

# Apex Realty Group

(814) 641-2739

January 26, 2010



Address: **415 Seventh Street**  
**Huntingdon, PA 16652**

List Price: **\$96,500**  
 Listing #: **1009129**

Status: **Active**  
 MLS Area: **Huntingdon Area**

**Net Income \$9,701. 3 newer gas boilers & elec water heaters, Paved off-street parking w/3 spaces. Unit A (2nd flr) has lg. kit. w/pantry & porch w/ rm for 2nd bdrm; unit B is 1bdrm has laundry hookup, oak flrs; unit C (rear) has 2 bdrms, nice kit.**

Comments: **Net Income \$9,701. 3 newer gas boilers and electric water heaters, 4-100A breaker boxes & paved off-street parking with 3 reserved spaces. (2) 1 bedroom units and a 2 bedroom unit; unit A (2nd flr) has lg. kitchen w/pantry & porch w/rm for 2nd bdrm; unit B has laundry hookup, oak flooring; unit C (rear) has 2 bdrms, very nice kitchen & 2 small porches.**

### Multi-Unit Information

# of Units: <b>3</b>	Coin Op WashDry: <b>No</b>	Garage Type: <b>Off street</b>
Year Built: <b>0</b>	Heat Separate by Unit: <b>Yes</b>	Garage Stalls:
Occupancy: <b>Tenant</b>	Water Separate by Unit: <b>No</b>	Driveway: <b>Black Top</b>
Current Rent Cert:	Elec Separate by Unit: <b>Yes</b>	Off-St Parking: <b>3</b>
Total SqFt: <b>2,354</b>	Heat Type: <b>Hot Water radiator</b>	Mortgage Balance:
SqFt Down:	AC Type: <b>None</b>	Principal/Interest Payment:
SqFt Main: <b>1,430</b>	Heat Expense: <b>\$0</b>	Interest Rate:
SqFt 2nd Lvl: <b>924</b>	Electric Expense: <b>\$144</b>	Yrs Left on Mortgage:
SqFt 3rd Lvl:	Wtr/Swr Expense: <b>\$878</b>	
Gross Income: <b>\$13,560</b> Actual: <b>Yes</b>	Land Assessment:	
Operating Expenses: <b>\$3,889</b> Actual: <b>Yes</b>	Bldg Assessment:	
Net Op Income: <b>\$9,701</b> Actual: <b>Yes</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>
\$375	924	1	1	1	1	1					
\$360	594	1		1	1	1					
\$395	906	1		1	2		1				

### Property Information

Est Acres: <b>0.06</b>	Gross Taxes: <b>1221</b>
Lot Size: <b>25x115</b>	Tax Class:
Frontage Ft:	Tax Yr: <b>2008</b>
Depth Ft:	Assessments:
Elem School: <b>Standing Stone Elem</b>	Water Type: <b>Municipal</b>
JH/Mdl School: <b>Middle School</b>	Sewer Type: <b>Municipal</b>
Sr High School: <b>Hunt High Sch</b>	Fuel Type: <b>Natural Gas</b>
Region: <b>2nd Wd Hunt</b>	Flood: <b>No</b>
S-T-R: <b>- -</b>	Zoning: <b>Res High Dens</b>
Possession:	Plat:
Terms:	Parcel:
Abstract Loc:	Latitude:
Assessed Value:	Longitude:
Legal Description: <b>TP# 19-04-13 DBV 706-877</b>	

### Property Features

Level  
 Separate Electric  
 Separate Furnaces  
 TV Cable