

402 Ash, Decatur TX
\$204,000



Category: Multi-Family **Type:** Full Duplex **Orig LP:** \$217,500
Area: 72'x2" **Map:** PH*/0285*/K* **Low:**
Subdv: Proctor Add* **Lst\$/SqFt:** \$ 0.00
County: Wise* **Plan Dvlpmnt:**
Parcel ID: D2340003100* **Legal:** A-683 Ja Proctor*
Lot: 1* **Blk:** 30* **Multi Prcl:** **MUD Dst:** No **Unexempt Taxes:** \$427

Bldg SqFt: 2,500 / Building **Yr Built:** 2009 / New Construction - Complete **Stories:** 2 **Pool:** No
Complex Name: SPENCE
#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

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

	Unit 1:	Unit 2:	Unit 3:	Unit 4
Living Area:	15X14	14X15		
Dining Area:	0X0	0X0		
Kitchen:	0X0	0X0		
Master BR:	11X14	14X11		
Unit SqFt:	1250	1250		
# Full Baths:	2	2		
# Half Baths:	1	1		
# Bedrooms:	3	3		
Avg Lse Rt:	995	995		
# Like Units:	1	1		

Gross Income: \$23,880
Gross Expenses: \$
Net Income: \$0

Insurance: \$1,200
Gross Multiplier: 8.54
Cap Rate: 0.00%

Lot Description	Covered Porch(es)	Other	Carpet	Conventional
Interior Lot	Gutters	Interior Features	Vinyl	Other
Landscaped	Sprinkler System	Cable TV Available	Heating/Cooling	Possession
Lrg. Backyard Grass	Parking/Garage	High Speed Internet Available	Central Air-Elec	Closing/Funding
Some Trees	Attached	Window Coverings	Central Heat-Elec	Negotiable
Undivided	Covered	Other	Energy Efficiency	Other
Construction	Front	Kitchen Equipment	13-15 SEER AC	Showing
Fiber Cement	Outside Entry	Dishwasher	Ceiling Fans	Combo Lockbox
Foundation	Street/Utilities	Freestanding Range- Electric	Electric Water Heater	Key in Office
Slab	Asphalt	Water Line to Refrigerator	Low E Windows	Sign on Lot
Roof	City Sewer	Kitchen Other	Radiant Barrier	Special
Composition	City Water	Other	Green Features	
Alarm/Security Type	Curbs	Utility Room	Drought Tolerant Plants	
Burglar	Individual Water Meter	Dryer Hookup-Elec	Assumption Info	
Pre-Wired	Sewer Tap Fee Paid	Sink In Utility	Not Assumable	
Smoke Detector	Water Tap Fee Paid	Washer Hookup	Proposed Financing	
Exterior Features	Tenancy	Flooring	Cash	

Property Description: 402 & 406; 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; BUILT BY SPENCE RESIDENTIAL PROPERTIES; A TIMELESS ELEGANCE 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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THIS INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED