

**ALL FIELDS DETAIL**



<b>MLS #</b>	15372	<b>Property Setting</b>	Urban
<b>Status</b>	ACTIVE	<b>Flood Plain</b>	Unknown
<b>Type</b>	Apartment		
<b>Address</b>	757 E CLINTON ST		
<b>Address 2</b>			
<b>City</b>	FRANKFORT		
<b>State</b>	IN		
<b>Zip</b>	46041		
<b>Area</b>	FRANKFORT CORP		
<b>Class</b>	MULTI-FAMILY		
<b>Asking Price</b>	\$129,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Old Elementary School</b>		<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Agent</b>	JOHN MILHOLLAND - Cell: (765) 242-3460
<b>Listing Office 1</b>	JOE RISSE REALTY, INC. - (765) 654-8892	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Office List #</b>	1626
<b>Commission: BA</b>	2	<b>Variable (Y/N)</b>	N
<b>Owner</b>	MILHOLLAND	<b>Listing Date</b>	4/24/2010
<b>Expiration Date</b>	6/30/2011	<b>County</b>	Clinton
<b>Zoning</b>	D RESICENCE	<b>Tax ID #</b>	121011160002000021
<b>Lot Size</b>	96' X 132'	<b>Elementary School</b>	New South
<b>High School</b>	Frankfort	<b># of Units</b>	6
<b>YR Built</b>	1900	<b>Roof YR</b>	2002
<b>Handicap Access</b>	No	<b>Sep. Meters Gas (Y/N)</b>	
<b>Sep Meters Electric (Y/N)</b>	Yes	<b>Sep. Meters Water (Y/N)</b>	No
<b>Flood Plain</b>		<b>Unit 1 Apt. Number</b>	1E
<b>Unit 1 # of Rooms</b>		<b>Unit 1 # of Bedrooms</b>	
<b>Unit 1 # of Baths</b>	1.00	<b>Unit 1 Furnished (Y/N)</b>	
<b>Unit 1 Refrigerator (Y/N)</b>	Y	<b>Unit 1 Range (Y/N)</b>	Y
<b>Un1 Tnt Pays Heat (Y/N)</b>		<b>Un1 Tnt Pays Ele. (Y/N)</b>	Y
<b>Un1 Tnt Pays Swr/Wtr(Y/N)</b>	No	<b>Unit 1 SQFT</b>	
<b>Unit 1 Rent</b>	325	<b>Unit 2 Apt. Number</b>	1W
<b>Unit 2 # of Rooms</b>		<b>Unit 2 # of Bedrooms</b>	
<b>Unit # of Baths</b>	1.00	<b>Unit 2 Furnished (Y/N)</b>	
<b>Unit 2 Refrigerator (Y/N)</b>	Y	<b>Unit 2 Range (Y/N)</b>	Y
<b>Un2 Tnt Pays Heat (Y/N)</b>		<b>Un2 Tnt Pays Ele. (Y/N)</b>	Y
<b>Un2 Tnt Pays Swr/Wtr(Y/N)</b>	No	<b>Unit 2 SQFT</b>	
<b>Unit 2 Rent</b>	325	<b>Unit 3 Apt. Number</b>	2E
<b>Unit 3 # of Rooms</b>		<b>Unit 3 # of Bedrooms</b>	
<b>Unit 3 # of Baths</b>	1.00	<b>Unit 3 Furnished (Y/N)</b>	
<b>Unit 3 Refrigerator (Y/N)</b>	Y	<b>Unit 3 Range (Y/N)</b>	Y
<b>Un3 Tnt Pays Heat (Y/N)</b>		<b>Un3 Tnt Pays Ele. (Y/N)</b>	Y
<b>Un3 Tnt Pays Swr/Wtr(Y/N)</b>	No	<b>Unit 3 SQFT</b>	
<b>Unit 3 Rent</b>	325	<b>Unit 4 Apt. Number</b>	2W
<b>Unit 4 # Rooms</b>		<b>Unit 4 # of Bedrooms</b>	
<b>Unit 4 # of Baths</b>	1.00	<b>Unit 4 Furnished (Y/N)</b>	
<b>Unit 4 Refrigerator (Y/N)</b>	Y	<b>Unit 4 Range (Y/N)</b>	Y
<b>Un4 Tnt Pays Heat (Y/N)</b>		<b>Un4 Tnt Pays Ele. (Y/N)</b>	Y
<b>Un4 Tnt Pays Swr/Wtr(Y/N)</b>	No	<b>Unit 4 SQFT</b>	
<b>Unit 4 Rent</b>	325	<b>Unit 5 Apt. Number</b>	3A
<b>Unit 5 # of Rooms</b>		<b>Unit 5 # of Bedrooms</b>	
<b>Unit 5 # of Baths</b>	1.00	<b>Unit 5 Furnished (Y/N)</b>	
<b>Unit 5 Refrigerator (Y/N)</b>	Y	<b>Unit 5 Range (Y/N)</b>	Y
<b>Un5 Tnt Pays Heat (Y/N)</b>		<b>Un5 Tnt Pay Ele. (Y/N)</b>	Y
<b>Un5 Tnt Pays Swr/Wtr(Y/N)</b>	No	<b>Unit 5 SQFT</b>	
<b>Unit 5 Rent</b>	335	<b>Unit 6 Apt. Number</b>	4G
<b>Unit 6 # of Rooms</b>		<b>Unit 6 # of Bedrooms</b>	
<b>Unit 6 # of Baths</b>	1.00	<b>Unit 6 Furnished (Y/N)</b>	
<b>Unit 6 Refrigerator (Y/N)</b>	Y	<b>Unit 6 Range (Y/N)</b>	Y
<b>Un6 Tnt Pays Heat (Y/N)</b>		<b>Un6 Tnt Pays Ele. (Y/N)</b>	Y
<b>Un6 Tnt Pays Swr/Wtr(Y/N)</b>	No	<b>Unit 6 SQFT</b>	
<b>Unit 6 Rent</b>	325	<b>Unit 7 Apt. Number</b>	

