

**4 UNIT APARTMENT BUILDING FOR SALE
140 CARRIAGE PL, SPINDALE, NORTH CAROLINA, \$ 109,900**



140 CARRIAGE PLACE IS A 4 UNIT APARTMENT BUILDING IN A COMMUNITY OF SIMILAR RENTALS IN POPULAR AREA

ALL UNITS ARE SPACIOUS ONE BEDROOM & ONE BATH, WITH APPROXIMATELY 650 SQ FT

WELL LOCATED JUST OFF OF US HWY 74, WITH A SHORT DRIVE TO FOREST CITY AND RUTHERFORDTON, ETC

BUILT IN 1983 W/ SIDING OVER FRAME CONSTRUCTION

SITTING ON A 13,400 SQUARE FOOT PRIVATE CUL DE SAC LOT WITH AMPLE PARKING

SEPARATE ELECTRIC METERS FOR TENANTS; LANDLORD PAYS WATER & SEWER CHARGES

2008 INTERIOR AND /EXTERIOR WERE REMODELED WITH NEW FLOORING, PAINT, FIXTURES AND APPLIANCES

CENTRAL HEAT AND AIR UNITS

STRICTLY CONFIDENTIAL, SHOWN BY APPOINTMENT ONLY AS TENANTS ARE UNAWARE OF POTENTIAL SALE

IDEAL FOR LOCAL OWNER/MANAGER OR INVESTOR, AND 4 UNITS QUALIFY FOR EASIER RESIDENTIAL LOAN

RENTS AVERAGE \$ 375 PER MONTH; SEE PG. 2 FOR ADDITIONAL DETAILS



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.



**OFFERED BY PATRICK CALHOON OF CALHOON REAL ESTATE
2401 WEST BAY DR, SUITE 421, LARGO, FL, 33770**

WWW.PATCALHOON.COM * PATCALHOON@AOL.COM *** 727-542-0998**

**AFFILIATED AND
OR LICENSED IN :
FL, NC, GA, SC,
TN ,CT & MA !**

140 CARRIAGE HOUSE PL RENT ROLL & INCOME EXPENSE INFO

UNIT NUMBER	TENANT NAME	MONTHLY RENT
25	CHAMPION	\$ 375
26	MILITELLO	\$ 375
27	LATTIMORE	\$ 375
28	RICE	\$ 375

ANNUAL PROFORMA EXPENSES	
WATER/SEWER	\$ 2,637
REAL ESTATE TAXES	527
INSURANCE	650
LANDSCAPING	400
REPAIRS & MAINTENANCE	500



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