



Two to Four Units

Status: **ACTV**
 Area: **347**
 Address: **305 8th Ave , Mendota, Illinois 61342**

MLS #: **09471011**
 List Date: **01/02/2017**
 List Dt Rec: **01/05/2017**

List Price: **\$77,000**
 Orig List Price: **\$77,000**
 Sold Price:
 Contingency
 Flag:

Directions: **Rt. 251 to 5th St. go east to 9th Ave South across tracts 1st left then right on 8th**

Closed:
 Off Mkt:
 Year Built: **UNK**
 Dimensions: **65 X 150**
 Ownership: **Fee Simple**
 Corp Limits: **Mendota**

Contract:
 Financing:
 Blt Before 78: **Yes**
 Subdivision:
 Township: **Mendota**

List. Mkt Time: **15**
 Points:
 Contingency:
 County: **La Salle**
 Model:
 Parking: **Garage, Exterior Space(s)**

Coordinates:
 Acreage: **0.22**

Total Units: **2**

Spaces: **Gar:1 Ext:2**
 Parking Incl.
 In Price:
 3 BR Unit: **Yes**

Total Rooms: **9**

Total Baths **2/0**
 (Full/Half):

Total Bedrooms: **4**

Basement: **None**

Zoning: **Multi-Family**
 Waterfront: **No**



Remarks: **2 bedroom apt up and 2 bedroom down. 1 car garage with downstairs apt.**

School Data

Elementary: **(289)**
 Junior High: **(289)**
 High School: **(280)**
 Other:

Taxes/Assessments

PIN: **0133327018 (Map)**
 Mult PINs:
 Tax Amount: **\$2,183**
 Tax Year: **2015**
 Exemptions:

Financial Info

Total Rental Income:
 Net Operating Income:
 Gross Income:
 Gross Expenses:
 Other Income:

Special Assessments: **No**
 Special Service Area: **No**

	<u>Floor Level</u>	<u>Sq Ft.</u>	<u>Rooms</u>	<u>Bedrooms</u>	<u>Bathrooms</u>	<u>Master Bath</u>	<u>Sec Deposit</u>	<u>Rent</u>	<u>Lease Exp</u>
Unit #1	1		5	2	1/0		0	600	09/20
Unit #2	2		4	2	1/0		0	475	04/17
Unit #3					/				
Unit #4					/				

Age: **71-80 Years, Rehab in 2005**
 Type-Multi Unit: **2 Flat**
 Style:
 Const Opts:
 General Info: **School Bus Service**
 Amenities:
 Ext. Bldg. Type: **Vinyl Siding**
 Lot Size: **Less Than .25 Acre**
 Lot Desc:
 Roof:
 Foundation:
 Ext Bas/Fnd:
 Ext Prop Feats:

Garage Ownership: **Owned**
 Garage On Site: **Yes**
 Garage Type: **Detached**
 Garage Details:
 Parking Ownership: **Owned**
 Parking On Site: **Yes**
 Parking Details:
 Appliances/Features (1): **Stove, Refrigerator**
 Appliances/Features (2): **Stove, Refrigerator**
 Appliances/Features (3):
 Appliances/Features (4):
 Bath Amn:
 Basement Details: **Cellar**
 Additional Rooms:

Tenant Pays (1): **Electric, Gas**
 Tenant Pays (2): **Electric**
 Tenant Pays (3):
 Tenant Pays (4):
 Water: **Public**
 Sewer: **Sewer-Public**
 Heating: **Gas, Electric**
 Equipment:
 HERS Index Score:
 Green Disc:
 Green Rating Srce:
 Green Feats:
 Possession: **Negotiable**
 Sale Terms:
 Addl. Sales Info.: **None**
 Agent Owned/Interest: **No**

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Prepared By: Diana Norton | Norton Appraisal Service | 01/16/2017 11:46 PM

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