



Fast Pak

51-53 Whitney Avenue



2 Unit—\$275,000

Summary: Charming Rosemont two unit with original character and modern updates. Enjoy summer from your porches or landscaped yard.

Directions: Whitney Ave between Outer Congress St and Brighton Ave.

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

Property Location: 51-53 Whitney Ave

Property Information

Gross Living Area	2208	Age	1927
Lot Size	0.146	Parking	yes
Map & Lot	186-C-14	Zoning	R-5

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$900	\$900	TAW	\$950
Unit 2	2/1	\$850	\$800	TAW	\$950
Totals		\$1,750	\$1,700		\$1,900

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Payment Responsibility: S=Seller T=Tenant	
Taxes	\$4,444	S	S		
Insurance	\$1,290	S	S		
Water/Sewer	\$623	S	S		
Electricity		T	T		
Hot Water		T	T		
Hot Water Rentals	n/a	n/a	n/a		
Heating Oil	n/a	n/a	n/a		
Natural Gas		T	T		
Garbage	City				
Maintenance					
Plowing					
Laundry Machines					
Other Expenses					
Totals	\$6,357				

Summary

Current Income	\$21,000	Market Income	\$22,800
Expenses	\$6,357	Expenses	\$6,357
Net Operating Income	\$14,643	Net Operating Income	\$16,443

Notes

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

Last Updated 3-11-11

The information above has been obtained from sources believed reliable. Neither Sullivan Mutli Family Realty nor the seller makes an represenations or warranties as to the accuracy of the enclosed information.

Showing Notes: 51-53 Whitney Avenue



Unit #1	Unit #2
2 bedrooms Updated bath Hardwood floors Natural wood trim Rinnai heat Period charm	2 bedrooms Updated bath Hardwood floors Natural wood trim Rinnai heat Period charm Could use 3 rd floor to make 2 nd unit into townhouse style

Unit #3	
This is a non-conforming apartment with open floor plan. You could keep it the same or make part of 2 nd unit.	

BASEMENT	ATTIC (IF APPLICABLE)
Washer/Dryer Old Snowman not in use	Spare room now being used as apt.

UTILITIES	OTHER NOTABLE FEATURES
	Paved parking small yard