



Jerdon Real Estate, Inc.

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PRICE: \$69,000

LOCATION: 4 UNIT APARTMENT BUILDING

Address : 410 West Division St., Dowagiac, MI 49047

Lot Size : 1 ½ Lots; Approx. 120' along Division St., 60' across North line by 132' deep (all approx.)

Taxes : **NOTE: 2011 TAXES SHOULD BE LOWERED TO APPROX. \$2,673 +/-** 2010 \$3,610.41 (Non-Homestead) w/2011 SEV might be \$2,673 +/- estimate only. 2011 SEV IS \$48,700, so when doubled, 2011 True cash value is \$97,400 (Further tax appeal possible). Estimates only not guaranteed*

Tax ID # : 14-160-200-331-00 and 14-160-200-332-00 (City of Dowagiac)

School District: Dowagiac **Street:** Public paved **Possession:** At closing subject to month-to-month tenants.

Garage: Detached, needs repair. **HEAT:** 2 Natural gas furnaces.

4 APARTMENTS: All contain 1 Bedroom 1 Bath, with one unit having a small 2nd Bedroom; 2 Apartments on each floor.

UTILITIES/INSURANCE: Landlord currently pays utilities including : Electric, SEMCO gas, trash, water heater rental, water, sewer, & with insurance, average approximately \$554.25 (does not include snow removal, lawn mowing, or annual property taxes).

REMARKS: GREAT INCOME PROPERTY. RENTAL RATES AVAILABLE UPON REQUEST. CITY UTILITIES. *Jerdon cannot guarantee tax estimate but provides to assist the buyer.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)