



Fast Pak

16-18 Seavey St.



4 Unit Money Machine

Westbrook

Summary: 4 unit with separate utilities, ample parking and large yard. The building has been very well maintained and has very little deferred maintenance.

Directions: Main Street Westbrook to Seavey St

You can download all FastPaks at
www.SullivanMulti.com

SULLIVAN MULTI FAMILY REALTY - 306 CONGRESS STREET, PORTLAND, ME 04101
PHONE: (207) 771-5556 - FAX: (207) 773-4647- EMAIL: info@sullivanmulti.com

Property Location: 16-18 Seavey St. Westbrook

Property Information

Gross Living Area	2904	Year Built	1900
Lot Size	.21 ac	Parking	6 + cars
Book & Page, Map & Lot	6185/195 040/124	Zoning	11

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	1/1	\$600	\$600	TWA	\$650
Unit 2	3/1	\$900	\$900	TWA	\$945
Unit 3	1/1	\$600	\$600	TWA	\$600
Unit 4	3/1	\$1,357	\$900	12-Sep	\$1,357
Totals		\$3,457			\$3,552

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
		Payment Responsibility: S=Seller T=Tenant			
Taxes	\$4,721	S	S	S	S
Insurance	\$1,200	S	S	S	S
Water/Sewer	\$1,603				
Electricity		T	T	T	T
Hot Water		T	T	T	T
Hot Water Rentals	NO				
Heating	\$1,600	T	T	T	S
NG ranges	YES	T	T	T	T
Garbage	TOWN				
Maintenance	\$2,500	S	S	S	S
Plowing/Lawn	\$1,000	S	S	S	S
Laundry Machines	NO				
Other Expenses					
Totals	\$11,024				

Summary

Current Income	\$41,484	Market Income	\$42,624
Expenses	<u>\$12,624</u>	Expenses	<u>\$12,624</u>
Net Operating Income	\$28,860	Net Operating Income	\$30,000

Notes

Insurance, Maintenance, Heating ,and Plowing expenses are estimates

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: 16-18 Seavey St. Westbrook



This well maintained four unit apartment building has separate utilities, two driveways, and very little deferred maintenance.

Owner will consider holding first mortgage with 25% down (ask broker for more information.)

Unit #1	Unit #2
<ul style="list-style-type: none"> • 16 Seavey 1st Floor • 3 Rooms, 1 Bedroom, 1 Full Bath • Rinnai Heater 	<ul style="list-style-type: none"> • 16 Seavey 2nd Floor • 5 Rooms, 3 Bedrooms, 1 Bath • Two floor Townhouse • Rinnai Heater

Unit #3	Unit #4
<ul style="list-style-type: none"> • 18 Seavey 1st Floor • 3 Rooms, 1 Bedroom, 1 Full Bath • Rinnai Heater 	<ul style="list-style-type: none"> • 18 Seavey 2nd Floor • 5 Rooms, 3 Bedrooms, 1 Full Bath • Rinnai Heater • New Carpets and Paint

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • 4 Water Heaters • 4 Circuit Breaker Panels • Unused oil furnaces 	<ul style="list-style-type: none"> • Finished

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • All separate 	<ul style="list-style-type: none"> • Replacement windows