



## **“Polly Peters” 26 Brackett Street ~ Portland**



### **West End Home or Investment Opportunity 3 Unit and Commercial Space — \$695,000**

West End Home or Investment Opportunity with outstanding Harbor Views from the sun drenched, artfully designed 3BR owners pied a terre. This distinctive landmark property has been featured in several prestigious publications and is situated on a large corner double lot. Plus two commercial storefronts; two 1-BR apartments and fabulous gardens; with possible development potential, this is truly a rare opportunity!

**Featured in 2/21/10 Boston Globe Magazine!**



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## Property Location:

### Property Information

<b>Gross Living Area</b>	5,735 ft <sup>2</sup>	<b>Age</b>	1889
<b>Lot Size</b>	7,858 ft <sup>2</sup> (0.18 acres)	<b>Parking</b>	yes
<b>Map &amp; Lot</b>	B1 (map 58, lot D11) R6 (map 58, lots D10&14)	<b>Zoning</b>	B1 (front) R6 (back)

### Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Commercial Space					
Unit 1	3/1.5	owner			\$1,900
Unit 2	1/1	\$750	\$750	TAW	\$900
Unit 3	1/1	\$700	\$700	TAW	\$900
<b>Totals</b>		<b>\$1,450</b>	<b>\$1,450</b>		<b>\$3,700</b>

### Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$6,473	S	S	S	
Insurance	\$2,200	S	S	S	
Water/Sewer	\$940	S	S	S	
Electricity		T	T	T	
Hot Water	off boiler				
Hot Water Rentals	n/a				
Heating Oil (*1,900 gal in '09)	\$5,012				
NG ranges	n/a				
Garbage	public				
Maintenance	n/a				
Plowing	n/a				
Laundry Machines	n/a				
Other Expenses	n/a				
<b>Totals</b>	<b>\$14,625</b>				

### Summary

<b>Current Income</b>	\$17,400	<b>Market Income</b>	\$44,400
Expenses	<u>\$14,625</u>	Expenses	<u>\$14,625</u>
<b>Net Operating Income</b>	<b>\$2,775</b>	<b>Net Operating Income</b>	<b>\$29,775</b>

### Notes

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

Last Updated 6-15-2010

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: 26 Brackett Street, Portland**



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Unit #1	Unit #2
<ul style="list-style-type: none"> <li>• 3 Bedrooms</li> <li>• 1.5 Baths</li> <li>• Deck off of unit</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Bedroom</li> <li>• 1 Bath</li> <li>• Freshly painted</li> <li>• *(2 cats- please don't let out)</li> </ul>

Unit #3	BASEMENT
<ul style="list-style-type: none"> <li>• 1 Bedroom</li> <li>• 1 Bath</li> <li>• Freshly painted</li> </ul>	<ul style="list-style-type: none"> <li>• Full</li> <li>• Wine cellar</li> </ul>

ATTIC	UTILITIES
<ul style="list-style-type: none"> <li>• Expansion Possibilities</li> <li>• Stairway to roof top with outstanding ocean views</li> </ul>	<ul style="list-style-type: none"> <li>• Forced hot water</li> <li>• Oil heat</li> </ul>

OTHER NOTABLE FEATURES	
<ul style="list-style-type: none"> <li>• Double lot</li> <li>• Possible expansion</li> <li>• 1<sup>st</sup> Floor commercial space(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Enclosed porches</li> <li>• Garden "shed"/ small attached garage</li> <li>• Gorgeous gardens</li> </ul>