



Two to Four Units Status: **NEW** MLS #: **07502227**
 Address: **1418 Champlain St, Ottawa, 61350**
 Total # Units: **2** List Price: **\$109,900**
 Total # Bedrooms: **4**
 Total # Bathrooms (F/P): **2** Area: **350**
 Total # Rooms: **12** Actual Zoning: **Multi-Family**
 PIN: **2101307000** Multiple Pin: **No**
 Special Assessments/Service Area: **Unknown** Taxes: **\$2,906**
 Type Ownership: **Unknown** Tax Year: **2009**
 Parking Type: **Space/s** Tax Exemptions: **None**
 Basement: **No** # Cars: **2**
 Agent Owned/Interest: **No** Built Before 1978:
 Lot Dimensions: **91X139X151** Year Built: **UNK**
 Sub/Complex: Model:
 Type: **Duplex Side by Side** Exterior: **Frame**
 Garage/Parking: **On-site** Contract Date:
 Age: **Unknown, Recent Rehab** Closed Date:
 3-Bedroom Unit: **No** Sold Price:
 Elementary: District #: **141**
 Middle: District #: **141**
 High: District #: **140**

Waterfront: **Yes** Coordinates: North: South: East: West:
 Directions: **Norris Dr. to Champlain St. south to property**

UNIT	FL	RMS	BR	BTH	SD	RENT	LEASE EXP
UNIT #1	FL 1	6	2	1.0	620	620	MONTH
UNIT #2	FL 1	6	2	1.0	620	620	MONTH
UNIT #3	FL		BR	BTH	SD	RENT	LEASE EXP
UNIT #4	FL	RMS	BR	BTH	SD	RENT	LEASE EXP

Annual Expenses

Annual Income

Heat:	Insurance:	Water/Sewer:	\$480	Miscellaneous Income:
Gas:	Scavenger:	Janitorial:		Total Rental Income: \$1,240
Electricity:	Mgmt Fee:	Gross Expenses:		Gross Income: \$14,880
Repairs/Maint:	Miscellaneous:	Tenant Pays: Electric, Gas		Net Operating Income:
Unit 1: Appl/Feat: Stove, Refrigerator, Garage/Space		Tenant Pays: Electric, Gas		
Unit 2: Appl/Feat: Stove, Refrigerator, Garage/Space		Tenant Pays:		
Unit 3: Appl/Feat:		Tenant Pays:		
Unit 4: Appl/Feat:		Tenant Pays:		
Amenities:				
Basement: Crawl				
Exst. Bas/Fnd:				
Heat/Fuel: Gas, Forced Air				
Lot Description:				
Lot Size:		Sewer: Sewer-Public		
Other Additional Income:		Water: Public		
Other Rooms: Utility/Laundry				
Style: Ranch				

Remarks: **Newly landscaped, includes new sidewalks, reseeded yard and decorative plants fresh gravel in drive. Both units have been completely remodeled inside ceramic floors new carpet new kitchen cabinets & appliances, new bathroom. Located on the fox river. A must see!**

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