

Wall-to-Wall Income!!



Property Address: 812 Windom St. and 814 Windom St. PRICE: \$599,000

Legal Description: Lots 10 and 11, Blk 2 John's Lake Addition to the city of Wayne, Wayne County, Nebraska

Schools: Wayne Public Schools, St. Mary's Elementary

Annual Tax: Unknown

Possession date: Negotiable

Year Built: 2012

- **Property Description:** Two apartment buildings. 4 units per building, for a total of 8 Three bedroom, two bath units. 4 of the units are 1,260 Sq. ft. and 4 units are 1,400 sq. ft. All units come with energy star appliances including range, refrigerator, and dishwasher. With low vacancy, great rental area near college this is definitely see-worthy. Rents average \$800 per month, plus utilities. All units are equipped with heat pumps and energy star furnaces for lower utilities for tenants.
- Return on Investment approx 9-10%; see Wendy for details.

We Cooperate!

Features	Interior 1,260 sq. ft unit	Interior 1,400 sq ft. unit
Lot Size: 15,000 sq. ft	Kitchen 11' 5" x 15'	Kitchen 15' x 15'
Construction: Wood Frame	Living Room 19' x 14' 8"	Living Room 19' x 19'
Roof: Asphalt shingles	Bed room #1 10' 6" x 11' 8"	Bed room #1 10' 6" x 11'
Siding: vinyl	Bed room #2 9' 7" x 14'	Bed room #2 11' 7" x 14'
Cooling /Heating : Central Air/	Bedroom #3 12' x 11' 5"	Bedroom #3 12' x 11' 5"
Heat pump	Main Bath 8' 6" x 7' 8"	Main Bath 8' 6" x 7' 5"
Water Softener	2nd Bath 8' 5' 8"	2nd Bath 8' x 5' 8"
Utility: 250 amp. breaker box	Laundry Room 7' 5" x 7' 8"	Laundry Room 7' 5" x 7' 8"
R23 Walls,		
R40 Ceiling		

The information contained within this data sheet, although believed to be accurate, is not warranted.



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