

**A Property for Your Consideration...**

**Presented by:** Chris Whitten  
 Re/Max American Dream  
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**MLS #**  
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**1594 1598 LONSDALE AV**  
**LONSDALE**  
**Lincoln, RI 02865**

**Property Type**  
2-4 Units

**Status**  
Price Changed

**List Price**  
\$199,900



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**Recently Renovated 4-Unit Colonial! Live comfortably while your tenants pay your mortgage! Centrally Located! (3 miles to 95/295/146 - walk to Bike Path) A MUST SEE! UPGRADE TO FIRE ALARM SYSTEM BUYER RESPONSIBILITY. Subject to 3rd party approval**

|        |             |               |               |                    |          |                   |       |
|--------|-------------|---------------|---------------|--------------------|----------|-------------------|-------|
| PLAT:  | <b>4</b>    | ASSESSMENT:   | 343400.0      | UNDER CNSTR:       | <b>N</b> | LOT SQ FT:        | 7,841 |
| LOT:   | <b>61</b>   | R.E. TAXES:   | 6023.0 - 2009 | RE Licensee Owner: | <b>N</b> | FRONTAGE:         |       |
| BLOCK: |             | F.D. TAXES:   | 486.0         | REO/Lender Owned:  | <b>N</b> | APPROX LOT ACRES: | 0.180 |
| ZONE:  | <b>RG-7</b> | YR. ASSN FEE: |               | Short Sale:        | <b>Y</b> |                   |       |

|         | #Rms      | #BR      | #BA        | Description               | Occ      | Rent        | Other Rents: |                           |
|---------|-----------|----------|------------|---------------------------|----------|-------------|--------------|---------------------------|
| UNIT 1: | <b>4</b>  | <b>2</b> | <b>1.0</b> | <b>LEFT FRONT UNIT</b>    | <b>Y</b> | <b>750</b>  |              | <b>0</b>                  |
| UNIT 2: | <b>4</b>  | <b>2</b> | <b>1.0</b> | <b>FIRST FLOOR-RIGHT</b>  | <b>Y</b> | <b>875</b>  |              | Annual Summary            |
| UNIT 3: | <b>4</b>  | <b>3</b> | <b>1.0</b> | <b>SECOND FLOOR-RIGHT</b> | <b>Y</b> | <b>925</b>  |              | Income: <b>38400</b>      |
| UNIT 4: | <b>3</b>  | <b>1</b> | <b>1.0</b> | <b>REAR UNIT</b>          | <b>Y</b> | <b>650</b>  |              | Expenses: <b>5094.000</b> |
| Totals: | <b>15</b> | <b>8</b> | <b>4.0</b> |                           |          | <b>3200</b> |              | P/L Stmt: <b>Y</b>        |

|         |                   |                 |             |                  |                  |                         |          |
|---------|-------------------|-----------------|-------------|------------------|------------------|-------------------------|----------|
| TYPE:   | <b>Side/Side,</b> | YEAR BUILT:     | <b>1855</b> | HANDICAP ACCESS: |                  | GROSS BLDG LIVING AREA: | 3145     |
| UNITS:  | <b>4</b>          | BUILDINGS:      | <b>1</b>    | PARKING-GARAGE:  | <b>6/1</b>       | FOUNDATION:             |          |
| LEVELS: | <b>3</b>          | HEATING SYSTEM: | <b>4</b>    | UND-GRD TANK:    | Unknown Unknown, | FIREPLACES:             | <b>0</b> |

|            |                            |           |                          |               |                               |                |                                    |
|------------|----------------------------|-----------|--------------------------|---------------|-------------------------------|----------------|------------------------------------|
| Type:      | <b>Side/Side, Up/Down,</b> | Walls:    |                          | Electric:     | <b>100 Amps, Individual M</b> | Wtr Amenities: |                                    |
| Equipment: |                            | Insul:    | <b>Walls,</b>            | Water Supply: | <b>Connected</b>              | Cool:          | <b>None,</b>                       |
| Close:     |                            | Basement: | <b>Full,</b>             | Heat Sys:     | <b>Forced Water, Steam</b>    | Lot:           | <b>Paved Driveway, Fenced Yard</b> |
| Exterior:  | <b>Wood,</b>               | Floor:    | <b>Hardwood, Ceramic</b> | Ht Pd By:     | <b>Tenant</b>                 | Near:          |                                    |
| Garag:     | <b>Detached</b>            | Sewer:    | <b>Connected</b>         | Hot Water:    | <b>Tenant Pays</b>            | Terms:         |                                    |
| Laundry:   | <b>CommonIn Building,</b>  | Plumbing: | <b>Mixed</b>             | Heat Fuel:    | <b>Oil,</b>                   | HanCp:         |                                    |

Information Deemed Reliable, but is neither guaranteed nor independently verified.  
 Interested parties must make their own inquiries.