

MLS#: 641417 **St:** A INC-Fourplex **LP:** \$ 275,000
2413 N Nevada AV **County:** ELP
 Colorado Springs, CO **Zip:** 80907
Area: CEN **BSA:** **SubArea:** Old North End
Schedule #: 6406106012 **Top:** 4455 **Side:** 2667
Legal Description: LOT 5 BLK 528 NORTH END ADD 2 COLO SPGS
Zone: R-2 **Zone Entity:** COS
Year Built: 1955 **Sch Dist:** 11-Colorado Spring

[2413 LBP 2...](#) [2413 Closi...](#) [2413 SqFt.pdf](#)

	Unit1	Unit2	Unit3	Unit4	Unit5	Totals
SqFt	836	836	836	836		3344
Bedrooms	2	2	2	2		8
Bathrooms	1	1	1	1		4
Garages	0	0	0	0		2
Monthly Rent	\$ 600	\$ 550	\$ 600	\$ 525	\$	\$ 2,405
Furnished	N	N	N	N		
Occupied	Y	Y	Y	Y		
Other Rentable Space/Building: 2-car garage rented for \$130/mo (\$65/side)						
Gross Rent Multiplier: 114			Units Total: 4		# Parking: 6	

Exterior Amenities:

Bsmt/Foundation: Garden Level **Structure:** Wood Frame **Siding:** Brick **Roofing:** Composite Shingle **Fence:** Rear

Interior Amenities:

Heat/Air: Forced Air, Natural Gas **Appliances:** 220v in Kitchen **Fireplace:** None **Laundry Facilities:** Electric Hook-up

Lot Information:

Acres: 0.21 **Lot SqFt:** 9500 **Existing Utility:** Electricity, Natural Gas **Existing Water:** Municipal **Sanitation:** Sewer **Existing Well Permit:** N

Property Description:

Owner Pays: Trash **Tenant Pays:** Electricity, Gas, Sewer, Water

Offers/Financials:

Terms Offered: Cash, Conventional, FHA, VA **Possession Terms:** Sub. Tenant **Close/Title Company:** Land Title **Earnest Money:** \$ 3,000 **Earnest Holder:** Land Title **Earnest Money Promissory Note Acceptable:** N **Title Evidence:** Title Insurance **Assumable Loan:** N **Equity:** \$ 275,000 **Tax:** \$ 1,257 **Tax Year:** 2008 **PPMLS Required Notices:** Agent/Owner

Exclusions:

Tenants' personal property.

Extras:

Property Description Remarks:

Excellent 4-plex located in desirable Old North End. Low maintenance brick exterior, spacious units have tiled floors in kitchens/baths & hardwood floors under carpet in upper units. Three units have washers/dryers. Property is just one block from Penrose Hospital and two blocks from Bon Shopping Center. Paved off-street parking.

Directions/Cross Streets:

Nevada & Jackson

Office ID#: 00001891 **Rampart Realty, Inc.** (719)488-6957 **Fax:** (719)487-9871
Salesman ID#: 009150 **C. Stuart Sloat** (719)632-9300 **Add'l Ph:** (719)491-2494
Salesman Email: **stuart@rampartrealty.com** **Co-List Email:**
Salesman Fax: (719)667-5296 **Co-List Fax:**
Co-List ID#: **Add'l Ph:**
TB: %,3 **BA:** %,3 **TA:** ERS **SL:** FS **Var:** N **VOW:** Y **Blog:** N **AVM:** N
Key: See Show Agent Remarks **Photo:** Realtor Submitted **Elect Ad:** A **Display Address:** Y
Appt Cont: Stuart Sloat at 719-632-9300 **Incentives:**
Show Inst: Appointment Only, See Show Agent Remarks
Show/Agent Remarks: Please provide as much notice as possible for agent to coordinate showings. Tenants pay utilities!

Sold Information:

Sold Broker: **Fax:**
Sold Salesman: **Add'l Ph:**
Sold Price : \$ **Sold Date :** **Sold Terms:** **DOM:** 0 **CDOM:** 0
Orig LP: \$ 275,000 **Off Mkt Date:** **Contingent Date:**
Sold Concessions:
Quality of Below Grade Interior Finish:

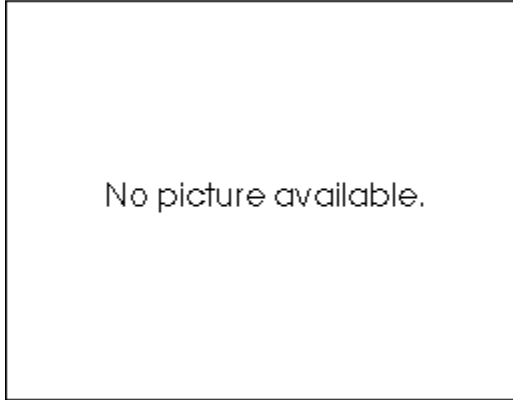
Sold Remarks:

Personal Property Included:

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Media	Type	Description (if available)
#1 - 2413 LBP 2...	Acrobat PDF	Lead Based Paint Disclosure
#2 - 2413 Closi...	Acrobat PDF	Closing Instructions
#3 - 2413 SqFt.pdf	Acrobat PDF	Square Footage Disclosure



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