



Fast Pak

243 West Concord Street



Deering Center Corner Lot

\$250,000

Summary: Beautifully landscaped in the heart of Deering center. Has the charm and character of an old New Englander with hardwood, built-ins, and two decks, plus all the benefits of being a three family.

Directions: From Stevens Ave. in Portland turn on Pleasant St. Then left on West Concord St.

You can download all FastPaks at
www.SullivanMulti.com

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Property Location: 243 West Concord St.

Property Information

Gross Living Area	2048	Year Built	1900
Lot Size	0.163	Parking	2
Book & Page, Map & Lot	18737/322,132/1-4	Zoning	R5

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	Owner			\$1,325
Unit 2	1/1	\$850			\$950
Unit 3	0/1	\$550			\$550
Totals		\$1,400			\$2,825

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
		Payment Responsibility:			S=Seller T=Tenant
Taxes	\$4,551	S	S	S	
Insurance Estimate	\$900	S	S	S	
Water/Sewer Estimate	\$1,200	S	S	S	
Electricity		T	T	T	
Hot Water	From Furnace	S	S	S	
Hot Water Rentals	n/a				
Heating Oil	\$4,935	S	S	S	
NG ranges	n/a				
Garbage		T	T	T	
Maintenance Estimate	\$1,000	S	S	S	
Plowing		T	T	T	
Laundry Machines	n/a				
Other Expenses	n/a				
Totals	\$12,586				

Summary

Current Income	\$16,800	Market Income	\$33,900
Expenses	\$12,586	Expenses	\$12,586
Net Operating Income	\$4,214	Net Operating Income	\$21,314

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:



Beautifully landscaped in the heart of Deering Center. Has the charm and character of an old New Englander with hardwood, built-ins, and two decks, plus all the benefits of being a three family.

Unit #1	Unit #2
<ul style="list-style-type: none"> • First floor • 2 bedroom • Large owner unit • Hardwood floors • Washer dryer hookup • Nice kitchen 	<ul style="list-style-type: none"> • 2nd floor • Carpeting • 1 bedroom • Gas Rinnai heater

Unit #3	
<ul style="list-style-type: none"> • 2nd Floor • Efficiency • Carpeting 	

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Cement floor • Lots of storage area 	

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • Oil steam heat • Gas Rinnai heater • Gas fireplace in living room 	<ul style="list-style-type: none"> • Vinyl replacement windows with low e-glass on most of the building • Garage with deck • Nice landscaping