

Good News Realty
724-463-9000

May 27, 2009



Address: **437&439 Nixon Avenue**
Indiana, PA 15701

List Price: **\$139,900**
Listing #: **0310130**

Status: **Active**
Subdivision: **None**

Let the tenant pay your mortgage! Well Built Brick Duplex-Located in Indiana Boro for \$139,900

Comments: **Directions: Take Philadelphia Street, turn on N Fourth Street travel 1/2 Block, turn left onto Gompers Avenue, House on right #437 & #439**

Multi-Unit Information

# of Units: 2	Coin Op WashDry:	Garage Type: None
Year Built: 1950	Heat Separate by Unit: Yes	Garage Stalls: 0
Occupancy: Tenant	Water Separate by Unit: Yes	Driveway: Gravel
Current Rent Cert: No	Elec Separate by Unit: Yes	Off-St Parking: 4
Total SqFt: 2,600	Heat Type: Forced warm air	Mortgage Balance:
SqFt Down: 1,300	AC Type: None	Principal/Interest Payment:
SqFt Main: 1,300	Heat Expense: \$0	Interest Rate:
SqFt 2nd Lvl: 1,300	Electric Expense: \$0	Yrs Left on Mortgage:
SqFt 3rd Lvl:	Wtr/Swr Expense: \$480	
Gross Income: \$16,080 Actual: Yes	Land Assessment: \$1,500	
Operating Expenses: \$6,153 Actual: Yes	Bldg Assessment: \$20,790	
Net Op Income: \$9,927 Actual: Yes		

Units

<u>Rent</u>	<u>SqFt</u>	<u>Lvg Rm</u>	<u>Dng Rm</u>	<u>Ktchn</u>	<u>Bdrms</u>	<u>F Bath</u>	<u>3/4 Bath</u>	<u>1/2 Baths</u>	<u>Frig</u>	<u>Stove</u>	<u>DW</u>
\$625	1,300	1	1	1	3	1			Yes	Yes	No
\$715	1,300	1	1	1	2	1			No	No	No

Property Information

Est Acres: 0.14	Twp/Bor Taxes: 1104
Lot Size: 60x100	Sch Taxes: 2069.63
Frontage Ft: 60	Tax Class: 0
Depth Ft: 100	Tax Yr: 2009
Elem School: East Pike Elementary	Water Type: City
JH/Mdl School: Indiana District	Sewer Type: City
Sr High School: Indiana District	Fuel Type: Natural Gas
Mun/Bor: Indiana Borough I	Flood: Undocumented
S-T-R: 0 - 0 - 0	Zoning: U1
Possession: Close	Assessments: 0
Terms: 0	Parcel: 22-006-116
Abstract Loc: None	Latitude:
Assessed Value: 22290	Longitude:
Legal Description: DB 1445, Pg 82 Parcel 22-006-116	

Property Features