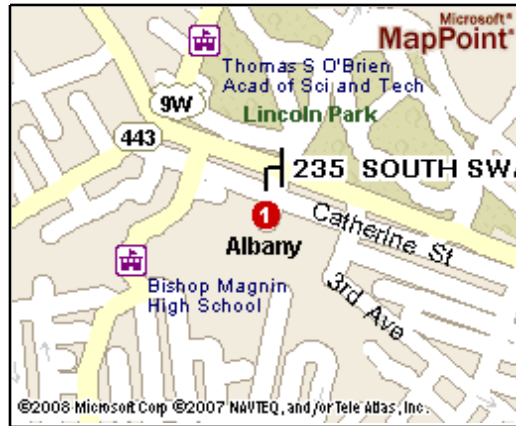


Propert Type 2F - Two Family Buyer's Public Report



MLS#:	27102929	Status:	Price Change	Total BR:	4	List Price:	\$69,900
Address:	235 SOUTH SWAN ST			Fam Room:	Neither Unit	Map:	0000
City/Town:	Albany	Village:		Total Bth:	2.0	Style:	Up-and-Down
County:	Albany County	Locale:		Master Bth:	2	Model:	
School District:	Albany	Projected School:					

	UNIT 1	UNIT 2	Basement:	Full	Roof:
ROOM	B 1 2 3+	B 1 2 3+	Attic:		
Living Room:	1	1	Laundry:		Exterior: Brick
Dining Room:	NO	NO	Garage:	None	
Kitchen:	Wor 1	Eat 1	Unit 1 Amenities:		Off St Parking:
Bedroom:	0 2 0 0	2	Unit 1 Appliances:	Range w/Oven, Refrigerator	Condition: Very Good
Other:			Unit 2 Amenities:	Sliding Glass Door	Age: 118
Full Bath:	0 1 0 0	0 0 1 0	Unit 2 Appliances:	Range w/Oven, Refrigerator	Age Desc: Actual
Partial Bath:	0 0 0 0	0 0 0 0	Lot Size:	23.91 x 81.77	Handicap: No
Occupied:	Vacant	Month-to-Month	Description:		Fireplaces:
Monthly Rent:	\$ 550	\$ 575	Features:		Woodstoves:
Rent Desc:	Estimated	Actual			Acres:
					Survey: No
					Above Gr SqFt: 2014
					Desc: Actual
					Below GR SqFt:

Remarks: **Two Family Rental or Owner Occupied. Priced to SELL! Seperate Utilities. Located on Quiet Dead End St. Walking Distance to Empire State Plaza.**

Directions: **Delaware Ave to Morton, Right on S. Swan St., House on Left.**

UTILITIES	ANNUAL TAXES	OFFERING TERMS
Heat System: Hot Water, Baseboard	General: \$ 1390	Assum Mtg:
Heat Fuel: Electricity, Natural Gas	School: \$ 1244	Balance: \$
Fuel Costs:	Village: \$	Rate:
Cooling:	Total: \$ 2634 Estimated	
Water: Public Sewer: Public	Spec Assess: \$	
Separate Util: Electric, Gas		

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