



Fast Pak

35 Cumberland Ave, Portland



Munjoy Hill 3 Unit

\$349,900

Your multi unit on the hill! This 3 unit, with parking and courtyard, invites your cosmetic touches.

Directions: on Cumberland Ave, between Sheridan and North St.

You can download all FastPaks at
www.SullivanMulti.com

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Property Location: 35 Cumberland Ave, Portland

Property Information

Gross Living Area	3420 ft ²	Year Built	1874
Lot Size	.092 Acres	Parking	3 Spaces
Map & Lot	13/K/64	Zoning	R-6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$800	\$800	TAW	\$950
Unit 2	2/1	\$800	\$800	TAW	\$950
Unit 3	2/1	\$850	\$850	9/1/2010	\$950
Totals		\$2,450	\$2,450		\$2,850

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$4,650				
Insurance	\$966				
Water/Sewer	\$1,199				
Electricity	\$186	T	T	T	
Hot Water (Natural Gas)		T	T	T	
Hot Water Rentals	N/A				
Heating Oil* ¹	\$3,029				
Garbage		T	T	T	
Maintenance					
Plowing/Yard	\$800				
Laundry Machines* ²	\$235				
Other Expenses					
Totals	\$11,065				

Summary

Current Income	\$29,400	Market Income	\$34,200
Expenses	<u>\$11,065</u>	Expenses	<u>\$11,065</u>
Net Operating Income	\$18,335	Net Operating Income	\$23,135

Notes

*1) The property uses an estimated 800-900 gallons of oil per year

*2) The cost of natural gas to run the dryer

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

Last Updated 6-09-10

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:



Your multi unit house on the hill! This 3 unit, with parking and courtyard, invites your cosmetic touches.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 2 Bedroom / 1 Bathroom • Hardwood Floors • Big Radiators • Eat-in Kitchen with Vinyl Floor • 4/2/1 	<ul style="list-style-type: none"> • 2 Bedroom / 1 Bathroom • Hardwood Floors • Baseboard • Eat-in Kitchen (Dishwasher Owned by Tenant) with Vinyl Floor • 4/2/1

Unit #3
<ul style="list-style-type: none"> • 2 Bedroom / 1 Bathroom • Hardwood Floors • Dining Room and Living Room • Some Water Views • 5/2/1

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • 3 Storage Units • Wet in Rains • Washer / Dryer • Workbench and Workspace 	<ul style="list-style-type: none"> • N/A

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • FHW- Oil. Separate Zones • 3 Gas Hot Water Heaters • 4 Electrical Panels- Circuit Breakers 	<ul style="list-style-type: none"> • Driveway (Stone) • Rear Courtyard / Garden • New Roof in 2008