

[Property History](#)

## Listing Summary

[Attached Docs](#)[Map](#)

Listing #1613775

5402 Rolston Ave, Norwood, OH 45212 **Sold** (06/11/19) **DOM/CDOM:** 29/29**\$109,500 (LP)****Sq Ft:** 1800**Lot Sz:** 0.0770**\$85,000 (SP)****Yr:** 1924**SP % LP:** 77.63**Area :** E02

## Remarks

Newly renovated Duplex. Excellent opportunity for owner occupant or investor. Unit 1 is rented to long term tenant, Unit 2 is currently vacant. Upside potential in Rents. Property is being sold As Is.

[Picture](#)[Pictures \( 7 \)](#)

Agent	David J Kraut (ID: 274522) Primary:513-604-1815 Other:513-791-2539 License #: 2018004136		
Office	West Fork Realty Group, LLC (ID:FORK01) Phone: 513-604-1815, FAX: 513-791-2539 Broker Lic.: 2018004136		
Property Type	Multi Family	Property Subtype(s)	Multi Fam 2-4 units
Status	Sold (06/11/19)		
Short Sale	No		
3rd Party Appr Req	No		
Pending Contingency	Set to close		
Listing Date	03/14/19	Entry Date	03/14/19
Showing Start Date	03/14/19		
Agreement Type	Excl. Right To Sell		
Limited Service	No		
Area	Hamilton-E02		
Suburb (SIC)	Norwood		
Commission	Commission-Coop		
	3.0%		
County	Hamilton	Tax ID#	651-0002-0158-00
Year Built	1924		
Cross Street			
Bldg Sq Ft (Realist)	1800		
Lot Sq Ft (approx)	3354	Lot Acres (approx)	0.0770
Lot Area (Realist)	3354.000		
Bsmt Sq Ft (Realist)	900		
2ndFlrArea (Realist)	900		
CensusTract(Realist)	252.00		
District	Norwood City SD (District Phone: Call SD 513-396-5520)		
Property Ownership	Estate/Trust		
Directions to Property	Carthage Avenue to west on Worth, right on Rolston.		
Agent Remarks	Estate Sale, property has been recently renovated. Key in Lockbox is for Unit 2 only, this unit is vacant and can be shown. Unit 1 is currently occupied and is not able to be shown at this time. Please call David Kraut for details, (513) 604-1815.		
Selling Information			
Selling Price	85,000	Selling Date	06/11/19

Listing Price	109,500	Pending Date	04/12/19
SP % LP	77.63	Original Price	109,500
Financing	Conventional		
Comments			
Selling Agent	Morna Stansbury (242408)	Selling Office	Huff Realty (HUFF16)
Selling Co-Agent		Selling Co-Office	
Seller Pd Clo Costs	No		
\$ Amount or %	0.00		

#### Additional Info

Showing Instructions	Use Sched Show Link
Opt Show Instruction	Comb Lockbox Code Av
Showing Instructions	Lockbox on Front Door, Code 5270
Property Description	Duplex
New Construction	No
Degree Complete	Existing Structure
Suburb	Norwood
Annual Assessmnt Amt	90780
Semi-Annual Taxes	1020.10
Total Units	#2
Buildings	#1.0
Cars	#0.0
Parking Spaces	#0.0
Fireplaces	#2

#### Property Dimensions

Lot Dimension	33.33 x 100
---------------	-------------

#### Required Unit Detail

Efficiency Units	#0
1-Bedroom Units	#2
2-Bedroom Units	#0
3+ Bedroom Units	#0
Efficiency Rent	\$0.00
1-Bedroom Rent	\$675.00
2-Bedroom Rent	\$0.00
3+ Bedroom Rent	\$0.00
Efficiency Sq Ft	0'
1-Bedroom Sq Ft	0'
2-Bedroom Sq Ft	0'
3+ Bedroom Sq Ft	0'
Appliance Include	Refrigerator & Stove
Heat Paid	Tenant
Water Paid	Owner
Separate Gas/Elect	Yes
Separate Air Condi.	Yes
Separate Furnace	Yes

#### Financing

Gross Income	\$16500.00
Vacancy	\$0
Taxes	\$2040.00
Insurance	\$500
Gas and Electric	\$0
Water and Sewer	\$0
Waste Removal	\$0
Maintenance	\$0
Other Expense	\$0
Net Operating Income	\$0

#### Required Features

Levels	Two
Basement	Full
Foundation	Block
Roof	Shingle
Gas	Natural
Water Source	Public
Sewer	Public Sewer
Windows	Insulated
Occupancy	At Closing
Construction	Wood Siding
Fireplace	Inoperable

Garage	None
Parking	Onstreet
Heating	Gas
Cooling	Central Air

#### Terms/Financing

Special Financing	No
-------------------	----

---

Information has not been verified, is not guaranteed and subject to change.  
Copyright ©2019 Rapattoni Corporation. All rights reserved.  
U.S. Patent 6,910,045  
Generated: 10/04/19 10:32am

