



319 WOODSIDE AVE, Wilmington, DE 19809

MUL [SLD]

\$124,900



MLS#: 4235041 Sub/Nei: HILLCREST Type : SingleBldg # Stories: 2
 Area: BRANDYWINE SchDist: BRANDYWINE NEW CASTL Design: Duplex Apx Age: 65
 Cnty: NEW CASTLE COUNTY TxID: 06-140.00-166 ApSqFt: NewCnst: N

Directions

North Phila Pike to right on Lore Ave; right on Woodside Ave; 2nd house on right.
 Map: N009B06 CrsSt: Lore Ave

Schools	Lot Info	Taxes	Units
PubHigh: Mt Pleasnt	AprxAcr: 0.09	RE Taxes: 1122	TotalUnits: 2
PubMidl: Springer	AprxLSF: 3920	Tax Year: 2002	# EffUnits:
PubElem: Mt Pleasnt	Zoning: NC6.5	Assessmt: 00	# 1BrUnits: 2
PubEle2: Harlan	LndUse:		# 2BrUnits:
	LotDim: 51x75		# 3BrUnits:

Financial Information

Gross Ann Inc: Gross Rent Mult: Ann Heat Exp: \$900 Ann Insur Exp: \$600
 Total Ann Exp: \$3,758 Cap Rate: Ann Elec Exp: Ann Maint Exp: \$500
 Net Opert Inc: \$0 Ann Wtr/Swr Exp: \$136 Ann Other Exp: \$500

Unit Information

Unit#	Rooms	Bedrooms	Full Baths	Part Baths	Square Feet	Occupied	Rent	Lease Term/X-Date
1	4	1	1	0		N		
2	5	1	1	0		N		

Incls: 2 stoves,refrigerators,&AC units,washer dryer
 Excls: N/A

RF Wall:
 RF Ceil:

Remarks

Investor's alert!! Popular Hillcrest investment property. Duplex: each unit with 1 bedroom & 1 bathroom. Downstairs has fireplace & hardwood floors. Upstairs has wall to wall carpet & with some cleaning & paint is ready to rent. Live in one unit & tenant pays your mortgage, &/or reap positive cash flow potential from renting both units. Owner pays heat & hot water, separate meters for the rest. Share washer & dryer in basement. Furnace & oil tank replaced in 2002. Electric circuit breakers updated in 1997. Newer stoves & refrigerators in each unit. Needs some TLC(with some cleaning carpet & paint the units are ready to rent.) Property priced to reflect current condition. Property to be sold in "as is" condition. This unit could also be easily converted to a very large single family home! Motivated seller, bring offers.

Features

Heat/Cooling/Utilities: 100-150AmpElec, CircBreakers, OilHeat, HotAirHeat, Wall/WindowAC, Sum/WinterHtWtr, PublicWater, PublicSewer

Garage(s) & Parking: 1-CarGarage, DetachedGar, 3-CarParking

Interior: CeilingFan(s), CableTVAvail, Foyer/VestEn, FullBasement, UnfinishBsmt, CommonLaundr, YesLaundry, WtoWCarpent

Exterior: Block/BrickFound, PitchedRoof, ShingleRoof, WoodExt, Sidewalks, Fencing

Other: FeeSimple, Immediate, FixUp/TLC, ConvenFin, CallToShow, ApptCenterShw

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Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

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