



Fast Pak 111 Bates St.



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

\$ 309,000

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**

SULLIVAN MULTI FAMILY REALTY - 84 MIDDLE STREET, PORTLAND, ME 04101
PHONE: (207) 771-5556 - FAX: (207) 773-4647- EMAIL: info@sullivanmulti.com

Property Location: 111 Bates St., Yarmouth

Property Information

Gross Living Area	2,340 SqFt	Year Built	1969
Lot Size	0.19	Parking	5-10 spaces
Book & Page, Map & Lot	20829/180, 44/53	Zoning	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	\$1,450
Unit 2	2/1	\$875	\$800	TAW	\$1,000
Unit 3					
Unit 4					
Totals		\$2,075			\$2,450

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$4,644	S	S		
Insurance	\$800	S	S		
Water/Sewer	\$1,200	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	\$2,500				
Management					
Plowing	T	T	T		
Laundry Machines**					
Other Expenses					
Totals	\$9,144				

Summary

Current Income	\$24,900	Market Income	\$29,400
Expenses	\$9,144	Expenses	\$9,144
Net Operating Income	\$15,756	Net Operating Income	\$20,256

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

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

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

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