

# Client Detail Report

Listings as of 07/26/22 at 10:11am

**Sold 05/27/21**      **Listing # 558024**      **1315 W Norwich Ave, Fresno, CA 93705-0376**      **Listing Price: \$475,000**  
**County: Fresno**      **Cross St: West and Shaw**



<b>Property Type</b>	Multi Family	<b>Property Subtype</b>	Duplex
<b>Area</b>	705		
<b>Beds</b>	6	<b>Approx Square Feet</b>	3000 Seller
<b>Baths</b>	4	<b>Price/Sq Ft</b>	\$155.00
<b>Garage Spaces</b>	4		
<b>Year Built</b>	1976	<b>Lot Sq Ft (approx)</b>	8250 ((Tax Records))
<b>APN</b>	42438412	<b>Lot Acres (approx)</b>	0.1894
<b>DOM/CDOM</b>	5/5		

[See Additional Pictures](#)

**School District** Fresno Unified      **HIGH** Fresno      **JRHI** Wawona      **GRAD** Powers Ginsburg

**Directions** From Shaw and West, head south on West, turn west on Norwich and home is located on the corner.

**Marketing Remark** Come view this beautiful duplex in the heart of Fresno. This property will provide great rental income or provide the opportunity for a buyer to live in one side and rent out the other side. Both units are identical and each unit consists of 3 bedrooms, 2 bathrooms for a total of 1,500 square feet. Each unit has a 2 car garage, a kitchen, living room, dining room, 3 bedrooms, 2 bathrooms, plenty of storage, and indoor laundry. This property has been managed and the maintenance has always been quickly completed under the properties current ownership. This property is has easy access to both the 41 and 99 freeways which makes it easy to get anywhere in town. Both units are currently vacant and ready to rent after closing. Set up your showing today and don't miss out on this great opportunity.

## Selling Information

<b>Pending Date</b>	04/26/21	<b>Selling Date</b>	05/27/21
<b>Selling Price</b>	\$465,000		
<b>SP % LP</b>	97.89		

<b>Total Units</b>	2	<b>REO/Bank Owned</b>	No
<b>Occupant Type</b>	Vacant	<b>Schools</b>	Buyer to verify if important.
		<b>Comment</b>	

## General Information

<b>Region</b>	Urban	<b>Stories</b>	One
<b>Roofing</b>	Tile	<b>Exterior</b>	Stucco, Wood
<b>Front of</b>	North	<b>Sewer/Water</b>	Public Water
<b>House Faces</b>			
<b>Gas &amp; Electric</b>	Public Utilities	<b>Supra Lockbox</b>	Yes

## Property Features

<b>Garage Type</b>	Attached	<b>Foundation</b>	Concrete Perimeter
<b>Site Amenities</b>	Corner		

## Unit Features

<b>Heat/Cool</b>	Central Heat/Cool	<b>Fireplace</b>	All Units
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## Financial Data

<b>Annual Income</b>	\$29880.00 (Buyer to verify)	<b>Annual Expense</b>	\$7532.00 (Buyer to verify)
<b>Net Income</b>	\$22356.00 (Buyer to verify)	<b>Tenant Pays</b>	Electricity, Gas, Cable TV
<b>Income</b>	Unit Rent, Garage Rent, Laundry	<b>Expenses</b>	Gardener, Insurance, Water, Taxes
<b>Includes</b>		<b>Include</b>	
<b>Sources of Inc/Exp</b>	Owner		

## Presented By:



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U.S. Patent 6,910,045

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