

**For Sale**

4 Unit Multi-Family Apartment Building

122 Center Street  
Hyannis MA 02601  
\$250,000



122 Center Street Hyannis, MA 02601

Address	122 Center Street Hyannis, MA 02601
# of Units	4 Dwelling Units
Approx. SF	3,136
Year Built	1920
2011 Assessed	\$281,400
2011 RE taxes	\$2,935.90
Annual Income	\$46,116.50
Map/Parcel	327-038
Land Area	0.18 acres
Septic	Municipal
Water	Municipal
Price	\$250,000

**For Sale** Single Family Dwelling



118 Center Street Hyannis MA 02601

Address	118 Center Street Hyannis, MA 02601
# of Units	Single Family
Approx. SF	1,278 SF
Year Built	1926
2011 Assessed	\$178,600
2011 RE taxes	\$1,845.20
Annual Income	\$14,200*
Map/Parcel	327-039
Land Area	0.13 acres
Septic	Municipal
Water	Municipal
Price	\$125,000

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# Income Statement

Cash Basis, From 1/1/2010 to 12/31/2010, By Year

CVA - 122 Center St.

Account	2010	Total
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<b>Income</b>		
Rent Income	\$46,116.50	\$46,116.50
<b>Total Income</b>	<b>\$46,116.50</b>	<b>\$46,116.50</b>

<b>Expenses</b>		
Insurance-Property	\$2,430.65	\$2,430.65
Interest	\$190.94	\$190.94
Professional Fees (Accounting)	\$89.74	\$89.74
Repairs	\$843.05	\$843.05
Repairs-Electrical	\$348.00	\$348.00
Supplies	\$144.88	\$144.88
Taxes-Real Estate	\$2,351.81	\$2,351.81
Trash Removal	\$1,885.00	\$1,885.00
Utilities-Electric	\$5,409.06	\$5,409.06
Utilities-Gas	\$4,716.31	\$4,716.31
Utilities-Sewage	\$893.47	\$893.47
Utilities-Water	\$715.55	\$715.55
Utilities-Water/Sewer	\$312.78	\$312.78
<b>Total Expenses</b>	<b>\$20,331.24</b>	<b>\$20,331.24</b>

<b>Net Operating Income</b>	<b>\$25,785.26</b>	<b>\$25,785.26</b>
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<b>Net Income</b>	<b>\$25,785.26</b>	<b>\$25,785.26</b>
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# Assessing Division Property Lookup Results

367 Main Street, Hyannis, MA. 02601

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## Owner Information - Map/Block/Lot: 327 / 038/ - Use Code: 0105

### Owner

**Owner Name** CALLAHAN, RICHARD P TR  
**Co-Owner Name**  
**Property Address** 122 CENTER STREET  
**Owner Mailing Address** 770 MAIN ST  
 OSTERVILLE, MA. 02655

### Map/Block/Lot

327 / 038/

## Assessed Values 2011 - Map/Block/Lot: 327 / 038/ - Use Code: 0105

	2011 Appraised Value	2011 Assessed Value	Past Comparisons	
			Year	Total Assessed Value
<b>Building Value:</b>	\$ 215,300	\$ 215,300	<b>2010</b>	- \$ 315,700
<b>Extra Features:</b>	\$ 2,500	\$ 2,500	<b>2009</b>	- \$ 340,200
<b>Outbuildings:</b>	\$ 0	\$ 0	<b>2008</b>	- \$ 347,600
<b>Land Value:</b>	\$ 63,600	\$ 63,600	<b>2007</b>	- \$ 347,600
<b>2011 Totals</b>	<b>\$ 281,400</b>	<b>\$ 281,400</b>	<b>2006</b>	- \$ 354,400

## Tax Information 2011 - Map/Block/Lot: 327 / 038/ - Use Code: 0105

Taxes	Fire District Rates	Town Residential
<b>Hyannis FD Tax (Commercial)</b> \$ 227.93	Barn FD - All Classes \$2.31	\$8.05
<b>Hyannis FD Tax (Residential)</b> \$ 430.54	C.O.M.M - All Classes \$1.33	<b>Town Commercial</b>
<b>Community Preservation Act Tax</b> \$ 66.33	Cotuit FD - All Classes \$1.68	\$7.28
<b>Town Tax (Commercial)</b> \$ 512.15	Hyannis - Residential \$2.04	
<b>Town Tax (Residential)</b> \$ 1,698.95	Hyannis - Commercial \$3.24	
	<b>\$ 2,935.90</b> W Barnstable - Residential \$2.65	
	W Barnstable - Commercial \$2.34	

