

**SELLS TO THE HIGHEST BIDDER
REGARDLESS OF PRICE!**

**100%
LEASED!**

ABSOLUTE AUCTION

SATURDAY, AUGUST 28TH, 12:00 PM

1208 SW South Ave., Blue Springs, MO 64015

*Property Directions: I-70 to 7 Hwy, south to Walnut, west to 15th St., south to SW South Ave., then east to address.
Or US 40 Hwy to 15th St., north SW South Ave., east to address.*

100% LEASED - BLUE SPRINGS HOME WITH ATTACHED 4 PLEX

Current income \$2060/month; Features: one bedroom home with new carpet, living and dining rooms, full bath, kitchen, 2 car gar. & 4 attached studio apartments. A Great Income Opportunity!

Open House: Sundays, August 15th & 22nd, 2-4 PM

THE HOME

- **New Carpet**
- **Kitchen:** 8x20; Tappan Gas stove, oak cabinetry, washer & electric dryer hook up
- **Living Room:** bay window, carpet
- **Dining Room:** 12x14; knotty pine accents, double window
- **Master Bedroom:** 12x12, carpet, large closet
- **Full Bath:** 5x8; marble top vanity, shower/tub combo, linen closet
- **Oversized 2-Car Garage:** 19x25; new Clopay steel garage door
- **Full Walk-Out Basement:** HVAC & water heater access

2010 INCOME / EXPENSES

| | |
|------------|-------------------------|
| Income | \$2060.00 |
| LESS | |
| Utilities | \$490 |
| Taxes | \$250 |
| Insurance | \$200 |
| NET | \$1,020.00/month |

ATTACHED 4 PLEX

- Studio Apartment 1:** 15x20; carpet, month to month lease
 - **Small Kitchen Area:** apt size Kenmore gas stove & refrigerator
 - **¾ Bath:** enclosed shower
- Studio Apartment 2:** 13x18; carpet, month to month lease
 - **Small Kitchen Area:** newer apt size Kenmore gas stove & refrigerator
 - **¾ Bath:** enclosed shower, walk-in closet
- Studio Apartment 3:** 12x17; carpet, month to month lease
 - **Small Kitchen Area:** apt size gas stove & refrigerator
 - **¾ Bath:** enclosed shower
- Studio Apartment 4:** 13x18; carpet, month to month lease
 - **Small Kitchen Area:** apt size Magic Chef gas stove & refrigerator
 - **¾ Bath:** enclosed shower

Property Features:

- 100% Leased
- Current Income \$2060/month
- Easy Access to 7 & 40 Highways
- Blue Springs School District
- Large Lot with Mature Trees
- Newer Lennox central air (2005)
- Newer Lennox central air (2006)
- Newer furnace (2008)
- Great Income Opportunity

VISIT WWW.CATESAUCTION.COM FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES.

Summary of Terms: 10% down day of sale. Balance in 30 days at closing. Taxes prorated to closing. 10% buyer's premium. Seller provides title insurance. Property sells as-is, free & clear of liens. Subject to prior sale.

REALTORS / BROKERS

Earn **3% BAC** Offered on
Calculated on high bid this property



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