



# Fast Pak

## 68 Smith Street



**3 Unit—\$195,000**

**Summary:** 3 unit which provides solid cash flow for the investor or owner occupied buyer. Separate utilities and many recent updates. City Grants are available for this block meaning-free money!

**Directions:** Cumberland Ave to Smith, 68 is at bottom of hill on left.

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[www.SullivanMulti.com](http://www.SullivanMulti.com)

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**Property Location:** 68 Smith St

**Property Information**

<b>Gross Living Area</b>	3080	<b>Age</b>	1870
<b>Lot Size</b>	0.041	<b>Parking</b>	Driveway
<b>Map &amp; Lot</b>	22-l-25	<b>Zoning</b>	R-6

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$750	\$750		\$900
Unit 2	2/1	\$750	\$750	TAW	\$900
Unit 3	2/1	\$750	\$750		\$900
<b>Totals</b>		\$2,250			\$2,700

**Property Expenses**

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
		Payment Responsibility: S=Seller T=Tenant			
Taxes	\$4,358	S	S	S	
Insurance	\$1,800	S	S	S	
Water/Sewer	\$1,730	S	S	S	
Electricity*	\$170	T	T	T	
Hot Water	Off heat				
Hot Water Rentals	n/a				
Heating Oil	n/a				
Natural Gas		T	T	T	
Garbage	City				
Maintenance					
Plowing					
Laundry Machines					
Other Expenses					
<b>Totals</b>	\$8,058				

**Summary**

<b>Current Income</b>	\$27,000	<b>Market Income</b>	\$32,400
<b>Expenses</b>	\$8,058	<b>Expenses</b>	\$8,058
<b>Net Operating Income</b>	\$18,942	<b>Net Operating Income</b>	\$24,342

**Notes**

\* Electricity amount is for House Meter

**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: 68 Smith St**



Great 3 unit investment. Parking, separate utilities, city views out of third floor. Great starter investment.

Unit #1	Unit #2
2 bedroom Empire space heaters Full bath Hardwood floors	2 bedroom Space heaters Full bath Hardwood floors

Unit #3	
Great city views 2 bedrooms Full bath Hardwood floors	

BASEMENT	ATTIC (IF APPLICABLE)
Full basement Separate water heaters	N/A

UTILITIES	OTHER NOTABLE FEATURES
4 electric meters (Federal Pacific) Empire space heaters in each unit	\$50K below City appraisal