

101 E. Cleveland, Heyworth, Illinois
\$55,000

Thanks for your interest in the Heyworth laundromat property. A couple of items of note:

1. The first floor of the house is in good condition and can be rented immediately. The Seller was getting \$625 p/m for it previously.
2. The Trailer is non-conforming. It has not been rented for over 6 months, so the Village will no longer allow it to be rented, and they may require that it be removed. Seller believes a junker would be willing to remove it at no cost.
3. The Village may require a buyer to create separate parcels for the laundromat and the house. The Seller has a survey and an estimate of \$1200 to re-parcel the property, but this is for informational purposes only. The Seller is not making any representations as to the costs involved to re-parcel the property.
4. The second floor of the house will require significant remodeling and the Village may require some changes with regard to egress before it can be rented.
5. Attached is the income and expense info as provided when the property was originally listed.

The above items have been taken into account, resulting in a price reduction from \$129,000 to \$55,000. The Seller is not in a position to deal with any of the above, and the new price is based on a buyer taking it "as is." These are the issues the Seller is aware of, but if a Buyer has any concerns, he/she should contact the Village of Heyworth directly.

If you have any questions, please don't hesitate to ask.

Thanks,

Laura

Laura Pritts, Broker/REALTOR® • Coldwell Banker Commercial The Real Estate Group
304 N. Hershey Road • Bloomington, IL 61704 • OFFICE: (309) 662-3377 • DIRECT/CELL: (309) 824-0507
EMAIL: lpritts@cbcregroup.com

<http://www.linkedin.com/pub/laura-pritts/24/a54/885/>

2015 January
\$16003 - Gross Income

Utilities -	5030	
Parts -	691	
New Labor	1160	
Ins -	1156	
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	8037	Expenses

16003	
8037	
<hr/>	
7966 -	

House - 625 month
Trailer 375 month

Til Dist
Jasper
3087.20

2014 Laundry

\$17920 - Gross Income

Utilities - 6462.00

Parts - 960.00

Service Labor - 2259.00

Insurance - 1003.00

10684.00 Expenses

17920 -

10684. -

7236. -

Profit Ldy

House - 625 month } - 12904
Trailer - 375 month } Rental

~~2000~~

2013 Laundry

16287.00 Gross

Utilities - 6047 -

Parts - 462 -

Service Labor - 1822 -

Insurance - 1009 -

9340. -

16287 -

9340 -

6947 -

House - 600 month

Trailer - 375 month

TIF Dist

HOUSE

2010 Roof Chimney ^{Tuck pointed} ~~Footings~~

2011 Dishwasher
Back Door Replaced

2009 _____

2008 Tub - Refurbished

2007 - WATER HEATER

2006 - _____

2005 GUTTER guards
Remodel - UP/DOWN

2004 New Windows
BI Fold Doors

TRAILED

2011 Carpet / Kitchen
Floor

AC's new
New Roof

2010
2009
2008
2007
2006

\$185 FWS
on
\$8,000

LAUNDRY / CAR
WASH

2010 - Repaired Eas
Side C/W

09
08
07

2006 - Bill Changer

2005 - Tiled Floor
Replaced 2, 3, 4 Doyca
Arr Cooler

Trim Bushes Every Year

My Client \$3800
A MONTH TO OPEN
CASH

HOUSE 101 E CLEVELAND
28'8" X 32'6" AND 17'8" X 20'
CONTAINING 2219 SQ FT.

PER
STOUTAMoyer
MARCH 16-1981
