

## PROPERTY DESCRIPTION



<b>Seller:</b>	<b>Paltz Construction, Inc.</b>
<b>Address:</b>	<b>616 Willow</b>
<b>City – State- Zip</b>	<b>Aurelia IA 51005</b>
<b>Type of Property:</b>	<b>Commercial Property Multi-Family</b>
<b>Transaction Type:</b>	<b>Sale</b>
<b>List Price:</b>	<b>\$160,000</b>
<b>Agreement Type:</b>	<b>Exclusive</b>
<b>Commission:</b>	<b>4%</b>
	<b>Four Units, each with 2 bedroom upstairs, half bath on main and full bath upstairs</b>
<b>Approx Sq. Ft.:</b>	<b>2,048</b>
<b>Lot Size:</b>	<b>14,802 sq ft</b>
<b>Year Built:</b>	<b>1972</b>
<b>Listing Period:</b>	<b>September 22, 2015 to April 1, 2016</b>
<b>Showing Instructions:</b>	<b>Call Northwest Realty (712) 225-6447</b>
<b>Marketing Remarks:</b>	<b>MUST SEE- Great investment – 4 in 1 in a great location on #1 green</b>

**Property Information**

Type of Construction:	Frame
Basement:	Full
Trim:	Mixed
Fireplace:	No
Garage Spaces:	Each unit has one detached
Foundation:	Concrete Brick
Patio:	No
Porch:	Yes
Deck:	Yes
School:	Alta-Aurelia
Number of Rooms:	Six rooms per unit
Number of Full Baths:	1 per unit
Number of ½ Baths:	1 per unit
Dining Area:	Eat In

**Kitchen Details:**

Dishwasher:	No
Disposal:	No
Vent Fan:	Yes
Range:	Electric and Gas
Built in Oven:	No
Cabinets:	Yes

**Additional Features:**

Floor Covering:	Carpet, tile, vinyl-linoleum
Roof:	Metal
Storm Windows:	Yes
Storm Screens:	Yes
Heating Source:	Natural Gas
Heat System:	Forced Air
Air Conditioning:	Central
Hot Water Heater:	Gas
Utility:	Basement
Street:	Blacktop
Water:	City
Sewer:	City

**Terms & Taxes:**

Gross Tax:	\$2383.90
Net Tax:	\$2384.00

Listing Agent:	Denny Paltz
Legal Description:	LTS 4&5 BLK 4 GRANDVIEW ADD 3893

**This Information, though believed accurate, is not guaranteed.**