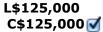
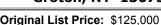
## **Multi-Family** 140646 Sold

## **116 LINCOLN AVENUE**

## Groton, NY 13073







Closing Dt: 07/01/2014

**Total Units:** 

Year Built: 1890

Extras: CO Detector, Smoke Detector Garage/Carport: None

Total On Site Parking: 4-6, Gravel

Prop Sub-Type: 1-4 Units

County: **Tompkins** Hamlet/Subdivision:

Property Location: Village of Groton **Groton Central School District:** 

Elementary School: Groton Lake Rights/Descr.: No Rights Lake Name:

\$110.000 Deed Ref.: Tax Map#: 7.-4-8.1 Zonina: Assessment:

Curr. Tot. Taxes: \$4,562 Lot Size: 52 x 173 Available - Lister Apx Acreage: .20 Survey:

Deed Restrictions: No Spec. Assess/Sur.: No

Cert. Of Occ./Compliance Dt: Utility Argn: See Remarks **Row Easements:** 

**Appliances Convey:** Refrigerator, Stove-Electric, See Remarks

Apx. Utilities/Yr: Apx. Maintenance/Yr: Apx. Insurance/Yr: \$1,491 Apx. Management/Yr: Solid Waste/Yr: Water/Sewer/Yr: \$82

Apx. Other/Yr: Apx. Total Expense/Yr: \$6,135

Apx. Rent Income/Yr: \$17,400 Other Income/Yr: Total Gross Income: Cap Rate: \$11,264

#Bdrms #Baths **Description/Addt'l Rooms** Lease Exp. Rent\$/Month Main Floor/LR/DR/Kit 10/31/2014 Unit 1: 2 \$600 1 Unit 2: 1 1 Upper(Left)/LR/Kit 06/30/2015 \$450 Unit 3: 2 Upper(Right)/LR/Kit \$650 3 Unit 4: 0 0 Unit 5: Unit 6:

Disclosures: Agriculture District, Electric/Surcharge, Lead, Mineral Rights, Property Condition

Financing Remarks:

Construction: Wood Frame Heat/Cooling: Electric , Baseboard Roof: Asphalt/F-Glass Shingle Water Source: Municipal-Existing Basement/Found.: Full, Unfinished, Walk-Out, Stone Sewer/Septic: Municipal-Existing

Domestic Hot Water:

Oil/Gas/Mineral Rights: Not Leased

Directions/House Color: White - Lincoln Street is right off of Main Street in Groton, almost across from the X-tra Mart. The house is on the right. Public Description: Character details with this turn-of-the-century 2-story - now a 3-unit rental property - in the Village of Groton. All units have electric heat which takes advantage of special low Village electric rates. 4 separate meters. Generates \$17,400 annual gross income. Tons of parking, close to the bus line and Village shops. One owner is a NYS Licensed real estate agent.

## PREPARED BY



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http://

www.warrenhomes.com

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