Prepared For You By:
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(9)

Single Family Residential **2102899** A	304 S MARKET	**Unit #/Level:** /	$35,400
1 STORY / HOUSE	BONDVILLE, IL 61815	**Region:** 04 **Area:** 3 **Grid:** 0	

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	1		
Garage:			
Subdiv:		Grade School:	SOC
Near:	SOUTH ST.	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTENNIAL
Lot Size:	40' X 132'	Fire Protect. Dist:	BONDVILLE
Apx Age:	39	PIN:	23-19-13-104-004
Year Built:			

	Room Dim.	Lvl	Floor	B		Room Dim.	Lvl	Floor	B		Level SF		
LVR:	18'0"X 14'3"	1	Carpet		BDR1:	14'8"X13'0"	1	Carpet		Upper SF:	0	Bsmnt SF:	0
DIN:					BDR2:	9'7"X8'2"	1	Carpet		Main SF:	1045	Fin Bsmnt SF:	
KIT:	13'3"X11'3"	1	Vinyl		BDR3:	8'3"X6'11"	1	Carpet		Lower SF:	0	Tot. Fin SF:	1045
FAM:					BDR4:					UnFin Low SF:			
UT:					BDR5:					Approx. SF:	1045		
	5'2"X5'9"	1	Vinyl										

Tax Yr:	2008	Total Tax:	45	# Exemp.:	1		
HOA Fees:	$	HOA M/A:		Condo Fees:	$	Condo M/A:	
Other Fees:	$	Other M/A:					

Family Room Y/N:	No	Fireplace Y/N:	No	Din Y/N:	No	Bd Suite Y/N:	No
Foundation Type:	CRAWL	New Const. Y/N:	No	Const. Phase:	Finished	Orientation:	W
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:	Mobile Home	Sewer:	Septic	HVAC:	Forced Air
Outbuildings:	Garden Shed	Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Aluminum	Basement:		Walls:	Drywall
Fireplace:					

Misc Interior:	Bedroom on Level 1 , Eat-in Kitchen
Electrical:	
Property Incl.:	Microwave , Range/Stove , Refrigerator
Misc Exterior:	Deck
Docs on File:	

Directions:	From Route 10, turn south onto Market.
Remarks:	Do not be fooled by the outside appearance! This property offers a surprisingly comfortable and well appointed interior and immediate rental income of $575 per month. The home consists of a mobile home with a living room addition and a master bedroom addition, plus a deep lot with a garden shed. Kitchen and bath both feature tasteful updates, and the current owner performed much needed structural reinforcement in the master bedroom addition. Get immediate, substantial positive cash flow as-is, and build later on the lot.
Possession:	30 DAYS

- - - - Information herein deemed reliable but not guaranteed - - - -
Approximate Total Finished Square Footage May include Finished Basement Square Footage.
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