



Fast Pak

593 Washington Ave.



Large 2 unit with over 3000 sqft.
\$194,750

Summary: This large 2 unit has over 1200 sf per apartment. Hardwood floors thru-out each unit along with original wood trim, pocket doors and built-ins. The 1st floor kitchen has all new appliances with fully rehabbed bathroom, 2 new boilers and new windows.

Directions: Property is on the corner of Washington and Presumpscot

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www.SullivanMulti.com

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593 Washington Ave.



Property Information

Gross Living Area	3,644	Year Built	1901
Lot Size	0.159	Parking	2 car garage
Book & Page, Map & Lot	15835/280	Zoning	R-5

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$1,150	\$1,150	10/31/12	\$1,150
Unit 2	2/1	\$850	NO	TAW	\$950
Totals		\$2,000			\$2,100

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$5,113	S	S	N/A	N/A
Insurance	\$900	S	S	N/A	N/A
Water/Sewer	\$1,200	S	S	N/A	N/A
Electricity		T	T	N/A	N/A
Hot Water	Boiler	T	T	N/A	N/A
Hot Water Rentals	N/A				
Heating Oil	Tenant	S	T	N/A	N/A
NG ranges					
Garbage	City	T	T	N/A	N/A
Maintenance					
Plowing	\$350	S	S	N/A	N/A
Laundry Machines	None				
Other Expenses					
Totals	\$7,563				

Summary

Current Income	\$24,000	Market Income	\$25,200
Expenses	\$7,563	Expenses	\$7,563
Net Operating Income	\$16,437	Net Operating Income	\$17,637

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: 593 Washington Ave.



Summary: This large 2 unit has over 1200 sf per apartment. Hardwood floors thru-out each unit along with original wood trim, pocket doors and built-ins. The 1st floor kitchen has all new appliances with fully rehabbed bathroom, 2 new boilers and new windows.

Unit #1	Unit #2
<ul style="list-style-type: none"> • New kitchen appliances • Fully rehabbed bathroom • Hardwood floors • 2 bedrooms • 1,200 sqft 	<ul style="list-style-type: none"> • Hardwood floors • 2 bedrooms • 1,200 sqft apt.

Unit #3	Unit #4
<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Washer Dryer hook ups • 2 work benches 	<ul style="list-style-type: none"> • 3rd floor is over 900 sqft. And ready for expanding

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • Oil heat 	<ul style="list-style-type: none"> • 2 paved driveways • 2 car garage