

402 Ash, Decatur TX
\$203,000



Category: Multi-Family **Type:** Full Duplex **Orig LP:** \$217,500
Area: 72'x2" **Map:** PH/0285*/K* **Low:**
Subdv: Proctor Add* **Lst\$/SqFt:** \$ 81.20
County: Wise* **Plan Dvlpmnt:**
Parcel ID: D2340003100* **Legal:** A-683 Ja Proctor*
Lot: 1* **Blk:** 30* **Multi Prcl:** MUD **Dst:** No **Unexempt Taxes:** \$4536

Bldg SqFt: 2,500 / Building Plan **Appraiser's Name:** AppraiserName not found **Yr Built:** 2009 / New Construction - Complete **Pool:** No
Complex Name: SPENCE **Stories:** 2
#Units: 2 **#Bldgs:** 1 **Occupancy Rate:** %
Parking Spaces: 6 **Handicap Amenities:** No
Acres: 0.415 * **Lot Dimen:** **Will Subdivide:** No
Media: 10 / 0 / 0 **Property History:** Y **HOA:** None **HOA Dues:** \$ /

School District: DECATUR ISD		Living Area:	Unit 1:	Unit 2:	Unit 3:	Unit 4
Bus: Type: I Name: RANN		Dining Area:	15X14	14X15		
Bus: Type: M Name: DECATUR		Kitchen:	0X0	0X0		
Bus: Type: H Name: DECATUR		Master BR:	11X14	14X11		
Bus: Type: H Name: DECATUR		Unit SqFt:	1250	1250		
Gross Income: \$25,200	Insurance: \$1,770	# Full Baths:	2	2		
Gross Expenses: \$6,950	Gross Multiplier: 8.06	# Half Baths:	1	1		
Net Income: \$15,395	Cap Rate: 7.58 %	# Bedrooms:	3	3		
		Avg Lse Rt:	1050	1050		
		# Like Units:	1	1		

Lot Description	Gutters	Cable TV Available	Heating/Cooling	Negotiable
Interior Lot	Patio Open	High Speed Internet Available	Central Air-Elec	Other
Landscaped	Sprinkler System	Window Coverings	Central Heat-Elec	Total Annual Expenses Inc
Lrg. Backyard Grass	Parking/Garage	Other	Energy Efficiency	Insurance
Some Trees	Attached	Kitchen Equipment	13-15 SEER AC	Lawn Care
Undivided	Covered	Dishwasher	Ceiling Fans	Taxes
Construction	Front	Water Line to Refrigerator	Electric Water Heater	Showing
Fiber Cement	Outside Entry	Kitchen Other	Low E Windows	Key in Office
Foundation	Street/Utilities	Other	Radiant Barrier	No Lock Box
Slab	Asphalt	Utility Room	Green Features	Special
Roof	City Sewer	Dryer Hookup-Elec	Drought Tolerant Plants	
Composition	City Water	Separate Utility Room	Proposed Financing	
Alarm/Security Type	Curbs	Sink In Utility	Cash	
Pre-Wired	Individual Water Meter	Washer Hookup	Conventional	
Smoke Detector	Sewer Tap Fee Paid	Flooring	Other	
Exterior Features	Water Tap Fee Paid	Carpet	Possession	
Covered Porch(es)	Interior Features	Vinyl	Closing/Funding	

Property Description: A VERY UNIQUE AND CHARMING DUPLEX PROVIDES PRIVACY AND COMFORT FOR EACH TENANT; LOCATED ON ALMOST ONE HALF ACRE SCATTERED WITH PECAN TREES; A GREAT INVESTMENT-LIVE IN ONE SIDE, LEASE THE OTHER AND REDUCE PAYMENTS BY 50%, ALONG WITH TAX BENEFITS! LOTS OF EXTRA FEATURES THAT ARE HARD TO FIND IN TODAY'S MULTI FAMILY HOUSING MARKET; FULL SECURITY SYSTEM ON BOTH UNITS; FULLY LEASED! LOW MAINTENANCE! A SPENCE PROPERTY!
Directions: FROM COURTHOUSE SQUARE; GO EAST ON WALNUT; TURN LEFT ON MILLER ST; GO TO ASH AND TURN RIGHT; GO 2 BLKS TO PROPERTY ON RIGHT; SIY



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