**GENERAL**

<b>Unit 7 # of Rooms</b>		<b>Unit 7 # of Bedrooms</b>	
<b>Unit 7 # of Baths</b>		<b>Unit 7 Furnished (Y/N)</b>	
<b>Unit 7 Refrigerator (Y/N)</b>		<b>Unit 7 Range (Y/N)</b>	
<b>Un 7 Tnt Pays Heat(Y/N)</b>		<b>Un 7 Tnt Pays Ele(Y/N)</b>	
<b>Un7 Tnt Pay Swr/Wtr(Y/N)</b>		<b>Unit 7 SQFT</b>	
<b>Unit 7 Rent</b>		<b>Unit 8 Apt. Number</b>	
<b>Unit 8 # of Rooms</b>		<b>Unit 8 # of Bedrooms</b>	
<b>Unit 8 # of Baths</b>		<b>Unit 8 Furnished (Y/N)</b>	
<b>Unit 8 Refrigerator(Y/N)</b>		<b>Unit 8 Range (Y/N)</b>	
<b>Un 8 Tnt Pays Heat(Y/N)</b>		<b>Un 8 Tnt Pays Ele(Y/N)</b>	
<b>Un8 Tnt Pays Swr/Wtr(Y/N)</b>		<b>Unit 8 SQFT</b>	
<b>Unit 8 Rent</b>		<b>Taxes Verified</b>	3105
<b>Taxes Est.</b>		<b>Insurance Verified</b>	1100
<b>Insurance Est.</b>		<b>Trash Verified</b>	600
<b>Trash Est</b>		<b>Heat Verified</b>	
<b>Heat Est.</b>		<b>Electric Verified</b>	
<b>Electric Est.</b>		<b>W/S Verified</b>	1200
<b>W/S Est.</b>		<b>Maintenance Verified</b>	
<b>Maintenance Est.</b>	2000	<b>Total Expenses Verified</b>	
<b>Total Expenses Est.</b>	8305	<b>Gross Annl Inc Verified</b>	
<b>Gross Annual Income Est</b>		<b>Legal</b>	JA SOUTHARDS ADDN PT LTS 3 & 4
<b>Directions</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	1/3/2011	<b>Status Date</b>	1/3/2011
<b>HotSheet Date</b>	1/3/2011	<b>Price Date</b>	4/23/2010
<b>Input Date</b>	4/23/2010 1:05:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$129,900	<b>Days On Market</b>	254

**FEATURES**

<b>STYLE</b>	<b>SCREENS</b>	<b>UNIT #2</b>	<b>WATER</b>
2 Story	Partial Screens	One Bath	Public
<b>EXTERIOR WALLS</b>	<b>STORM WINDOWS</b>	Range/Oven	<b>SEWER</b>
Vinyl	Aluminum	Refrigerator	Public
Wood	<b>GARAGE</b>	<b>UNIT #3</b>	<b>EXEMPTIONS</b>
<b>ROOF TYPE</b>	None	One Bath	None
Shingle	<b>DRIVEWAY</b>	Range/Oven	<b>POSSESSION</b>
<b>ATTIC</b>	Gravel	Refrigerator	Day of Final Closing
Stairs	Shared	<b>UNIT #4</b>	<b>SHOWING INSTRUCTIONS</b>
<b>FOUNDATION</b>	<b>HEAT TYPE</b>	One Bath	Appointment Required
Block	Baseboard	Range/Oven	<b>DOCUMENTS ON FILE</b>
<b>BASEMENT</b>	<b>HEAT FUEL</b>	Refrigerator	Disclosure
Full Basement	Electric	<b>ELECTRIC AMPS</b>	Lead - Based Paint
<b>INTERIOR WALLS</b>	<b>AIR CONDITIONING</b>	200	Survey
Drywall	Window Unit(s)	<b>WATER HEATER</b>	<b>DOCUMENTS ONLINE</b>
Paneled	<b>UNIT #1</b>	50-gallon	Disclosure
Plaster	One Bath		Lead - Based Paint
<b>WINDOWS</b>	Range/Oven		
Wood	Refrigerator		

**FINANCIAL**

<b>Annual Tax</b>	2489.50	<b>Annual Tax old</b>	
<b>Tax Year</b>	2009	<b>Payable Year</b>	2010
<b>Exempt \$ (See Reverse)</b>	0	<b>Avg. Util. per Mth Heat</b>	
<b>Electric</b>		<b>Water</b>	
<b>Lockbox (Y/N)</b>	No	<b>Assoc Dues \$</b>	19900
<b>A. Dues per (Qtr,Mth,Yr)</b>		<b>Land Valuation</b>	
<b>Improvements Valuation</b>	104300	<b>Terms</b>	CASH TO SELLER
<b>Leases</b>		<b>Deposits</b>	

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Buyer</b>	<b>Concessions</b>

**PUBLIC REMARKS**

Excellent location - good investment property. Large house w/5 units plus cottage apartment in back. Currently, tenants pay electric and owner pays water & sewage. All are 1 bedrm 1 bath, range & fridge furnished. Call John for more details and showing information.

**AGENT REMARKS**

Income / expense information will be furnished to serious buyers. some apartments have window AC, some do not.

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable, but not guaranteed.