MASTER BEDROOM IS DOWNSTAIRS; LOTS OF AMENITIES AND EXTRAS; STAINLESS APPLIANCES; PANTRY; CROWN MOLDING THROUGH OUT; SECURITY; SPACIOUS OVERSIZED LOT; VERY CLOSE TO DOWNTOWN; CURRENTLY FULLY LEASED! WORTH A LOOK FOR A GREAT RETURN ON YOUR MONEY! A TIMELESS ELEGANCE PROPERTY!

Directions: FROM COURTHOUSE SQUARE; GO NORTH ON STATE STREET TO ASH STREET; TURN LEFT AND LOOK FOR DUPLEX ON LEFT; SITS OFF ROAD; SIY



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