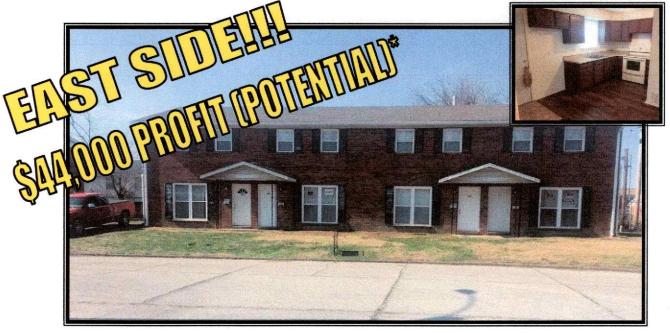


## INVESTMENT PROPERTY



4-Plex, 2 Bedroom, Townhouses



LOCATION:

Address:

1401-1407 Harrelton Drive

County:

Vanderburgh

City:

Evansville

Zip:

47714

Township:

Knight

Size:

4,500sf (4 x 1,125sf)

FINANCIAL:

Budget Item:	Annualized:
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

Listing Agents: Frank T. Peterlin

Office Phone:

(812) 425-1906

PeterlinVI@AOL.COM

Fax:

(812) 425-2585

Cell Phone:

E-Mail:

(812) 760-6670

List Price:

\$400,000

## 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.

C:\=MyFiles\==MyProperty\1401 Harrelton Dr\1401-1407 Harrelton DR. 20251114v4.doc