

**Buyer Full Report**



**Commercial** ML#: 210029341  
**Area:** OH2 - OTH N I-70 E 23

**Status:** Active  
**List Agr Type:** ERS

**LP:** \$1,250,000  
**Photos:** 18  
**VT:** <http://www.fields>

**Parcel #:** 3400717000  
**Use Code:** 419 - OTHER COMMERCIAL HOUSING

**Previous Use:** 101  
**Zoning:**

**For Sale:** Yes **For Lease:** No  
**Occupancy Rate:** 52%

**For Exchange:** Yes  
**Mortg Balance:**

**Gross Inc:** \$140,300  
**Total Op Exp:** \$101,413  
**NOI:** \$39,000

**Condo Fee:**

**Taxes (Yr):** \$7,000  
**Assessment:**

**Tax Incentive:**  
**Possesion:** 30 DAYS

**General Information**

**Address:** 7278 County Rd 201  
**Between Street:** TR 629 & SR 241  
**Complex:**  
**Distance to Interchange:** 3.0

**Unit/Suite #:**  
**City:** Millersburg  
**County:** Holmes  
**Multi Parc:** Y

**Zip:** 44654  
**Map Bottom/Side:** O / 0  
**Municipality/Twp:** Saltcreek Twp  
**Near Interchange:**

**Building Information**

**Tot Avail SqFt:**  
**Tot Bldg SqFt:** 3,600  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 0  
**Year Built:** 1995  
**Traffic Count:**

**Min SqFt Avail:** 3,000  
**Acreage:** 21.000  
**# of Units:**  
**# of Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height:**

**Max Cntg SF Avail:** 3,000  
**Lot Size:**  
**Parking:**  
**Bay Size:**

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1:			3:		
2:			4:		

**Financials**

**Lease Rate \$/SqFt:** \$6  
**Exp Paid By:** L T Reimburse L T Contracts Directly  
**ALL**  
**RE Taxes:**  
**Bldg Insurance:**  
**Utilities:**  
**Maint/Repairs:**  
**Janitorial:**  
**CAM:**  
**Cu Yr Est \$/SF** 0 per above checked items

**Terms Desired:**

**Will Landlord Remodel:**  
**Finish Allowance/SqFt:**  
**Pass-Thru of Exp ovr Base Yr:**  
**Exp Stop:**

**Features**

**Remarks**

Rare opportunity to own an income-producing Bed&Breakfast in the heart of Amish country (Holmes Co.) Listing includes 4 parcels. Owner will consider offers for B&B parcel only. Owner will consider exchange for owners' house of residence.

Thursday, September 16, 2010 10:03 PM

*Information deemed reliable but not guaranteed*

**Prepared by:** Larry Wigton

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