## Sales History - Map/Block/Lot: 327 / 038/ - Use Code: 0105

### History:

Owner:	Sale Date	Book/Page:	Sale Price:
CALLAHAN, RICHARD P TR	Aug 2 1999 12:00AM	12447/ 251	\$ 200,000
MALL, CATHERINE L	Feb 15 1995 12:00AM	9563/ 290	\$ 53,000
EMPIRE MORTGAGE LIMITED PS	Feb 15 1995 12:00AM	9563/ 289	\$ 82,494
FEDERAL DEPOSIT INS CORP	Aug 15 1994 12:00AM	9315/ 139	\$ 98,100
RICE, MILTON L JR &	Apr 15 1989 12:00AM	6683/ 303	\$ 1
RICE, MILTON L JR &	Apr 15 1989 12:00AM	6683/ 302	\$ 38,750
RICE, MILTON L	Dec 15 1984 12:00AM	4357/ 225	\$ 0
RICE, MILTON L	Dec 15 1984 12:00AM	4357/ 220	\$ 110,000
CENTER STREET INVESTMENT	Apr 15 1984 12:00AM	4058/ 106	\$ 0
CENTER STREET INVESTMENT	Apr 15 1984 12:00AM	4058/ 105	\$ 0
ANTON, WAYNE P ETAL		3247/ 96	\$ 0

## Sketches - Map/Block/Lot: 327 / 038/ - Use Code: 0105



AsBuilt Card N/A

## Constructions Details - Map/Block/Lot: 327 / 038/ - Use Code: 0105

Building	Details	Land
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<b>Building value</b>	\$ 215,300	<b>Bedrooms</b>	05	<b>USE CODE</b>	0105
<b>Total Improvements Value</b>	\$316,666	<b>Bathrooms</b>	4 Full + 1H	<b>Lot Size (Acres)</b>	0.18
<b>Model</b>	Commercial	<b>Total Rooms</b>		<b>Appraised Value</b>	\$ 63,600
<b>Style</b>	Family Conver.	<b>Heat Fuel</b>	Gas	<b>Assessed Value</b>	\$ 63,600
<b>Grade</b>	Average	<b>Heat Type</b>	Hot Water		
<b>Year Built</b>	1920	<b>AC Type</b>	None		
<b>Effective depreciation</b>	32	<b>Interior Floors</b>	Carpet		
<b>Stories</b>	2.4	<b>Interior Walls</b>	Drywall		
<b>Living Area sq/ft</b>	3,136	<b>Exterior Walls</b>	Wood Shingle		
<b>Gross Area sq/ft</b>	5,258	<b>Roof Structure</b>	Gable/Hip		
		<b>Roof Cover</b>	Asph/F GlS/Cmp		

**Outbuildings & Extra Features - Map/Block/Lot: 327 / 038/ - Use Code: 0105**

Code	Description	Units/SQ ft	Appraised Value	Assessed Value
DOR	Dormer	23	\$ 2,500	\$ 2,500

**Sketch Legend**

**Property Sketch Legend**

<b>AOF</b> Office, (Average)	<b>FTS</b> Third Story Living Area (Finished)	<b>SFB</b> Base, Semi-Finished
<b>BAS</b> First Floor, Living Area	<b>FUS</b> Second Story Living Area (Finished)	<b>TQS</b> Three Quarters Story (Finished)
<b>BMT</b> Basement Area (Unfinished)	<b>GAR</b> Garage	<b>UAT</b> Attic Area (Unfinished)
<b>CLP</b> Loading Platform	<b>GRN</b> Greenhouse	<b>UHS</b> Half Story (Unfinished)
<b>CAN</b> Canopy	<b>MZ1</b> Mezzanine, Unfinished	<b>UST</b> Utility Area (Unfinished)
<b>FAT</b> Attic Area (Finished)	<b>MZ2</b> Mezzanine, Semi-finished	<b>UTQ</b> Three Quarters Story (Unfinished)
<b>FBM</b> Finished Basement	<b>MZ3</b> Mezzanine, finished	<b>UUA</b> Unfinished Utility Attic
<b>FCP</b> Carport	<b>PAT</b> Patio Outbuilding Listed	<b>UUS</b> Full Upper 2nd Story (Unfinished)
<b>FEP</b> Enclosed Porch	<b>PTO</b> Patio	<b>WDK</b> Wood Deck
<b>FHS</b> Half Story (Finished)	<b>REF</b> Reference Only	<b>WKO</b> Wood Deck Outbuilding Listed
<b>FOP</b> Open or Screened in Porch	<b>SDA</b> Store Display Area	

# Income Statement

Accrual basis, From 1/1/2009 to 12/31/2009, By Year

## CVA - 118 Center St.

Account	1/1/2009 -	Total
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<b>Income</b>		
Rent Income	\$14,200.00	\$14,200.00
<b>Total Income</b>	<b>\$14,200</b>	<b>\$14,200</b>

