



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	656 W Market St.	1 1/2 story	12	5	3	Nappanee	\$219,900	2337



**Phil Hahn & Associates**  
**Realtors & Auctioneers**  
 1203 East Market Street  
 Nappanee, IN 46550  
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Information Herein Believed to Be Accurate But Not Warranted

5/4/24  
 CASH \$215,000  
 Salesman: Scot Honeycutt  
[scot@hahnrealtyandauction.com](mailto:scot@hahnrealtyandauction.com)  
 Telephone: 574-354-8102  
 Tax Code: 20-13-36-256-005.000-021  
 Owner: Yoder  
 Legal Descript: Rosenbergers 1st Lot 367

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Lot Size	0.2A	W.W. Carpet	X	Approx. Sq. Ft.	1489	1st Floor	Other
Annual Tax	\$3790.76 no ex	Draperies	X	Living Room			848
Construction	Wood	Softener	No	Dining Room			
Age-Cond.	1920-Fair	Disposal	No	Kitchen			
Possession	Closing	Microwave	No	Family room			
School District	WaNee	Dishwasher	No	Bedroom			
Terms	Cash, conv.	Refrigerator	X	Bedroom			
NIPSCO avg.		Range-G/E	X	Bedroom			
Type Heat	GFA	Air. Cond.		Bedroom			
Type Wtr.Htr	Gas	Fireplace	No	Bedroom			
Type Roofing	Asphalt	Insulation	X	Baths	2		1
Interior Walls	Drywall/plaster	Storm Doors	X	Utility Room	No		
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Carpet, vinyl		
Elec. AMPS	100(3)	City Water	X	Garage	No		
Type Windows	Double hung	Storm Sewer	X	Basement %	Yes		
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	No		
Zoning	R	Well	No	Type Drive	Gravel/stone		
Township	Locke	Septic	No	Patio	No		

**Remarks:** Investment opportunity with three units in one house generating approximately \$1,900/month in total rental income. Solid rental history with potential for continued cash flow.

Unit 1 has 1 bedroom, 1 bathroom \$550 per month.

Unit 2 has 2 bedrooms, 1 bathroom \$800 per month

Unit 3 has 2 bedrooms 1 bathroom \$550 per month

Most windows have been replaced, and the property features a newer water heater. Plenty of parking space. 24-hour notice required for all showings.