



## **Fast Pak 111 Bates St.**



**“One of the top school districts in the Nation-  
Yarmouth”**

**\$ 310,560**

**Summary:** This 2 unit is just steps away from Main Street, Yarmouth. Each unit has been updated and Apt A is a townhouse style with 3 bedrooms and 1.5 bathrooms. Apt B has 2 bedrooms with an updated kitchen. Both units have private decks, large yard and 2 driveways.

**Directions:** West Elm right on Hillside

**You can download all FastPaks at  
[www.SullivanMulti.com](http://www.SullivanMulti.com)**

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**Property Location:** 111 Bates St., Yarmouth

**Property Information**

<b>Gross Living Area</b>	2,340 SqFt	<b>Year Built</b>	1969
<b>Lot Size</b>	0.19	<b>Parking</b>	5-10 spaces
<b>Book &amp; Page, Map &amp; Lot</b>	20829/180, 44/53	<b>Zoning</b>	13

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	3/1.5	\$1,200	\$1,500	TAW	\$1,300
Unit 2	2/1	\$875	\$800	TAW	\$1,000
Unit 3					
Unit 4					
<b>Totals</b>		\$2,075			\$2,300

**Property Expenses**

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
<b>Payment Responsibility: S=Seller T=Tenant</b>					
Taxes	S	S	S		
Insurance	S	S	S		
Water/Sewer	T	T	T		
Electricity	T	T	T		
Hot Water	T	T	T		
Hot Water Rentals					
Heating Oil	T	T	T		
NG ranges					
Garbage	T	T	T		
Maintenance					
Management					
Plowing	T	T	T		
Laundry Machines**					
Other Expenses					

**Totals**

**Summary**

<b>Current Income</b>	\$24,900	<b>Market Income</b>	\$27,600
<b>Expenses</b>		<b>Expenses</b>	
<b>Net Operating Income</b>	\$24,900	<b>Net Operating Income</b>	\$27,600

**Notes**

**KEY: S = Paid by Seller T = Paid by Tenant TAW = Tenant at Will**

The information above has been obtained from sources believed reliable. Neither Sullivan Mutli Family Realty nor the seller makes any representations or warranties as to the accuracy of the enclosed information.

**Showing Notes: 111 Bates St., Yarmouth**



This 2 unit is just steps away from Main street Yarmouth. Each unit have been updated and apt A is a townhouse style with 3 bedrooms and 1.5 bathrooms. Apt B has 2 bedrooms with an updated kitchen. Both units have private decks, large yard and 2 driveways

Unit #1	Unit #2
<ul style="list-style-type: none"> <li>• 3 Bedrooms</li> <li>• 1.5 Baths</li> <li>• Private deck</li> <li>• Private driveway</li> <li>• Townhouse Style unit</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• 1 Bath</li> <li>• Private deck</li> <li>• Private driveway</li> <li>• Updated Kitchen</li> <li>• Updated Bathroom</li> </ul>

Unit #3	Unit #4
<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> <li>• Crawl space</li> </ul>	<ul style="list-style-type: none"> <li>• Unit 1 has attic space</li> </ul>

UTILITIES	OTHER NOTABLE FEATURES
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<ul style="list-style-type: none"><li>•</li></ul>	<ul style="list-style-type: none"><li>• 2 Decks</li><li>• 2 Driveways</li></ul>
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