

For Sale 6-Unit Multi-Family Apartment Building

411 West Main St
Hyannis MA 02601
\$499,000



Address	411 West Main St Hyannis, MA 02601
# of Units	6-7 Units
Approx. SF	4,384 SF
Year Built	1940
2011 Assessed	\$444,800
2011 RE taxes	\$4,595.45
Annual Income	57,293.13
Map/Parcel	269-118
Land Area	0.34 Acres
Septic	Municipal
Water	Municipal
Price	\$499,000



Listing Broker:

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Income Statement

Accrual basis, From 1/1/2010 to 12/31/2010, By Year

CVA - 411 West Main

Account	2010	Total
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Income		
NSF Fee Income	\$10.00	\$10.00
Rent Income	\$57,283.13	\$57,283.13
Total Income	\$57,293.13	\$57,293.13

Expenses		
Cleaning and maintenance	\$600.00	\$600.00
Fees-Bank	\$10.00	\$10.00
Fees-government	\$99.00	\$99.00
Insurance-Property	\$6,299.00	\$6,299.00
Legal and other professional fees	\$42.50	\$42.50
Pest Control	\$375.00	\$375.00
Postage/Shipping	\$5.10	\$5.10
Repairs	\$4,296.65	\$4,296.65
Supplies	\$875.21	\$875.21
Taxes-Property	\$1,080.05	\$1,080.05
Taxes-Real Estate	\$3,486.24	\$3,486.24
Trash Removal	\$2,265.00	\$2,265.00
Utilities-Electric	\$222.51	\$222.51
Utilities-Gas	\$2,127.36	\$2,127.36
Utilities-Sewage	\$1,718.06	\$1,718.06
Utilities-Water	\$956.32	\$956.32
Total Expenses	\$24,458.00	\$24,458.00

Net Operating Income	32,835.13	32,835.13
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Net Income	\$32,835.13	\$32,835.13
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Year Built	1940	AC Type	None
Effective depreciation	32	Interior Floors	Hardwood
Stories	2	Interior Walls	Drywall
Living Area sq/ft	4,384	Exterior Walls	Wood Shingle
Gross Area sq/ft	5,810	Roof Structure	Gable/Hip
		Roof Cover	Asph/F Gls/Cmp

Outbuildings & Extra Features - Map/Block/Lot: 269 / 118/ - Use Code: 1110

Code	Description	Units/SQ ft	Appraised Value	Assessed Value
FPL3	Fireplace 2 story	1	\$ 3,100	\$ 3,100
PAV1	PAVING-ASPHALT 3000		\$ 2,900	\$ 2,900

Sketch Legend

Property Sketch Legend

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



400,700 views since 4.4.11

Contact


Director of Assessing

Jeffrey Rudziak



DISCLAIMERS: This map is for planning purposes only. It is not adequate for legal boundary determination or regulatory interpretation. Enlargements beyond a scale of 1"=100' may not meet established map accuracy standards. The parcel lines on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical features on the map such as building locations.

Map: 269 Parcel: 118
 Owner: CALLAHAN, RICHARD P TR Total Assessed Value: \$444800
 Co-Owner: CENTERVILLE VILLAGE APTS R Acreage: 0.34 acres
 Location: 411 WEST MAIN STREET

Selected Parcel 
 Abutters 
 Buffer 