<b>Expenses</b>		
Equipment	\$250.00	\$250.00
Insurance-Property	\$2,204.65	\$2,204.65
Interest	\$16.94	\$16.94
Rental Registration	\$90.00	\$90.00
Repairs-WBPM	\$1,127.50	\$1,127.50
Supplies	\$812.45	\$812.45
Taxes-Real Estate	\$1,891.41	\$1,891.41
Trash Removal	\$388.66	\$388.66
Utilities-Oil	\$206.19	\$206.19
Utilities-Sewage	\$346.60	\$346.60
Utilities-Water	\$338.22	\$338.22
<b>Total Expenses</b>	<b>\$7,672.62</b>	<b>\$7,672.62</b>

<b>Net Operating Income</b>	<b>\$6,527.38</b>	<b>\$6,527.38</b>
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<b>Net Income</b>	<b>\$6,527.38</b>	<b>\$6,527.38</b>
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# Assessing Division Property Lookup Results

367 Main Street, Hyannis, MA. 02601

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## Owner Information - Map/Block/Lot: 327 / 039/ - Use Code: 1040

### Owner

**Owner Name** CALLAHAN, RICHARD P TR  
**Co-Owner Name** CENTERVILLE APT REALTY TRUST  
**Property Address** 118 CENTER STREET  
**Owner Mailing Address** 770A MAIN ST  
 OSTERVILLE, MA. 02655  
**Map/Block/Lot**  
 327 / 039/

## Assessed Values 2011 - Map/Block/Lot: 327 / 039/ - Use Code: 1040

	2011 Appraised Value	2011 Assessed Value	Past Comparisons
			Year Total Assessed Value
<b>Building Value:</b>	\$ 117,000	\$ 117,000	<b>2010</b> - \$ 211,000
<b>Extra Features:</b>	\$ 0	\$ 0	<b>2009</b> - \$ 254,700
<b>Outbuildings:</b>	\$ 0	\$ 0	<b>2008</b> - \$ 264,900
<b>Land Value:</b>	\$ 61,600	\$ 61,600	<b>2007</b> - \$ 286,100
<b>2011 Totals</b>	<b>\$ 178,600</b>	<b>\$ 178,600</b>	<b>2006</b> - \$ 270,600

## Tax Information 2011 - Map/Block/Lot: 327 / 039/ - Use Code: 1040

Taxes	Fire District Rates	Town Residential
<b>Hyannis FD Tax (Residential)</b> \$ 364.34	Barn FD - All Classes \$2.31	\$8.05
<b>Community Preservation Act Tax</b> \$ 43.13	C.O.M.M - All Classes \$1.33	<b>Town Commercial</b>
<b>Town Tax (Residential)</b> \$ 1,437.73	Cotuit FD - All Classes \$1.68	\$7.28
<b>\$ 1,845.20</b>	Hyannis - Residential \$2.04	
	Hyannis - Commercial \$3.24	
	W Barnstable - Residential \$2.65	
	W Barnstable - Commercial \$2.34	

## Sales History - Map/Block/Lot: 327 / 039/ - Use Code: 1040

### History:

Owner:	Sale Date	Book/Page:	Sale Price:
CALLAHAN, RICHARD P TR	Aug 2 1999 12:00AM	12447/ 253	\$ 65,000
WHITE, GLADYS E		1898/ 295	\$ 0

## Sketches - Map/Block/Lot: 327 / 039/ - Use Code: 1040



AsBuilt Card N/A

## Constructions Details - Map/Block/Lot: 327 / 039/ - Use Code: 1040

Building	Details	Land
<b>Building value</b> \$ 117,000	<b>Bedrooms</b> 3 Bedrooms	<b>USE CODE</b> 1040
<b>Total Improvements Value</b> \$146,298	<b>Bathrooms</b> 2 Full	<b>Lot Size (Acres)</b> 0.13
<b>Model</b> Residential	<b>Total Rooms</b> 6 Rooms	<b>Appraised Value</b> \$ 61,600
<b>Style</b> Cape Cod	<b>Heat Fuel</b> Oil	<b>Assessed Value</b> \$ 61,600
<b>Grade</b> Average	<b>Heat Type</b> Hot Water	
<b>Year Built</b> 1926	<b>AC Type</b> None	
<b>Effective depreciation</b> 20	<b>Interior Floors</b> Hardwood	

<b>Stories</b>	1 1/2 Stories	<b>Interior Walls</b>	Drywall
<b>Living Area sq/ft</b>	1,278	<b>Exterior Walls</b>	Wood Shingle
<b>Gross Area sq/ft</b>	2,669	<b>Roof Structure</b>	Gable/Hip
		<b>Roof Cover</b>	Asph/F GlS/Cmp

**Outbuildings & Extra Features - Map/Block/Lot: 327 / 039/ - Use Code: 1040**

There are not any extra building features on record at this time.

**Sketch Legend**

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<b>AOF</b> Office, (Average)	<b>FTS</b> Third Story Living Area (Finished)	<b>SFB</b> Base, Semi-Finished
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