


Amy Sperling REALTOR



Crocus Hill Duplex.
648 Lincoln Avenue, St. Paul



Exquisite Craftsmanship.

This Duplex has been carefully maintained and expertly enhanced by a very picky owner who happens to be a master carpenter. The main level kitchen & built-in fireplace, 4-car garage, patio and deck are all brand new and wonderfully crafted.

This is a great opportunity to live in an exquisite, turn-key home in the incomparable Crocus Hill Neighborhood while enjoying the added benefit of income generation from wonderful tenants.

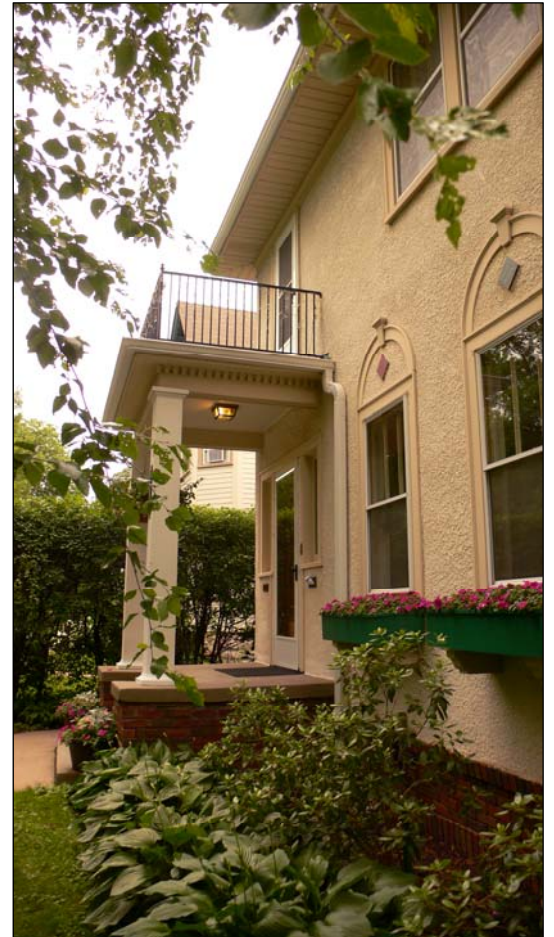

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More online at AmySperling.com

Call for a showing (651) 253-2525



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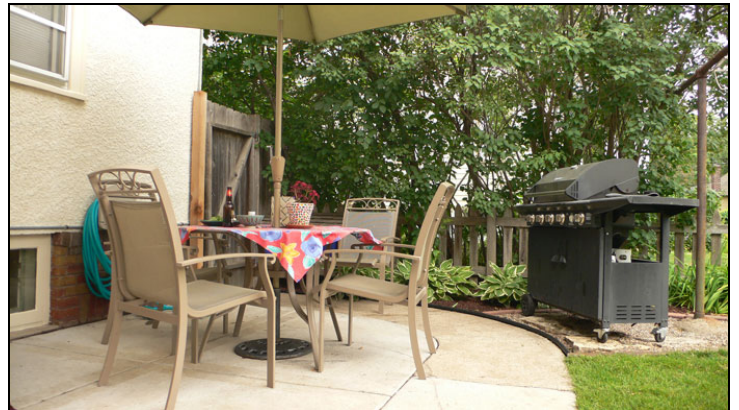
SPECIAL FEATURES



Completely Remodeled Kitchen on Main Level



Sunny Corner Office/Library Room



Excellent Outdoor Areas for Entertaining

HOME DETAILS

- Year Built – 1925
- Total SF – 3,140
- New 4-Car Detached Garage
- 2 Bedrooms Plus Den in Both Units
- Gorgeous Hardwood Floors
- Original Woodwork Throughout
- Formal Dining Rooms with Chandeliers
- Large Backyard Patio & Upper Deck
- Tree-Lined Residential Street
- Surrounded by Unique & Charming Homes

INCOME / EXPENSE SUMMARY

- Tenant Expenses: Electric & Fuel
- Owner Expense: Fuel, Insurance, Janitorial, Lawn, Maint/Repair, Snow, Taxes, Trash, Water/Sewer
- Annual Expenses

• Tax (09)	\$5,400
• Electric	Varies
• Fuel	\$2,520
• Maint	\$1,500
• Wtr/Swr	\$400
• Trash	\$288
• Insurance	\$1,500
- Annual Income (Lower Unit) \$16,800

SPECIAL FEATURES



Custom Crafted Built-Ins and Gas Fireplace with Granite Surround



Brand New 4 Car Garage



Brand New Upper Level Private Deck



Separate Formal Dining Room with Chandelier

UNIT DETAILS (the same in each unit)

- Finished Square Feet 1,570
- Bathrooms 1 Full
- Living Room 14x20
- Kitchen 14x15
- Bedroom 1 11x13
- Bedroom 2 11x13



GREAT REASONS TO OWN A DUPLEX

Build Equity Quickly

This benefit is easy to understand. In a duplex, income from your tenant helps you pay off a large portion of your mortgage. You pay off your mortgage faster when your tenant pays rental income every month!

