



Fast Pak

158 Cumberland Ave, Portland



Portland 4 Unit

\$190,000

Summary: This East End 4 unit is waiting for your updates. Hardwood floors, large 2 bedroom units.

Directions: On Cumberland Avenue between Franklin Arterial and Washington Avenue.

You can download all FastPaks at
www.SullivanMulti.com

SULLIVAN MULTI FAMILY REALTY - 306 CONGRESS STREET, PORTLAND, ME 04101
PHONE: (207) 771-5556 - FAX: (207) 773-4647- EMAIL: info@sullivanmulti.com

Property Location: 158 Cumberland Avenue, Portland

Property Information

Gross Living Area	3864 ft ²	Year Built	1900
Lot Size	.066 Acres	Parking	
Book & Page, Map & Lot	22783-152, 21-E-11	Zoning	R-6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$1,000			\$750
Unit 2	1/1	\$500			\$550
Unit 3	3/1	\$1,292			\$850
Unit 4	2/1	\$730 less \$50 Heat Subsidy			\$750
Totals	8/4	\$2,555			\$2,900

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$5,043	S	S	S	S
Insurance*	\$1,000				
Water/Sewer*	\$1,400				
Electricity		T	T	T	T
Hot Water (Off Heat)					
Hot Water Rentals					
Heating Oil		S	T	S	T
NG					
Garbage					
Maintenance					
Plowing					
Laundry Machines					
Other Expenses					
Totals	\$7,443				

Summary

Current Income	\$30,660	Market Income	\$34,800
Expenses	<u>\$7,443</u>	Expenses	<u>\$7,443</u>
Net Operating Income	\$23,217	Net Operating Income	\$27,357

Notes

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

Last updated 6/30/2011

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: 158 Cumberland Avenue



Short Sale. This 4 unit in downtown Portland had nothing but potential. This property has below market rents and needs updates. Large apartments with well laid out floor plan. If you are looking for a fixer upper this is a must see.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bathroom • Bay Window • Hardwood Floor in Living Room with an old Coal Fireplace 	<ul style="list-style-type: none"> • 1 Bedroom • 3/4 Bathroom • Painted Hardwood Floors
Unit #3	Unit #4
<ul style="list-style-type: none"> • 3 Bedrooms • 1 Bathroom • Old Marble Fireplace with Bay Window in Bedroom • Newer Refrigerator • Hardwood Floors 	<ul style="list-style-type: none"> • 2 Bedroom • 3/4 Bathroom • Newer Appliances • New Rinnais with Natural Gas Heat

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Potential for Storage • Room for Coin-operated Laundry 	<ul style="list-style-type: none"> • N/A

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • 3 Oil Fired Furnaces with Tanks • Hot Water Tank for Unit #4 	