



Fast Pak

16 Giles Street, Westbrook



Well Maintained with Lots of Land

4 Unit—\$475,000

Summary: This well-maintained 4 unit has had everything updated in the last 10 years. Each unit has 2 bedrooms, large kitchens, and bathrooms with washers and dryers.

Directions: Westbrook Arterial to left on Main Street to left on Giles.

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Property Location: 16 Giles Street, Westbrook

Property Information

Gross Living Area	3504 SF	Year Built	1988
Lot Size	0.51	Parking	Off Street, 10+ spaces
Book & Page, Map & Lot	20985/136, 33/18	Zoning	City Center

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1.5	\$800	\$800		\$1,000
Unit 2	2/1	\$935	\$935	March 1, 2011	\$1,000
Unit 3	1/1	\$785	\$785	April 1, 2011	\$900
Unit 4	2/1	\$935	\$935		\$1,000
Totals	7/4.5	\$3,455	\$3,455		\$3,900

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$5,831	S	S	S	
Insurance	\$1,400	S	S	S	
Water/Sewer	\$1,200	S	S	S	
Electricity		T	T	T	
Hot Water	\$1,200	T	T	T	
Hot Water Rentals	\$240				
Natural Gas	\$1,200				
NG ranges					
Garbage					
Maintenance					
Plowing	\$350	S	S	S	
Laundry Machines					
Other Expenses					
Totals	\$11,421				

Summary

Current Income	\$41,460	Market Income	\$46,800
Expenses	<u>\$11,421</u>	Expenses	<u>\$11,421</u>
Net Operating Income	\$30,039	Net Operating Income	\$35,379

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: 16 Giles



This Well maintained 4 unit has had everything updated in the last 10 years. Each unit has 2 bdrms, large kitchens, and bathrooms with washers and dryers in each. All units have separate utilities with small storage sheds for each apt. Parking for up to 8 cars and large lot leaves room to expand the number of units

Unit #1	Unit #2
<ul style="list-style-type: none"> • Tile and carpet floors • 2 Bedrooms • Kitchen has dishwasher • Large Bathrooms with washer dryer hook-ups • Rennai gas heater • Small back porch 	<ul style="list-style-type: none"> • Tile and carpet floors • 2 Bedrooms • Large kitchen • Bathroom with washer and dryer hook-ups • Rennai gas heater • Small back porch

Unit #3	Unit #4
<ul style="list-style-type: none"> • Tile and Carpet floors • 2 Bedrooms • Large Kitchen • Bathroom with washer and dryer hook-ups • Rennai gas heater • Small Back porch 	<ul style="list-style-type: none"> • Tile and carpet Floors • 2 Bedrooms • Large Kitchen • Bathroom with washer and dryer hook-ups • Rennai gas heater • Small back porch

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Crawl space 	<ul style="list-style-type: none"> • N/A