



MLS# 3009029

1312-1314 Rachel Lane, Waterloo

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Listing Price: \$219,900.00		
Rooms: 4	Bedrooms: 2 ea side	Total Baths: 3 ea side
Style: 2-story	Exterior: Brick/combo	Lot Size: cul-de-sac
Subdivision: Dannehold Farm	Year Built: 2000	Taxes: \$5,643
Tax Year: 2009	Township: 02	Sec: 10
Parcel ID#: 07-13-101-1003-000	Zoning: Two Family	Exemptions: None
Gross Income: 21,600	#Total Parking: 4	Lease Term: MTM
Garage/Carport: 2 Car Garage Attached each side		Approx Finished Total: 2800
Heat: Forced Air	Fuel: Gas	A/C: Central Air
Electric: 200 Amp	Water: Public	Wtr Htr: Gas
Sewer: Public	Basement: Full	Driveway: Concrete
Elem: Waterloo Dist 5	Mid: Waterloo Dist. 5	High: Waterloo

Appliances: Dishwasher, Disposal, Microwave, Range (Electric), & Refrigerator (each side)
Features: Patio and Six Panel Doors

NOTES: Nice Duplex in Waterloo—Great Investment Opportunity! This 2 story duplex offers two 2BR/3BA units. Each 1,400 sq ft with 2 car attached garages and full basement. Property is 100% rented to tenants who desire to stay. These units are in good shape and would need only minor improvements at some point. Property is situated in a very convenient location. This property is bank owned and is being sold as is. But is not your typical foreclosure—it is a nice property. Call agent for additional details. **(Over for pictures.)**
(Route 3 south towards Waterloo; go right on Warren at (Ford Dealership); go left on Rachel Lane)

