

• 22116 54 Church St., S.O. \$58,000. Apts & Str



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Bet: West Third St. & So. Orange Ave.

Lot 39x127 Lot 38 Blk 102

2 pieces of ppty on 1 deed, front & rear, front-brk &
fr, rear 2F fr, comp rf, all ss/scrs, 220 VS

1st-front-1 lrg store-rents \$170; side of store-
3 rm apt-rents for \$170.

2nd-front-owners 4 rm apt-rents \$260; rear 3 rm apt-
rents for \$150.

Rear bldg-2F fr & 1-car garage, parking for 4 cars

1st-rear- 4 rm apt-rents for \$165.

2nd-rear- 4 rm apt-rents for \$165.

Both houses have full bsmts & 220 VS, mixed w.p.

Frt bldg has oil heat. Rear 2F has gas heat.

1-car s.b.det.garage, paved drive

L-7.7 B-33.0 '77 Rate 5.34 Taxes \$2173.00 Poss: On
tenancy & owners apt 60 days. Owner supplies heat &

hot water for all tenants. Both front & rear hses

have new roofs. All rents can be increased. Both

front & rear properties are in good condition & have
always been fully rented. Total yearly income:

SEE ADDITIONAL INFORMATION-----

LR:EM 762-5533 40010008/10010009 (6-60-40-o.a.a.)

Owner:(Sole)Mary Verducci, Prem., 762-4255

Comm. 54 Church St., S.O. Str & Apts. \$58,000.

6/12/78 sold for \$58,000
6/15/78 sold \$58,000

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ADDITIONAL INFORMATION:

\$12,840. w/owners apt. Owners expense per year:
garbage disposal \$183.54; insurance both \$501.54;
water \$203.73; gas & oil for both \$2,342.92; taxes
for both 1977 \$2,173.00; total \$5,404.73. Owner is
a widow & would like a fast sale, call her direct
for all showings. She has the keys. Copy of survey
w/L.R. Encroachment-paved drive-owner used 3' of
driveway belonging to next house. All tenants are
mo/mo. Subject to errors & omissions.

4/26/78 Change commission split to 50/50 o.a.a.

5/8/78 2nd flr apt.rents for \$200 mo, not \$250.

Income \$12,240 yr.