



# Fast Pak

## 835 Congress Street, Portland



## Remodeled 3 Unit with Back Cove Views

### Portland 3 Unit

\$349,000

**Summary:** Right half of building, 3 remodeled units plus full basement. Too many updates to list, large deck and yard. Great views of the Back Cove. Driveway on the right. Please see the showing notes for a description of recent updates

**Directions:** Congress towards Maine Med, 835 Congress on right. Right side of building (across from Portland Glass)

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[www.SullivanMulti.com](http://www.SullivanMulti.com)

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**Property Location:** 835 Congress St, Portland

**Property Information**

<b>Gross Living Area</b>	3,079 ft <sup>2</sup>	<b>Year Built</b>	1905
<b>Lot Size</b>	.085 Acres	<b>Parking</b>	3-4 spots
<b>Book &amp; Page, Map &amp; Lot</b>	26213/249,53-C-23	<b>Zoning</b>	B2b

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$1,150	\$1,150		
Unit 2	2/1	\$1,050	\$1,050		
Unit 3	2/1	Vacant			\$950
<b>Totals</b>	<b>5/2</b>	<b>\$2,200</b>	<b>\$2,200</b>		<b>\$950</b>

**Property Expenses\***

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
<b>Payment Responsibility: S=Seller T=Tenant</b>					
Taxes	\$5,053	S	S	S	
Insurance	\$1,866	S	S	S	
Water/Sewer	\$2,400	S	S	S	
Electricity		T	T	T	
Hot Water (Off Heat)	N/A				
Hot Water Rentals	N/A				
Heating Oil					
NG		T	T	T	
Garbage					
Maintenance					
Plowing					
Laundry Machines					
Other Expenses					
<b>Totals</b>	<b>\$9,319</b>				

**Summary**

<b>Current Income</b>	\$26,400	<b>Market Income</b>	\$11,400
Expenses	<u>\$9,319</u>	Expenses	<u>\$9,319</u>
<b>Net Operating Income</b>	<b>\$17,081</b>	<b>Net Operating Income</b>	<b>\$2,081</b>

**Notes**

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

Last Updated: 10-13-2010

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: 835 Congress Street, Portland**



Right half of building, 3 remodeled units plus full basement. Too many updates to list, large deck and yard. Great views of the Back Cove. Driveway on the right. Please see the next page for a description of recent updates

Unit #1	Unit #2
<ul style="list-style-type: none"> <li>• 2 Bedroom</li> <li>• Completely Remodeled Unit</li> <li>• Large Rooms</li> <li>• Hardwood Floors</li> <li>• High/Vaulted Ceilings</li> <li>• Loft Layout</li> <li>• Breakfast Nook</li> <li>• Balcony</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Completely Remodeled Unit</li> <li>• Large Rooms</li> <li>• Hardwood Floors</li> <li>• High/Vaulted Ceilings</li> <li>• Loft Layout</li> <li>• Breakfast Nook</li> <li>• Microwave</li> <li>• Balcony</li> </ul>
Unit #3	
<ul style="list-style-type: none"> <li>• 2 Bedrooms</li> <li>• Completely Remodeled Unit</li> <li>• Large Rooms</li> <li>• High/Vaulted Ceilings</li> <li>• Breakfast Nook</li> </ul>	
BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> <li>• Full, Unfinished Basement with Bulkhead</li> <li>• Coin-op Washer/Dryer</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> <li>• Forced Hot Air Heater in Unit 1, Direct-Vent Rinnai Heaters in Units 2 and 3, and Baseboard Heaters in Each Unit</li> <li>• Electric Circuit Breakers</li> </ul>	<ul style="list-style-type: none"> <li>• Great Views of Back Bay</li> <li>• Large Decks</li> <li>• Yard</li> <li>• Driveway on the Right</li> <li>• Parking 4-6 Cars</li> </ul>

### RECENT UPDATES

- **New Decks**
- **New Roof**
- **New Skylights**
- **New Fire Doors in All Units**
- **All Electronics up to Code**
- **All New Appliances**
- **All New Cabinets and Counter-tops**
- **Refinished Wood Floors**
- **All New Paint**
- **All New Interior Doors**
- **New Motion Detected Light in Back**
- **New French Doors with Blinds in Between the Panes on 3<sup>rd</sup> Floor**