



Fast Pak

39 Cloudman Street



3 Unit—\$227,000

Summary: Great Westbrook walkable neighborhood. Ample parking plus one car garage. Owners unit with hardwood floors, open concept layout and private deck. Fire doors and newer furnace.

Directions: Off Main St between Dunn and Foster.

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Property Location: 39 Cloudman St

Property Information

Gross Living Area	2,680 ft ²	Age	1920
Lot Size	0.17 Acres	Parking	5 plus garage
Map & Lot	033/153	Zoning	16

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$1,000	\$1,000	TAW	\$1,000
Unit 2	2/1	vacant			\$900
Unit 3	2/1	\$500*		May 31, 2011	\$800
Totals		\$1,500			\$2,700

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$3,727	S	S	S	
Insurance	\$1,100	S	S	S	
Water/Sewer	\$950	S	S	S	
Electricity**	\$360	T	T	T	
Hot Water	off heat				
Hot Water Rentals	n/a				
Heating Oil	n/a				
Natural Gas	\$3,996	S	S	S	
Garbage	City				
Maintenance	\$1,000	S	S	S	
Plowing	\$275	S	S	S	
Laundry Machines	coin-op				
Other Expenses					
Totals	\$11,408				

Summary

Current Income	\$18,000	Market Income	\$32,400
Expenses	<u>\$11,408</u>	Expenses	<u>\$11,408</u>
Net Operating Income	\$6,592	Net Operating Income	\$20,992

Notes

* Unit #3 currently occupied by a family friend paying reduced rent.
 **Electricity amount shown is for house expenses (seller responsibility). Tenants pay unit expenses.

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

Last updated: 7-07-2010

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: 39 Cloudman Street, Westbrook

Property Highlights

- Great walkable Westbrook neighborhood
- Nice 3 unit with some hardwood floors, fire doors, plenty of parking, 1 car garage, yard, private deck.

Unit #1	Unit #2
2 bedrooms Full bath Open kitchen and living room Gas stove Private back deck Garage	2 bedrooms Full bath Back porch storage

Unit #3	
1-2 bedrooms Full bath Some old ceiling tile damage Hardwood & linoleum flooring	

BASEMENT	ATTIC (IF APPLICABLE)
2003 furnace	3 rd floor

UTILITIES	OTHER NOTABLE FEATURES
Separate gas water heaters FHW furnace	Garage, yard Ample parking Replacement windows