

**LISTING DETAIL**



MLS # 20091188  
 Class MULTI-FAMILY  
 Type Duplex  
 Area GOSHEN COUNTY  
 Asking Price \$108,000  
 Address 1510 W C Street & 1508 West C Street  
 Cross Street  
 State WY  
 City Torrington  
 Zip 82240  
 Status ACTIVE  
 Sale/Rent For Sale  
 Laundry Hook Ups  
 Handicap No

Eldon Garver  
 Wyoming West Realty  
 Main: (307) 836-2222  
 Work: (307) 836-2222  
 40 S Wyoming Street  
 Guernsey WY 82214  
 wyomingwestrealty@wyoming.com

**GENERAL**

Agent - Agent Name	Eldon Garver	Style	Ranch	Unit 4 Unit #
Listing Office 1 - Office Code	wywest	Unit 1 Unit #	1510	Unit 4 Bedrooms
Legal	Curtis	Unit 1 Bedrooms	2	Unit 4 Bathrooms
	Addition,	Unit 1 Bathrooms	1	Unit 4 Sq Ft
	Blk. 01 Lot	Unit 1 Sq Ft	1166	Unit 4 Rent
	01 North 70'	Unit 1 Rent	\$600	Unit 5 Unit #
	of E 1/2	Unit 2 Unit #	1508	Unit 5 Bedrooms
Lot Size	9765	Unit 2 Bedrooms	2	Unit 5 Bathrooms
Number of Acres	0.22	Unit 2 Bathrooms	1	Unit 5 Sq Ft
Subdivision	NO	Unit 2 Sq Ft	696	Unit 5 Rent
	SUBDIVISIO	Unit 2 Rent	\$400	Unit 6 Unit #
	N	Unit 3 Unit #		Unit 6 Bedrooms
Zoning	R3	Unit 3 Bedrooms		Unit 6 Bathrooms
Year Built	1950	Unit 3 Bathrooms		Unit 6 Sq Ft
# of Units	2	Unit 3 Sq Ft		Unit 6 Rent
# of Buildings	1	Unit 3 Rent		Unit Information 1
# of Off-Street Parking	1	Elem. School		High School
Paving Sq Ft		Jr High		
Foundation Sq Ft	1862			

**FEATURES**

COOLING	Central Air	HEATING	Forced Air Gas, Wall Gas	SEWER	City
CONSTRUCTION	Wood Frame	KEY	Lock Box	WATER	City
EXTERIOR	Wood Siding	ROOF	Asphalt/Fiberglass		
FENCE	Chain Link				
FOUNDATION	Concrete Block				

**FINANCIAL**

Tax Year	2008	Annual Management Fees	n/a
Annual Water Expense	n/a	Annual Misc Expense	n/a
Annual Gas Expense	n/a	Annual Expense	n/a
Annual Electricity Exp	n/a	Monthly Income	n/a
Annual Trash Expense	n/a	Annual Income	n/a
Taxes	575	Annual Net Income	n/a
Annual Insurance Expense	n/a	Total Deposit	
Annual Supplies Expense	n/a	GRM #	
		Cap Rate %	
		Covenants	

**REMARKS**

Public Remarks Great duplex with good rental history! Well maintained property!

This information is deemed reliable, but not guaranteed.