



Fast Pak

211 Brackett Street



3 Unit—\$395,000

Summary: Stately Victorian Mansard style 3 unit with bright units, high ceilings and separate utilities in the West End Historical District.

Directions: Corner of Brackett and Dow St.

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Property Location: 211 Brackett Street

Property Information

Gross Living Area	3153	Age	1899 or 1874
Lot Size	0.041	Parking	Lease available
Map & Lot Book/Page	55/D/8 25618/238	Zoning	R-6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$850	\$850	Jul'10	\$900
Unit 2	2/1	\$884	\$884	Jul'10	\$950
Unit 3	2/1	vacant			\$950
Totals		\$1,734			\$2,800

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
		Payment Responsibility:			S=Seller T=Tenant
Taxes	\$5,456	S	S	S	
Insurance	\$1,800	S	S	S	
Water/Sewer	\$1,075	S	S	S	
Electricity*		T	T	T	
Hot Water		T	T	T	
Hot Water Rentals	\$228	S	S	S	
Heating Oil		T	T		
Natural Gas	n/a				
Garbage	City				
Maintenance					
Plowing					
Laundry Machines	In Units				
Other Expenses					
Totals	\$8,559				

Summary

Current Income	\$20,808	Market Income	\$33,600
Expenses	\$8,559	Expenses	\$8,559
Net Operating Income	\$12,249	Net Operating Income	\$25,041

Notes

*3rd floor heat on electric

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: 211 Brackett Street



Solid Victorian Mansard style three unit. Separate heat, hot water, and electricity meters. Recent updates include recent membrane roof, updated wiring throughout, stackable washer/dryers in each unit.

Unit #1	Unit #2
2 bedrooms 1 full bath Stackable washer/dryer Tall ceilings Nice hardwood floors Gravity forced hot water oil heat	2 bedrooms Bonus front office room 1 full bath Stackable washer/dryer High ceilings Steam heat/oil

Unit #3	
2 bedrooms with bonus room 1 full bath Stackable washer/dryer Mansard windows Hardwood & painted pine floors Electric heat	

BASEMENT	ATTIC (IF APPLICABLE)
1 recent steam boiler – oil 1 older steam gravity boiler – oil 3 electric panels – 2 fuses 3 gas meters 3 water heaters, 2 rented	None

UTILITIES	OTHER NOTABLE FEATURES
All separate Electric has been updated in units with circuit breaker panel in top two units	Historical district Slate roof with rubber membrane Top two units could be three bedrooms