

**Good News Realty**  
724-463-9000

October 26, 2011



Address: **430 Franklin St**  
**Clymer, PA 15728**

List Price: **\$179,000**  
Listing #: **0310151**

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

**Instant Positive Cash Flow! 6 unit apartment building in Clymer borough. \$179,000**

Comments: **Directions: Take 286 East to Clymer-straight thru red light-building #420 on the left across from Dollar General Store. Yrly taxes are \$1,683.06**

**Multi-Unit Information**

# of Units: <b>6</b>	Coin Op WashDry: <b>No</b>	Garage Type: <b>None</b>
Year Built:	Heat Separate by Unit: <b>Yes</b>	Garage Stalls:
Occupancy: <b>Tenant</b>	Water Separate by Unit: <b>Yes</b>	Driveway: <b>Gravel</b>
Current Rent Cert:	Elec Separate by Unit: <b>Yes</b>	Off-St Parking: <b>6</b>
Total SqFt: <b>3,500</b>	Heat Type: <b>Forced warm air</b>	Mortgage Balance:
SqFt Down: <b>1,400</b>	AC Type: <b>None</b>	Principal/Interest Payment:
SqFt Main: <b>1,400</b>	Heat Expense: <b>\$0</b>	Interest Rate:
SqFt 2nd Lvl: <b>1,400</b>	Electric Expense: <b>\$0</b>	Yrs Left on Mortgage:
SqFt 3rd Lvl: <b>0</b>	Wtr/Swr Expense: <b>\$0</b>	
Gross Income: <b>\$27,900</b> Actual: <b>Yes</b>	Land Assessment:	
Operating Expenses: <b>\$6,361</b> Actual: <b>No</b>	Bldg Assessment:	
Net Op Income: <b>\$21,539</b> Actual: <b>No</b>		

**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>
\$395		1		1	1	1			Yes	Yes	No
\$395		1	1	1	1		1		Yes	Yes	No
\$300		1		1	2	1			Yes	Yes	No
\$425		1		1	2	1			Yes	Yes	No
\$395		1		1	2	1			Yes	Yes	No
\$415		1		1	3	1			Yes	Yes	No

**Property Information**

Est Acres: **0.17**  
 Lot Size: **50x150**  
 Frontage Ft: **50**  
 Depth Ft: **150**

Elem School: **Penns Manor District**  
 JH/Mdl School: **Penns Manor District**  
 Sr High School: **Penns Manor District**

Mun/Bor: **Clymer Borough**  
 S-T-R: **0 - 0 - 0**

Possession: **Close**  
 Terms: **0**

Abstract Loc: **None**  
 Assessed Value: **10620**

Legal Description: **DB 922, Pg 748**

Twp/Bor Taxes: **620**  
 Sch Taxes: **1062.64**  
 Tax Class: **0**  
 Tax Yr: **2011**

Water Type: **City**  
 Sewer Type: **City**  
 Fuel Type: **Natural Gas**

Flood: **Undocumented**  
 Zoning: **None**

Assessments: **0**  
 Parcel: **15-001-605**

Latitude:  
 Longitude:

**Property Features**

**None**