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

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\$16003 - Dross Income

Utilities - 5030
Parts - 691
Auru Labar 1160
Ins - 1156

Expenses

16003 8037 7966 —

House - 625 month Iranler 375 month Til Dist

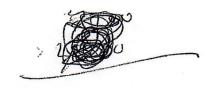
JEMP 20 3087.20 \$17920 - Grass Income

Attilities - 6462.00
Parts - 960.00
Service Labor - 2259.00
Insurance - 1003.00

10684.00 Expense

17920-10684. 7236. — Frostit Ldy

House - 625 month - 12904 Trailee - 375 month rottal



2013 Laundry 16287.00 Gross

Utilities - 6047 Parts - 462 ~
Service Labor - 1822 ~

Insulance _ 1009
9340. —

16287 — 9340 — 6947 —

House - 600 month Irailer - 375 month

TIF Dist

HOUSE LAUNDRY CAR TrailER Tuek pointed 2010 Roof Chimney Fretpurted CAMPET/KiTchen 3010 - Repaired EAS 7100V Side C/W. 2011 Dishwashen AC'S NEW 09 BACK DEON REPlACEd New ROOF 08 2000 2006 -Bill Changer 2009 2009 2005 - Tiled 7/00-2008 2008 Tub - RefurbishEl 2007 Replaced 2, 3, 4 Doyca 2006 2007 - WATER HEATER Arr CoolER 2006 -2005 GUTTER guards \$185 INS Remode - Up/DOWN A 8,000 gooy New Windows BI Fold Doors Trim BuchEs Every Year

PHY Clint 3500 AMONTH TO OPEN Cish

HOUSE 101 & Cleveland 28'8" × 32'6" AND 17'8" × 20 CONTAINING 2219 59 \$7.

PER STOUTAMOYER MARCH 16-1981