



Fast Pak

122 Spring Street



2 Unit—\$350,000

Summary: Business zone two unit boasts a large townhouse unit and an office on the first floor. Townhouse boasts 2 baths, Jacuzzi tub and laundry, parking included. Great office location next to a public parking lot. Right half of duplex building.

Directions: Spring St between High St and State St.

You can download all FastPaks to your computer at
www.SullivanMulti.com

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Property Location: 122 Spring Street

Property Information

Gross Living Area	2606	Age	1889
Lot Size	0.049	Parking	1-3 car driveway
Map & Lot	39-D-4	Zoning	B-3

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	1/1	\$775	\$775	3/31/10	\$775
Unit 2	4/2	\$1,850	\$1,850	6/30/10	\$1,850
Totals		\$2,625			\$2,625

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Payment Responsibility: S=Seller T=Tenant	
Taxes	\$5,098	S	S		
Insurance	\$2,139	S	S		
Water/Sewer	\$1,014	S	S		
Electricity	\$600	T	T		
Hot Water	N/A				
Hot Water Rentals	N/A				
Heating Oil	\$3,000	S	S		
NG ranges	N/A				
Garbage	City				
Maintenance					
Plowing	\$470	S	S		
Laundry Machines					
Other Expenses					
Totals	\$12,321				

Summary

Current Income	\$31,500	Market Income	\$31,500
Expenses	\$12,321	Expenses	\$12,321
Net Operating Income	\$19,179	Net Operating Income	\$19,179

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 an represenations or warranties as to the accuracy of the enclosed information.

Showing Notes: 122 Spring Street



Two unit in Downtown business zone. Large two floor townhouse with first floor waiting for your business. Adjacent to City parking lot.

Unit #1	Unit #2
<p>Used to be a gallery space Could be turned residential or great office/retail, etc. Kitchen recently installed</p>	<p>Townhouse – 2 levels Two bathrooms – one with Jacuzzi tub – one with ¾ bath Stackable washer/dryer Hardwood, pine & carpet Very nice</p>

BASEMENT	ATTIC (IF APPLICABLE)
<p>Full basement 3 electric meters (1 house) Oil tank looks good</p>	<p>N/A</p>

UTILITIES	OTHER NOTABLE FEATURES
<p>Updated electric Newer boiler 3 zones, oil Hot water storage (Superstore)</p>	<p>B3 zone Vinyl Windows</p>