



319 WOODSIDE AVE, W	ilmington, DE	19809	Μ	UL [SLD]	\$124,900
			Perny Ave	gewood Ph Bellefor mehaven White Oak Rd	O 300m 900ft
MLS#: 4235041	Sub/Nei: H	ILLCREST	Туре	SingleB	ldg # Stories: 2
Area: BRANDYWINE	SchDist: B	RANDYWINE N	EW CASTL Design:	Duplex	Apx Age: 65
Cnty: NEW CASTLE COUNTY	TxID: 06-14	40.00-166	ApSqFt	:	NewCnst: N
		Directi	ons		
North Phila Pike to right on Lore Ave; right on Woodside Ave; 2nd house on right.					
Map: N009B06 CrsSt: L	ore Ave	iside Ave, 2nd n	ouse on right.		
Map: N009B06 CrsSt: L Schools	ore Ave	Lot Info	Taxes		Units
Map: N009B06 CrsSt: L	ore Ave	Lot Info	-	2 T	Units otalUnits: 2
Map: N009B06 CrsSt: L Schools	ore Ave	Lot Info : 0.09	Taxes	_	
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt	ore Ave	Lot Info : 0.09 : 3920	RE Taxes: 1122	2 #	otalUnits: 2
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer	ore Ave AprxAcr AprxLSF	Lot Info : 0.09 : 3920 : NC6.5	RE Taxes: 1122 Tax Year: 2002	2 # #	otalUnits: 2 EffUnits:
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt	AprxAcr AprxLSF Zoning	Lot Info : 0.09 : 3920 : NC6.5	RE Taxes: 1122 Tax Year: 2002	2 # # #	otalUnits: 2 EffUnits: 1BrUnits: 2
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt	AprxAcr AprxLSF Zoning LndUse:	Lot Info : 0.09 : 3920 : NC6.5 : 51x75	RE Taxes: 1122 Tax Year: 2002 Assessmt: 00	2 # # #	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits:
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt	AprxAcr AprxLSF Zoning LndUse: LotDim	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Info	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00	2 #	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits:
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt PubEle2: Harlan Gross Ann Inc:	AprxAcr AprxLSF Zoning LndUse: LotDim	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Info Mult: Ann	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00	2 # # # Ann I	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits: insur Exp: \$600
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt PubEle2: Harlan Gross Ann Inc: Total Ann Exp: \$3,758	AprxAcr AprxLSF Zoning LndUse: LotDim	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Info Mult: Ann Ann	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00 Ormation Heat Exp: \$900 Elec Exp:	2 # # # Ann I Ann M	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits: Cnsur Exp: \$600 Maint Exp: \$500
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt PubEle2: Harlan Gross Ann Inc:	AprxAcr AprxLSF Zoning LndUse: LotDim	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Inf Mult: Ann Ann Ann	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00 Ormation Heat Exp: \$900 Elec Exp: Wtr/Swr Exp: \$130	2 # # # Ann I Ann M	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits: insur Exp: \$600
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt PubEle2: Harlan Gross Ann Inc: Total Ann Exp: \$3,758 Net Opert Inc: \$0	AprxAcr AprxLSF Zoning LndUse: LotDim Gross Rent Cap Rate:	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Info Mult: Ann Ann Ann Unit Inform	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00 Ormation Heat Exp: \$900 Elec Exp: Wtr/Swr Exp: \$130 mation	2 # # # Ann I Ann M 6 Ann C	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits: Insur Exp: \$600 Maint Exp: \$500 Other Exp: \$500
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt PubEle2: Harlan Gross Ann Inc: Total Ann Exp: \$3,758 Net Opert Inc: \$0 Unit# Rooms Bedrooms	AprxAcr AprxLSF Zoning LndUse: LotDim Gross Rent Cap Rate:	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Info Mult: Ann Ann Ann Part Baths S	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00 Formation Heat Exp: \$900 Elec Exp: Wtr/Swr Exp: \$130 mation Square Feet Occupied	2 # # # Ann I Ann M 6 Ann C	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits: Cnsur Exp: \$600 Maint Exp: \$500
Map: N009B06 CrsSt: L Schools PubHigh: Mt Pleasnt PubMidl: Springer PubElem: Mt Pleasnt PubEle2: Harlan Gross Ann Inc: Total Ann Exp: \$3,758 Net Opert Inc: \$0 Unit# Rooms Bedrooms 1 4 1	AprxAcr AprxLSF Zoning LndUse: LotDim Gross Rent I Cap Rate: Full Baths I 1	Lot Info : 0.09 : 3920 : NC6.5 : 51x75 Financial Info Mult: Ann Ann Ann Part Baths S 0	Taxes RE Taxes: 1122 Tax Year: 2002 Assessmt: 00 Formation Heat Exp: \$900 Elec Exp: Wtr/Swr Exp: \$130 Mation Square Feet Occupied N	2 # # # Ann I Ann M 6 Ann C	otalUnits: 2 EffUnits: 1BrUnits: 2 2BrUnits: 3BrUnits: Cnsur Exp: \$600 Maint Exp: \$500 Other Exp: \$500
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Remarks

Investors's alert!! Popular Hillcrest investment property. Duplex: each unit with 1 bedroom & 1 bathroom. Downstairs has fireplace & hardwood floors. Upstairs has wall to wall carpet & with some cleaning & paint is ready to rent. Live in one unit & tenant pays your mortgage, &/or reap positive cash flow potential from renting both units. Owner pays heat & hot water, separate meters for the rest. Share washer & dryer in basement. Furnace & oil tank replaced in 2002. Electric circuit breakers updated in 1997. Newer stoves & refrigerators in each unit. Needs some TLC(with some cleaning carpet & paint the units are ready to rent.) Property priced to reflect current condition. Property to be sold in "as is" condition. This unit could also be easily converted to a very large single family home! Motivated seller, bring offers.

Features

Heat/Cooling/Utilities: 100-150AmpElec, CircBreakers, OilHeat, HotAirHeat, Wall/WindowAC, Sum/WinterHtWtr, PublicWater, PublicSewer

Garage(s) & Parking: 1-CarGarage, DetachedGar, 3-CarParking

Interior: CeilngFan(s), CableTVAvail, Foyer/VestEn, FullBasement, UnfinishBsmt, CommonLaundr, YesLaundry, WtoWCarpet Exterior: Block/BrickFound, PitchedRoof, ShingleRoof, WoodExt, Sidewalks, Fencing Other: FeeSimple, Immediate, FixUp/TLC, ConvenFin, CallToShow, ApptCenterShw

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