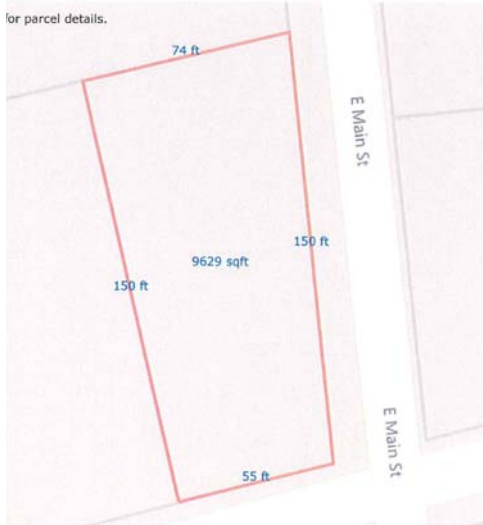


# TAX MAP



# PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

**2 Unit Investment Opportunity  
Plus 20'x32' Garage/Barn**

**203 Valley Ave**

**Atglen PA 19310**

**Tuesday, April 4, 2017 - 6:00 PM**



*Atglen Boro -  
Octorara Area  
Schools*

**BARR  
DAVIS**  
AUCTIONEERS, LLC  
AY-002084

Barr/Davis Auctioneers, LLC  
Route 30 & Pequea Ave  
P.O. Box 7, Gap PA 17527  
(717) 442-9221  
(610) 384-8433  
[www.barrdavis.com](http://www.barrdavis.com)

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**ADDRESS:** 203 Valley Avenue, Atglen PA 19310

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**DATE:** Tuesday, April 4, 2017 – 6:00<sup>pm</sup>

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**OWNER:** Grace Hawthorne

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### ★FEATURES★

Large 2 Story Brick Victorian Dwelling Converted Into  
(1) 2 BR & (1) 3 BR Apartments, Plus a 2 Story Detached  
Garage on a Level .21+/- Acre Corner Lot with Public Water,  
Sewer & Gas. Good Income Producer – Don't Miss It!

### ★SPECIAL FEATURES ★

Utilities divided by unit and tenants pay:  
water, sewer, trash, electric & gas;  
Laundry hook-up for 1<sup>st</sup> floor off kitchen;  
Laundry hook-up for 2<sup>nd</sup> floor in basement;  
Updated gas furnace for 1<sup>st</sup> floor unit;  
Electric baseboard heat for 2<sup>nd</sup> & 3<sup>rd</sup> floor unit;  
Fenced back yard.

### ★PURCHASE PRICE INCLUDES★

Stove and refrigerator in each unit.

### ★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction.

Balance by May 12, 2017.

Buyer pays all Realty Transfer Taxes.

*Buyers have the opportunity to make an offer to purchase this property  
prior to the auction under the auction terms.*

### ★OPEN FOR INSPECTION★

Thursday, March 23, 2017 from 4-6<sup>pm</sup>

*Call Auctioneers for complete brochure or private showing.*

### ★DIRECTIONS★

From Rt 41, take Rt 372 West to Stop sign, turn right on Main  
St, Right on Valley Ave, to property on left.

*The information contained in this brochure is believed to be accurate,  
but is not guaranteed.*

**STYLE:** 2 Story Brick Colonial**YEAR BUILT:** 1890+/-**LOT DESCR:** .21+/- Acre (plot plan on back)**ZONING:** Residential**TAX PARCEL:** 07-03-0047**DEED REF:** 8670-313**LIVING AREA:** 2,560+/- SF**WATER:** Public**SEWER:** Public**TAXES:** **YEAR: 2016/17**

\$4,137

**School:** Octorara

446

**County:** Chester557**Municipal:** Atglen Boro

\$5,140

**TOTAL**

### Income

		Monthly	Yearly
1 <sup>st</sup> floor	2 BR	\$850	\$10,200
2 <sup>nd</sup> floor	3 BR	1,000	12,000
Garage/barn		150	1,800

**Estimated Annual Income      \$24,000**

### Expenses

Real Estate Taxes	\$5,140
Insurance	1,800
Mowing/Snow Removal	500
Repairs/Maintenance	1,000
Estimated Annual Expenses	<b>\$8,440</b>

**Net Annual Income      \$15,560**

### ★RENTAL INFORMATION★

1<sup>st</sup> Floor is currently occupied by a family member and was  
previously rented for \$850/month;

2<sup>nd</sup> Floor apartment is currently vacant and was  
previously rented for \$1,000/month;

Garage/barn is currently used for owner storage and was  
previously rented for \$150/month.