



INVESTMENT PROPERTY

4-Plex, 2 Bedroom, Townhouses



EAST SIDE!!!
\$44,000 PROFIT (POTENTIAL)*



LOCATION:

Address: 1401-1407 Harrelton Drive
City: Evansville
Township: Knight

County: Vanderburgh
Zip: 47714
Size: 4,500sf (4 x 1,125sf)

FINANCIAL:

<u>Budget Item:</u>	<u>Annualized:</u>
Income (Potential)*:	\$ 48,000.00
Water & Sewer (Paid by Tenant):	\$0.00
Trash (Paid by Tenant):	\$0.00
Taxes (2025 annual):	\$ -2,249.20
Insurance (2025 annual):	\$ -1,457.00
Profit (Potential)*:	\$ 44,293.80

LISTING INFORMATION:

Company: Market Realty, LLC
Office Phone: (812) 425-1906
Fax: (812) 425-2585
List Price: \$400,000

Listing Agents: Frank T. Peterlin
E-Mail: PeterlinVI@AOL.COM
Cell Phone: (812) 760-6670

OTHER PERTINENT INFORMATION:/

Income & Profit (Potential) calculated before debt service, vacancy, management & maintenance with annualized expenses, the information contained herein is unaudited therefore, there is no warrantee for errors, omissions, prior lease/sale/option/withdrawal/auction or change in price/condition, you must write to confirm all information.

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