

**Active**  
 M1170890p+ E02NW 5011 Stewart Park Pl  
**City/Village** Norwood **Cnty** Hamilton  
**Subd** **Twp**

**DOM** 8  
**Unit#** **Subu** Norwood  
**State** OH **Zip** 45212

**LP\$** 59,900  
**OP\$** 59,900



Montgomery Rd to Highland or Buxton to Stewart Park.

Total Units		Total Bldgs		
Eff	1Bed	2Bed	3+Bed	
# of Units			2	
Avg Rent \$				
Est Sq Ft			1150	

	-2, 3 or 4 Units- ACTUAL			
	Rms	Bed	Baths	Rent
Unit # 1	6	3	1	300.00
Unit # 2	4	2	1	425.00
Unit # 3				
Unit # 4				

**Cross Street**

Date	Open House Time

**Separate Gas & Ele** Y **Heat Paid** Owner  
**Separate Furnace** N **Water Pd** Owner  
**Separate Air Cond** N

**Tax ID** 6510014003900 **Other**

**Auction** N

**Spec Fin** N

**Appliances Include:**

**Lease Info** Month to Month

**Marketing Remarks**

Great Potential- 3 Floor Needs Fire Escape to Make Large 2nd Floor Apt. (4 Bdrm). Needs Some Updating. Great Investment. Close to Main Norwood District. 2-Car Garage.

**Agent Remarks**

1st Floor Tenant- Rent Way Low. 2nd Floor Apt Needs Fire Escape on 3Rd Floor to Make Large 4 Bdrm Apt, Rooms Are Finished. Property Sold AS IS.

**Type** Duplex **Bsmt** Partial  
**Levels** 3 Story **Garage** 2 Built in  
**Const** Vinyl **Parking** Garage, Onstreet  
**Found** Poured **Parking 2 Spaces**  
**Roof** Shingle **Firepl** 1 Wood  
**Windows** Aluminum **Gas** Natural  
**Heating** Gas **Water** Public  
**Cooling** None **Sewer** Public  
**Lot** 37x140 **Zoning** Multi Family  
**Acreage** **Age** 104  
**EQD** **New** N Existing Structure  
**Transp** Montgomery Rd

**School** Norwood City SD  
**District** Call SD 513-396-5520

Current Annual Income & Expense	
<b>Gross Inc</b>	\$
<b>Vacancy</b>	\$
<b>Annual Tax</b>	\$ 1414.00
<b>Insurance</b>	\$
<b>Gas/Elec</b>	\$
<b>Wat/Sewer</b>	\$
<b>Waste Rem</b>	\$
<b>Maintenance</b>	\$
<b>Other</b>	\$
<b>Net Opinc</b>	\$

**Features**

**Common Facilities**  
**Inside Features**  
**Other Features** Busline Near  
**Extras**  
**Documents Avail**

**Outside** Porch  
**Miscel**  
**Views**

**This listing is Active**

Call LO/Appointment  
 24 Hour Notice Needed

**LO** LEIS01 **Leist Realtors** 513-794-7444  
**LAgt** 229792 **Roger J Leist** 513-794-7444

**Email** roger@leistrealtors.com **ER** **LmtdSvrc**No  
**Fax** 513-794-7448 **Sub**3% **Buy** 3%  
**Internet** Y **Hits** 51

**Co-LO**  
**Co-LAgt**  
**List Date** 04/21/09 **Exp Date** 08/31/09 **Est Close Date**

**Property Owner** Consumer  
**Occ/Owner** TENANT