

Listings as of 10/24/2024

Property Type INVESTMENT

Status Active

Auction Yes

	MLS # 202440988		4717 Furge Drive		Fort Wayne		IN 46835		Status Active		LP \$125,000	
	Area Allen County			Parcel ID 02-08-17-431-008.000-072			Type Apartment Building					
	Sub Shoaff Park Village			Cross Street								
	Total Bedrooms 10		F Baths 4		H Baths 2		Lt Sz Acr 0.2800		Lt Sz SqFt 12,197		Age 52	
	School District FWC		Elem St. Joseph Central		JrH Jefferson		SrH Northrop					
	Style No		Stories 2.0									
	Legal Description SHOAFF PARK VILLAGE LOT 5											
	Directions Head east on Coliseum Blvd, Turn left on Crescent Ave, it becomes Stellhorn Rd. Turn right on Reed Rd, passed St Joe Center Rd. turn left into Furge Dr Property is on the right.											

Remarks INVESTMENT POTENTIAL ! This is an ONLINE Multi-Tract Commercial Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid for each is \$ 125,000. The Trustee will review the Highest Offer on Tuesday, November 12 @ 3:00 pm. There will be Two Open House dates to view the property on Sun. Nov. 3 (1 – 2pm) & Sun. Nov. 10 (1 – 2pm). <<< Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> Properties may be purchased individually, or as a whole. Interior Floor Plans in Documents, Rental income & info available upon request. TRACT #1 is Located @ 6301 Reed Rd which consists of a 4 Unit Brick Apartment Building with 4,436sqft Living Space on 0.28 acres on corner lot. All units are currently leased in this 2 floor complex close to Parks, Shopping & YMCA with 2,218sqft each level. Two Units consist of 2 Beds / 1 Bath with Living room, Kitchen with Laundry hook-up. Two Units consist of 3 Beds / 1.5 Baths with Living & Family Rooms, Kitchen and separate laundry room. Carport allows 3 spots with additional streetside parking for guests. TRACT #2 is Located @ 4717 Furge Dr. which consists of a 4 Unit Brick Apartment Building with 4,436sqft Living Space on 0.28 acres on corner lot. All units are currently leased in this 2 floor complex close to Parks, Shopping & YMCA with 2,218sqft each level. Two Units consist of 2 Beds / 1 Bath with Living room, Kitchen with Laundry hook-up. Two Units consist of 3 Beds / 1.5 Baths with Living & Family Rooms, Kitchen and separate laundry room. Parking consists of 4-6 paved uncovered spaces and additional StreetSide parking for guests. ***Auctioneer reserves the

Sec	Lot	Lot Ac/SF/Dim	0.2800/ 12,197 / 145x85	Src	N	Lot Des	LEVL
Inside City Limits		City Zoning					
County		Zoning Description					
Township	St Joe	Abv Gd Fin SqFt	4,436	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0
Year Built	1972	New	No	DC	Ext	Brick	Bsmt/Ftntr
Total # Bldgs		1	# Units	4	# Units Rented	4	# Effic.
							0
							# 1BR 0
							# 2BR 2
							# 3BR 2
							# 4BR 0
Unit #	Level	\$ Unit Rent	Rented	Rent Freq	# Rms	# BR	# Bath
1	Main		Yes	Monthly	4	2	1.00
2	Main		Yes	Monthly	7	3	1.50
3	Upper		Yes	Monthly	4	2	1.00
4	Upper		Yes	Monthly	7	3	
Gross An. Rent	\$36,540.00	Lease Term	1 Year	Outbldg	None	x	#Refrg
Water/Sewer	\$0.00	Water	City	Flooring	Part Carpet, Tile, Vinyl	#Range/Oven	4
Fuel	\$0.00	Sewer	City			#Microwave	4
Electric	\$0.00	Fuel	Electricity, Baseboard, Wall			#Dishwasher	0
Trash	\$0.00	Heating		Meters		#Disposal	0
Insurance		Cooling	Wall AC, Window	# Water Meters		#Washer	2
Property Tax	\$2,665.70	Restrictions		# Elec Meters		#Dryer	2
Assoc. Dues \$		/ Not Applicable		# Gas Meters		#W/D Connect	4
Maintenance	\$0.00						
Miscellaneous	\$0.00						
Net Ann Inc.	\$33,874.30						
Virtual Tours:	Unbranded Virtual Tour						
Tenant Owner Expenses							
OWNER PAYS				SALE INCLUDES			
Building Insurance, Lawn Maintenance, Maintenance, Sewer, Snow Removal, Tax, Water				Building, Lease			
TENANT PAYS				AMENITIES			
Alarm, Cable, Cooling, Electric, Fuel, Heating				Basement, Balcony			
				WATER FEATURES			
				None			

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Financing: Proposed Cash, Conventional Exemption Year Taxes Payable 2023

Annual Prop Tax \$2,665.7 Is Owner/Seller a Real Estate Licensee No Possession At Closing Subject to Tenant's rights.

Pending Date Closing Date10/24/2024 Selling Price How Sold

Total Concessions Paid Sold/Concession Remarks

Seller Concessions Offer Y/N Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911

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