

TAX MAP



Current Income & Estimated Yearly Expenses

Current Income:

100 Dunlap Lane	\$ 865/Mo	\$10,380
101 Dunlap Lane	700/Mo	8,400
102 Dunlap Lane	690/Mo	8,280
103 Dunlap Lane	860/Mo	10,320
105 Dunlap Lane	1,030/Mo	12,360
601 W. Kings Hwy	885/Mo	10,620
607 W, Kings Hwy	1,180/Mo	<u>14,160</u>
Total Current Income		\$ 74,520

Estimated Expenses:

Real Estate Taxes	\$10,025
Electric (Pump/Lights)	806
Septic Tank Cleaning	400
Oil Burner Cleaning (3 Units)	869
Mowing/Snow Plowing	1,500
Insurance	3,445
Misc. Repairs	<u>1,500</u>
Total Estimated Expense	\$18,545
Estimated Net Income	\$55,975

★ INVESTMENT OPPORTUNITY ★

PUBLIC AUCTION

VALUABLE CHESTER CO. REAL ESTATE

100, 101, 102, 103, 105 Dunlap Lane

601, 607 & 613 W. Kings Hwy

Coatesville, PA 19320

Wednesday, December 8, 2021 - 4:00 PM

West Caln Twp – Coatesville Area School District



7 Residential Rentals & Former Schoolhouse on 2.2+ Acres. Good Condition & Income

**BARR
DAVIS**
AUCTIONEERS, LLC

(717) 442-9221

(610) 384-8433

www.barrdavis.com

AY-002084

ADDRESS: 100, 101, 102, 103, 105 Dunlap Lane
601, 607, & 613 W. Kings Hwy, Coatesville, PA 19320

DATE: Wednesday, December 8, 2021 4 PM

OWNER: Stoney Hollow Management

LOT DESCRIPTION: 3 Tracts Totaling 2.213 Acres +/-
SCHOOL DISTRICT Coatesville Area
COUNTY Chester
MUNICIPALITY West Caln Township
ZONING: Residential
TAX PARCEL: 28-06-0090, 28-06-0089, 28-06-0091,
28-06-0092
DEED REF: 11399938, 11578487, 11424682
WATER: Well
SEWER: On Site Septic

Total Taxes for All Tracts: \$10,025/Year

10% Down payment day of Auction. Balance by January 20, 2022.
Buyer pays all Realty Transfer Taxes.

★OPEN FOR INSPECTION★

Wed., November 10, 2021 from 3-5^{pm} & Wed., December 8, 2021 from 3-4^{pm}
These are the only times the property will be available for interior inspection.

★DIRECTIONS★

From Route 340 and Route 82 Intersection take Route 340 West past
Wagontown Fire Co. to Properties on right.

*The information contained in this brochure is believed to be accurate,
but is not guaranteed.*

100, 101 & 102 Dunlap Lane, Coatesville, PA 19320

Consists of a one story building containing 3 one bedroom apartments each with living room, eat in kitchen w/ electric, oven/range & refrigerator, bedroom and full bath. Electric baseboard heat.

103 Dunlap Lane, Coatesville, PA 19320

Consists of a lower level 3 bay garage with a one bedroom apartment on the upper level with access at grade to the rear. Living room, kitchen with electric oven/range & refrigerator. Garage space used by owners, not tenant. Electric baseboard heat.

105 Dunlap Lane, Coatesville, PA 19320

Consists of a single one story house with living room, kitchen with electric oven/range & refrigerator, 2 bedrooms and a full bath. Large unfinished room included. Oil hot air heat.

601 W, Kings Hwy., Coatesville, PA 19320

Consists of ½ of a one story building with living room, eat in kitchen (no appliances) 2 bedrooms and a full bath. Oil hot air heat.

607 W. Kings Hwy., Coatesville, PA 19320

Consists of ½ of a one story building with living room. Eat in kitchen with electric oven/range & refrigerator. 3 bedrooms and a full bath. Oil hot air heat

613 W. Kings Hwy., Coatesville, PA 19320

Consists of a former one room schoolhouse that has been used by the owners and has never been rented. All personal property in this building is reserved. No central heat

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