

Purchase Price \$88,900 (Series Fees Included)
 Rehab Estimate \$9,000 - \$12,000
 Comparable Units Listed Below!!! Estimated Value \$130,000 - \$135,000







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Expect Maintenance
Expect Issues to Arise
Expect to "IN"vest money...

Ultimately, you will be glad you started investing.



1346	E	SIMMS ST	507	06650834	
AURORA		60505	B: 1950	B78: Y	SUB:
DIR: FARNSWORTH TO SIMMS, CORNER OF HOUSE					
CRP: AURORA	C: KANE		T:	MOD:	ASF:
			AURORA		1036
RM: 6	BR: 3	BTH: 1.0	MBB: N	FP: 0	BMT: N
			BB: N	PKN: G	CAR: 2
			DN:		
STY: RANCH					
TPE: 1 STORY					
BAS:					
HEA: GAS, FORCED AIR	AC: NONE	EXT: AVS	OWN: FS	ELE:	
APPL:		WAT: WELL-SHARED	SEW: SEWER-PUB	SAS: U	
DIM: 75X131	TX: 2186.53	TY: 06	TXC:	PIN: 1526479020	
LR: 13X12	1 C N	MB: 10X11	1	G:	131
DR:	N	B2: 10X10	1	J:	131
KT: 10X12	1 V N	B3: 10X10	1	H:	131
FR:	N	B4:	N	POS: CLOSING	
LDY 8X6	1		N		
	N		N		N

<p>Address List Number P.Type/Stat/ MC Area/City List Price Sale Price OMD/Mkt Tm Closed Date Contract Date Subdivision Age/Year Built Bdrms/ Bthrms Garage/Bsmt Type/Style Dimension/ Tax Exterior/FPL</p>	 <p>720 LOUCKS 06055183 DE / CLSD / O 507 / AURORA \$127,900 \$125,000 04/04/06 / 36 05/12/06 04/04/06 51-100 * / 1952 3 / 01.0 DETACHE* / NONE 1 STORY / 132X62 / 1386 AVS /</p>	 <p>733 FARNSWORTH AVE 06376175 DE / CLSD / O 507 / AURORA \$129,000 \$132,000 01/18/07 / 9 03/13/07 01/18/07 MOECHERVILLE 51-100 * / 3 / 01.0 NONE / SLAB 1 STORY / RANCH 62X131 / 1538 OT /</p>	 <p>835 FARNSWORTH 06067555 DE / CLSD / O 507 / AURORA \$129,500 \$130,000 05/24/06 / 192 06/26/06 05/24/06 51-100 * / 1952 3 / 01.0 DETACHED / SLAB 1 STORY / RANCH 61X131.2 / 1797 AVS /</p>
<p>Address List Number P.Type/Stat/MC Area/City List Price Sale Price OMD/Mkt Tm Closed Date Contract Date Subdivision Age/Year Built Bdrms/Bthrms Garage/Bsmt Type/Style Dimension/Tax Exterior/FPL</p>	 <p>817 CALHOUN ST 06395013  v DE / CLSD / O 507 / AURORA \$134,900 \$133,000 02/12/07 / 15 03/29/07 02/12/07 MOECHERVILLE 51-100 * / 1952 3 / 01.0 DETACHE* / 1 STORY / BUNGALOW 132X61 / 1652.77 AVS /</p>	 <p>736 LOUCKS ST 06507749 DE / CLSD / O 507 / AURORA \$139,900 \$136,000 06/02/07 / 26 08/20/07 06/02/07 26-50 Y* / 1952 3 / 01.0 NONE / NONE 1 STORY / 62X132 / 1528.18 OT /</p>	