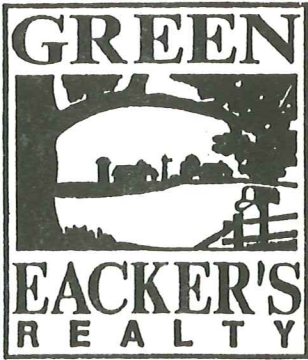


FOR SALE



872-3303

GREEN EACKER'S REALTY

736 South C - Broken Bow, NE - 68822 308-872-3303

PRICE

\$400,000.00

PROPERTY DESCRIPTION

Owner BJP INVESTMENTS, LLC

Address 603 and 605 South 9th Avenue, Broken Bow, NE

Legal Description Lots 1-2 Block 12, J.P. Gandy Add., Broken Bow, NE

Terms Cash to Seller

Style of Home Duplex Apartment Building

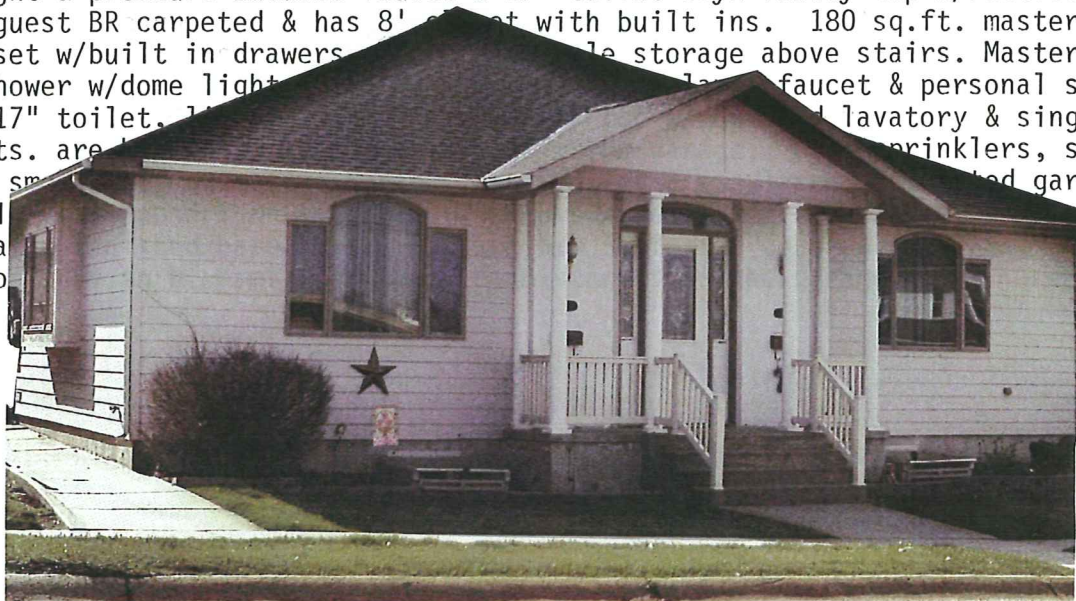
Sq. Ft. (Main) 2,640 Total Fin. Sq. Ft. 2640

Lot Size 60'x112' Foundation Poured concrete

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM				
DN. ROOM				
KITCHEN				
FAM. ROOM				
BED. RM.				
BED RM.				
BED RM.				
BED RM.				
BATH				
UTILITY				

Loan Co. _____
 Mtg. Bal. _____ Type _____ @ _____ %
 Mo. Pmt. _____ Ins. Inc. Tax Inc.
 Taxes '17 - \$3,598.54 Age 2004
 Ext. concrete board siding Roof Composition shingle
Two 1-car Car Gar. Att. Det. In Basement
 Air Cond. Cent. Wind. Water Heater 52 gal. electric
 Paving Driveway Concrete Fireplace -
 Type Heat Electric/Heat Pump Water Softener Yes - N. bsmt.
 2 Range 2 Disp. 2 Dish Wash 2 Ref.
 220 Storms 2640 sqft Bsmt. 2 MW- Hood
 Insulation: Walls Attic Bsmt. _____
 Avg. Gas Cost None Avg. Elec. Cost \$405.

Additional facts about the property: Two bedroom luxury apts. over 1300 sq.ft. each w/att. 1-car garage & full bsmt. Utilities (elec.,wr,sw & tr)cable TV, lawn mowing/fertilizing,snow removal included with the rent of \$1,410 each. Soft wr, cen. vac system, washer, dryer, work tble & clothes hanger rack. Kitchen: refrig. w/water & ice maker, glass top stove, microwave range hood, dishwasher, Swanstone dble sink w/ instant hot wr dispenser, pull out spray/spout & garbage disposal. Kitchen, dining & living room have hardwood floors. Coat closet at front door. All draperies furnished. Ceramic tile in main bath, 5'acrylic tub/shower w/dome & light & pressure balance faucet & 17" toilet onyx vanity top w/recessed lavatory. 140 sq.ft. guest BR carpeted & has 8' closet with built ins. 180 sq.ft. master BR carpeted walk-in closet w/built in drawers. Storage above stairs. Master bath has 4'acrylic shower w/dome light, 1" faucet & personal shower with glide bar, 17" toilet, lavatory & single control faucet. Apts. are equipped with sprinklers, smoke alarms, fire extinguishers, automatic garage doors, remote controls, central air conditioning, in & out doors, and a 52 gal. water heater.



REVIEW ATTACHMENT

Although this information is not guaranteed, it is believed to be accurate.