

# Investment Detail

SubType

Price

MLS number

Duplexes

37,500

#####



Legal Abstract 40, County Block 3267, Tract 7, José Pineda Survey

Status Pnd W/Cont

Recent Change Pending

Exterior Wood

I.S.D. J'ville

LotSqFt 7,405

Acreage 0.16

LandDim 60' w x 120' d

County Cherokee

Tax/SCE \$1,252.20 ('17), AD

Exemptions None

City Jacksonville

Year Built 1956

Zip 75766

State TX Zone F-local retail

X Street W. Rusk (U.S. 79)

Htng/Cooling CG Heat, Elec Air

StndtFtr Good revenue generator.

213 A/B	S.	Pineda	
RoadTyp	City	Subdiv	No
Avl/Pos	Subject to parties in property		

## NarrtiveDscrptn

This duplex has been generating revenue for decades and it's time for a new owner. The duplex has two 1 BR, 1 BA apartments with central gas heat and electric air. The kitchen has a stove and refrigerator. Each unit also has a laundry room and there is a front porch that both units share. Parking is off-street. It generates steady revenue.

Directions: From the intersection of U.S. 79 & U.S. 69, W. on 79 (West Rusk) for .9 miles  
and turn left (south), onto Pineda. First dwelling on the right. Look for sign.

FacilityName	N/A	#Restrooms	1	H/C SqFt	1,224.0
#Buildings	1	OfficeSqFt	0.0	H/C SF Source	AD
BuildingType	Duplex	WarehseSqFt	0.0	Furnished	Kitchen Appliances
#Stories	1	ManufSqFt	0.0	WBFP	No
#1Br Units	2	ExteriorWalls	Wood	CableReady	Yes
1Br SqFt	612.0	Floors	Carpet & Vinyl	TechReady	Yes
1Br Mo Rent	400	Foundation	Pier & Beam	OtherAppl#1	Refrigerator
#2Br1Ba Units	0	Roof	Comp Shngl	OtherAppl#2	Stove
2Br 1Ba SqFt	0.0	Interior	Sheetrock & Panelin	OtherAppl#3	----
2Br 2Ba Rent	0	CoveredPrkng	No	Pool	No
#2Br2Ba Units	0	#CovrdSpaces	0	On-SiteMgmnt	No
2Br 2Ba SqFt	0.0	TotlPkgSpces	4	P&L Available	Yes
2Br 2Ba Rent	0	#ADA Units	0	Sched E Avail	Yes
#3Br1Ba Units	0	TypeADAUnits	N/A	PropConStAval	No
3Br 1Ba SqFt	0.0	OccupancyRt	100.0	AnnHazPremium	618
3Br 1Ba Rent	0	TenantPdUtils	All	WaterSup	J'ville
#3Br2Ba Units	0	OwnerPdUtils	None	Sewer	Municipal
3Br 2Ba SqFt	0.0	Refrig	Yes	ElecCo	Oncor Delivery
3Br 2Ba Rent	0	Stove	Yes	GasCo	CenterPoint
#4Br Units	0	DW	No	PhoneCo	Frontier/SuddenLink
4Br SqFt	0.0	Disposal	No	CableCo	SuddenLink
4Br Rent	0	HoodVent	Yes	Sanitation	Municipal
Total SqFt	1,224.0	Washer	No	LandSize	.16 acres
Total #Units	2	Dryer	No	PlatOnFile	No
#Offices	0	LaundryFacil	Room In Unit	PlansOnFile	No
				Sprinklered	No