



# Fast Pak

## 84 High St. Portland



### 4 unit Federal Style

\$429,000

**Summary:** Stately four unit, with a nice mix of units. Hardwood floors, fireplaces, large updated kitchens in two of the units and parking for 4 cars. Ocean views from the top floor .

**Directions:** High St, property is on the corner of High and Pleasant.

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**Property Location:** 84 High Street, Portland

**Property Information**

<b>Gross Living Area</b>	4547 SF	<b>Year Built</b>	1915
<b>Lot Size</b>	0.104	<b>Parking</b>	1-4 spaces
<b>Book &amp; Page, Map &amp; Lot</b>	18376/159	39-G-12	<b>Zoning</b> R-6

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	1/1	\$650	\$650	Monthly	\$650
Unit 2	1/1	\$850	\$850	Monthly	\$850
Unit 3	1 or 2/2	\$950	\$900	Monthly	\$900
Unit 4	3/1	\$1,400	\$1,400	Monthly	\$1,400
Laundry		\$100			
<b>Totals</b>		<b>\$3,950</b>	<b>\$3,800</b>		<b>\$3,800</b>

**Property Expenses**

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
<b>Payment Responsibility: S=Seller T=Tenant</b>					
Taxes	\$7,314				
Insurance	\$1,092				
Water/Sewer	\$2,953	S	S	S	S
Electricity	\$90	T	T	T	T
Hot Water	\$0	T	T	T	T
Hot Water Rentals	\$0	n/a	n/a	n/a	n/a
Heating Oil*	\$10,379	S	S	S	S
NG dryer, cooktops	\$183	S	S	S	S
Garbage	\$0				
Maintenance	\$0				
Plowing	\$0				
Laundry Machines	\$0				
Other Expenses	\$0				
<b>Totals</b>	<b>\$22,011</b>				

**Summary**

<b>Current</b> Income	\$47,400	<b>Market</b> Income	\$45,600
Expenses	\$22,011	Expenses	\$22,011
<b>Net Operating Income</b>	<b>\$25,389</b>	<b>Net Operating Income</b>	<b>\$23,589</b>

**Notes**

\*Heating cost based on \$3.348 per gallon

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

**Showing Notes: 84 High St.**



Federal style four unit located on the corner of High and Pleasant Street. Parking off of Pleasant provides ample spaces. Four units with a nice bedroom mixture make these easy to rent.

Unit #1	Unit #2
<ul style="list-style-type: none"> <li>• On right.</li> <li>• 1 bedroom</li> <li>• Large open living room</li> <li>• Fireplace</li> <li>• Full bath</li> </ul>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> floor on left</li> <li>• One bedroom</li> <li>• Full bath</li> <li>• Cozy feel</li> </ul>

Unit #3	Unit #4
<ul style="list-style-type: none"> <li>• Second floor front</li> <li>• 2 full baths</li> <li>• Large open living room/ kitchen</li> <li>• 3 connected rooms w/bath in rear</li> </ul>	<ul style="list-style-type: none"> <li>• Rear 2<sup>nd</sup> and all of 3<sup>rd</sup> floor</li> <li>• Large living and office space</li> <li>• 3<sup>rd</sup> floor updated kitchen</li> <li>• 3 bedrooms</li> <li>• Full bathroom</li> <li>• Bay views</li> </ul>

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> <li>• Full under main house</li> <li>• Crawl space under left addition</li> <li>• Oil furnace</li> <li>• Coin-op washer and dryer</li> <li>• Bulk head</li> </ul>	<ul style="list-style-type: none"> <li>• Pull down, large hip roof space</li> <li>• Blown in insulated</li> </ul>

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> <li>• Separate Electric</li> <li>• Heat and Hot Water included</li> </ul>	<ul style="list-style-type: none"> <li>• Historical District</li> <li>• Some waviness to floors</li> </ul>