



Fast Pak

166 Saco St. Westbrook



“Perfect for Investors”
\$345,000

Summary: This well maintained 3 unit has a double lot! This 3 unit would be perfect for a owner occupant or investor. This building has updated wiring, tin ceilings and replacement windows. The 3rd floor was redone in 2009 along with the roof.

Directions: From Main St. turn onto Saco St. building will be on the left

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www.SullivanMulti.com

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Property Location:

Property Information

Gross Living Area	3,120	Year Built	1900
Lot Size	0.13	Parking	5-10
Book & Page, Map & Lot	24884/102	Zoning	11

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$925	\$925		\$1,100
Unit 2	2/1	\$875	\$875		\$1,100
Unit 3	2/1	\$750	\$750	TAW	\$1,000
Unit 4					
Totals		\$2,550			\$3,200

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$3,861	S	S	S	
Insurance	\$1,700	S	S	S	
Water/Sewer	\$125	S	S	S	
Electricity		T	T	T	
Hot Water		T	T	T	
Hot Water Rentals					
Heating Oil		T	T	T	
NG ranges					
Garbage					
Maintenance	\$1,000	S	S	S	
Management					
Plowing	\$300	S	S	S	
Laundry Machines**					
Other Expenses					
Totals	\$6,986				

Summary

Current Income	\$30,600	Market Income	\$38,400
Expenses	\$6,986	Expenses	\$6,986
Net Operating Income	\$23,614	Net Operating Income	\$31,414

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: 166 Saco St. Westbrook



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Unit #1	Unit #2
<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bath • Tin ceiling • Hardwood floors • Replacement windows <p>Updates in progress for Unit 1:</p> <ul style="list-style-type: none"> • New bathroom and kitchen ceiling • Updated dishwasher • New bathroom floor • New medicine cabinet • Updated oven/stove • Painted throughout unit • New countertop 	<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bath • Replacement windows • New bathroom ceiling- added new vent • New efficient toilet • Updated oven/stove • Tore up carpets- wood floors throughout unit

Unit #3	Unit #4
<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bath • Renovated in 2009 • Carpet 	<ul style="list-style-type: none"> • N/A

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none">• Full• Unfinished• Washer/ Dryer	

UTILITIES	OTHER NOTABLE FEATURES
	<ul style="list-style-type: none">• Near shopping• In Neighborhood