Afford More Home

Because your tenant is subsidizing your mortgage, your expenses are less, helping you afford a larger property than if purchasing a single family home.

Tax Breaks

Duplex ownership combines the tax benefits of both homeownership and investment property. These tax deductions can amount to significant savings. Also, don't forget the \$8,000 tax credit for first-time home buyers! The tax benefits of investment property are well known & sought-after opportunities. For detailed information on the tax benefits of duplex ownership, consult with an appropriate professional.

Lower Insurance Costs

Owner occupied duplexes require a basic homeowner's policy — not a more-expensive commercial insurance policy required for non-owner occupied rental property.

Easier Maintenance

Projects are much more convenient when you don't have to leave home and travel to another site. Both the owner and tenant share in the benefit of repairs to the exterior or common areas of a duplex. A helpful tenant willing to lend a hand on projects can also be a big blessing.

Flexibility to Move On

If owner-occupying isn't for you, or if you want a larger home, you can move into another home without worrying about selling your duplex - you simply find renters for it! This is a wonderful opportunity to build more equity.

Helpful Neighbors

People who live side-by-side can be a great asset to each other. The resulting sense of community is hard to find, even between neighbors in single family homes. Tenants are naturally more likely to treat your home differently when the owner lives there. Good tenants are also an excellent resource to watch your home when you are away.

Live Close to Family

A duplex is an ideal living arrangement for elderly parents in need of assistance or grown children seeking privacy while staying close to the nest.

RESOURCES TO HELP YOU WITH YOUR PURCHASE

Mortgage

Tom Hafner
Lakeland Mortgage
(952) 224-1802
thafner@lakelandmortgage.com
TomHafner.com

Pat Gleason
Wells Fargo
(612) 667-1257
patricia.j.gleason@wellsfargo.com
WellsFargo.com

Title & Closing Services

Marguerite Cutchey
International Closing Services
(952) 920-1001
mjc@internationalclosingservices.com
InternationalClosingServices.com

Movers

Beltmann Group
(Agents for North American)
(651) 639-2800
Beltmann.com

Berger Transfer
(agents for Allied Van lines)
(800) 817-2640
BergerAllied.com

Home Inspector

Stephen Boe
Cornerstone Inspections
(612) 508-9300

Cleaning

Alison Lundy, Alison's Cleaning
(612) 710-1429
AlisonsCleaning.com

Storage & Closets

Susan Gurstel
Saratoga Closets
(612) 236-9492
Susan@SaratogaClosets.com
SaratogaClosets.com

Insurance

Edward Conley
Insurance Advantage
(612) 940-8717
EdConley@AdvantageAgent.com
AdvantageAgent.com

Temporary Housing

Leslie Ubl
Leading Apartments
(612) 270-9553
lubl@leadingapartments.com
LeadingApartments.com



Need Help Finding a Home?

Your options may seem overwhelming. That's where Amy Sperling can help. Amy is a Realtor® specializing in the Twin Cities Metro Area. He has the tools and insight to help you find you the right home at the right price.

Selling Your Home?

If you are considering selling your home, Amy can help. As a Realtor® with over 16 years of experience, she has unique insight into your neighborhood and knows what it takes to aggressively market your home. Contact Amy for RESULTS when you list.

Why Choose Hoffman Parkin?

Hoffman Parkin has been selling distinguished homes and award-winning projects for over 30 years. With over 550 million in sales, our multi-faceted team hosts a wealth of experience in the real estate industry.

Not all agents are created equal. We understand urban markets better than anyone, which is a huge advantage to you. We can steer you towards the best investments and away from bad ones. We can also provide inside information on unlisted homes and unique opportunities before they are public.



Amy Sperling, Realtor®

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Take a Closer Look. . .



This duplex has been maintained and enhanced by the skilled hands of a master carpenter. There are special details and excellent quality to be seen at around every corner.

Take a closer look on our website or, better yet, call Amy for a showing (651) 253-2525.

explore at:
AmySperling.com