



Fast Pak

23 Locust Street, Westbrook



2 Unit—\$175,000

Summary: End of dead end street in central Westbrook, snuggled up to town ball park and the river walking path. Two drives provide separate living for each unit.

Directions: Main St to Locust St.

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

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Property Location: 23 Locust Street, Westbrook

Property Information

Gross Living Area	2,020	Age	1895
Lot Size	0.12	Parking	2 drives
Map & Lot	040/188	Zoning	16

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$800	\$800	TAW	\$800
Unit 2	3/1	\$850	\$850	TAW	\$1,000
Totals	5/2	\$1,650	\$1,650		\$1,800

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Payment Responsibility: S=Seller T=Tenant	
Taxes	\$3,088	S	S		
Insurance	\$900	S	S		
Water/Sewer	\$594	S	S		
Electricity		T	T		
Hot Water		T	T		
Hot Water Rentals	n/a				
Heating Oil		T	T		
Natural Gas		T	T		
Garbage	City				
Maintenance	\$1,500	S	S		
Plowing	tenants				
Laundry Machines	none				
Other Expenses					
Totals	\$6,082				

Summary

Current Income	\$19,800	Market Income	\$21,600
Expenses	\$6,082	Expenses	\$6,082
Net Operating Income	<u>\$13,718</u>	Net Operating Income	<u>\$15,518</u>

Notes

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

Last Updated: 6-21-2010

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: 23 Locust Street



Garage, 2 drives
Dead end, close to parks

Unit #1	Unit #2
1 st floor 2 bedrooms Full bath Electric kitchen Carpet and vinyl flooring Brick mantle	2 nd floor 3 bedrooms Full bath Nicer kitchen w/electric stove Porch Carpet and vinyl flooring 3 Rinnai heaters

BASEMENT	ATTIC (IF APPLICABLE)
Low, crushed stone FHA furnace	Crawl space Blown-in insulation

UTILITIES	OTHER NOTABLE FEATURES
Separate	