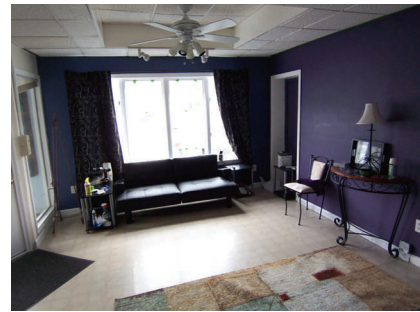




# Fast Pak

## 572 Brighton Ave.



**10 Unit—\$499,500**

**Summary:** Large commercial building with the advantage of diversified income streams. Apartments, retails and office space. High traffic count intersection. Lots of parking.

**Directions:** From Portland, on Brighton Ave. towards Westbrook. At intersection of Brighton Ave. and Woodford Street, across from Cumberland Farms.

You can download all FastPaks at  
[www.SullivanMulti.com](http://www.SullivanMulti.com)

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**Property Location:** 572 Brighton Ave.

**Property Information**

<b>Gross Living Area</b>	9880	<b>Year Built</b>	1905
<b>Lot Size</b>	0.216	<b>Parking</b>	14 spaces
<b>Book &amp; Page, Map &amp; Lot</b>	21836/200	<b>Zoning</b>	B1

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
1st Floor Unit 1	1/1	\$500		TAW	\$750
1st Floor Unit 2	0/1	\$525		TAW	\$600
2nd Floor Unit 3	1/1	\$680		TAW	\$750
2nd Floor Unit 4	1/1	\$685		Jul-11	\$750
3rd floor Unit 5	2/1	\$495		TAW	\$900
1st Floor Retail Space Unit 6	0/1	\$450		TAW	\$450
1st Floor Retail Space Unit 7	0/1	\$500		Dec-11	\$500
1st Floor Retail Space Unit 8	0/1	\$800		TAW	\$800
2nd floor office Suite Unit 9	0/1	\$450		TAW	\$450
2nd floor office room Unit 10	0/0	\$250		TAW	\$250
2nd floor office Suite Unit 11	0/0	\$350		TAW	\$350
<b>Totals</b>		<b>\$5,685</b>			<b>\$6,550</b>

**Property Expenses**

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
<b>Payment Responsibility: S=Seller T=Tenant</b>					
Taxes	\$9,063	S	S	S	S
Insurance	\$3,000	S	S	S	S
Water/Sewer	\$3,000	S	S	S	S
Electricity	\$1,200	T	T	T	T
Hot Water		T	T	T	T
Hot Water Rentals	n/a	T	T	T	T
Heating Oil	n/a	T	T	T	T
NG Heating		T	T	T	T
Garbage	n/a	T	T	T	T
Maintenance	\$900	S	S	S	S
Plowing	\$1,200	S	S	S	S
Laundry Machines	n/a	S	S	S	S
Other Expenses	\$600	S	S	S	S
<b>Totals</b>	<b>\$18,963</b>				

**Summary**

<b>Current Income</b>	\$68,220	<b>Market Income</b>	\$78,600
<b>Expenses</b>	<u>\$18,963</u>	<b>Expenses</b>	<u>\$18,963</u>
<b>Net Operating Income</b>	<u>\$49,257</u>	<b>Net Operating Income</b>	<u>\$59,637</u>

**Notes**

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

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:**



In the heart of Rosemont Neighborhood a great 10 unit mixed use property with 3 retail, 3 office, and 4 apartments all in one. There is a high traffic count and lots of parking this building provides a diversified investment opportunity.

<b>Unit #1</b>	<b>Unit #2</b>
<ul style="list-style-type: none"> <li>• Studio</li> <li>• 1 full bath</li> <li>• hardwood floors</li> </ul>	<ul style="list-style-type: none"> <li>• Studio</li> <li>• 1 full bath</li> </ul>

<b>Unit #3</b>	<b>Unit #4</b>
<ul style="list-style-type: none"> <li>• 1 bedroom</li> <li>• 1 full bath</li> </ul>	<ul style="list-style-type: none"> <li>• 1 bedroom</li> <li>• 1 full bath</li> <li>• Wood floors</li> </ul>

<b>Unit #5</b>	<b>Unit #6</b>
<ul style="list-style-type: none"> <li>• Gift shop</li> </ul>	<ul style="list-style-type: none"> <li>• Store front shop</li> </ul>

<b>Unit #7</b>	<b>Unit #8</b>
<ul style="list-style-type: none"> <li>• Store front shop</li> </ul>	<ul style="list-style-type: none"> <li>• 1 small office</li> </ul>

<b>Unit #9</b>	<b>Unit #10</b>
<ul style="list-style-type: none"> <li>• 3 room office suite</li> </ul>	<ul style="list-style-type: none"> <li>• 3 room office suite</li> </ul>

<b>BASEMENT</b>	<b>OTHER NOTABLE FEATURES</b>
<ul style="list-style-type: none"> <li>• Electrical panels</li> <li>• Hot water heaters</li> <li>• Unused furnaces and oil tanks</li> </ul>	<ul style="list-style-type: none"> <li>• Large parking for 14 cars</li> <li>• Good traffic count 7200 per day</li> </ul>

<b>UTILITIES</b>	
<ul style="list-style-type: none"> <li>• Tenants pay LP Gas heat</li> <li>• Tenants pay Electric</li> </ul>	