



# Fast Pak

## 93-95 Illsley Street, Portland



### 3 Unit with Garage and Parking

\$265,000

Only minutes from downtown, this very well maintained 3 unit has updated electric, plumbing, replacement windows and vinyl siding. With a one car garage as well as a parking lot, this is a great home or investment for first time homebuyers.

**Directions:** From I-295, take Washington Ave north to a left on Cummings. Corner of Cummings and Illsley.

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

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**Property Location:** 93-95 Illsley Street

**Property Information**

<b>Gross Living Area</b>	3684 ft <sup>2</sup>	<b>Built</b>	1900
<b>Lot Size</b>	.101 Acres	<b>Parking</b>	5 Spaces
<b>Map &amp; Lot</b>	167/F/19	<b>Zoning</b>	R-5

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$900	\$900	9/1/2011	\$995
Unit 2	2/1	\$925	\$925	9/2/2011	\$995
Unit 3	2/1	\$925	\$925	9/3/2011	\$995
Totals		\$2,750	\$2,750		\$2,985

**Property Expenses**

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
		Payment Responsibility:			S=Seller T=Tenant
Taxes	\$6,082	S	S	S	
Insurance ( <i>Estimate</i> )	<b>\$2,000</b>	S	S	S	
Water/Sewer	\$2,400	S	S	S	
Electricity		T	T	T	
Hot Water	Off Heat	T	T	T	
Hot Water Rentals	n/a	N/A	N/A	N/A	
Heating Oil ( <i>Estimate</i> )* <sup>1</sup>	-	T	T	T	
Natural Gas	n/a				
Garbage	City				
Maintenance					
Plowing	\$450	S	S	S	
Laundry Machines	hookups in units				
Other Expenses					
<b>Totals</b>	<b>\$10,932</b>				

**Summary**

<b>Current Income</b>	\$33,000	<b>Market Income</b>	\$35,820
Expenses	<u>\$10,932</u>	Expenses	<u>\$10,812</u>
<b>Net Operating Income</b>	<b>\$22,068</b>	<b>Net Operating Income</b>	<b>\$25,008</b>

**Notes**

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

Last Updated 3-21-2011

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: 93-95 Illsley Street**



Only minutes from downtown, this very well maintained 3 unit has updated electric, plumbing, replacement windows and vinyl siding. With a one car garage as well as a parking lot, this is a great home or investment for first time homebuyers.

<b>Unit #1- First Floor Unit w/Garage</b>	<b>Unit #2 – Second Floor Unit</b>
<ul style="list-style-type: none"> <li>• 2 Bedrooms / 1 Bathroom</li> <li>• Hardwood Living Room and Dining Room</li> <li>• Thermostat in Dining Room</li> <li>• Kitchen with Island, Electric Range, Dishwasher, Compactor, and Washer &amp; Dryer Hook-Ups</li> <li>• Forced Hot Water / Oil Heat</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Bedrooms / 1 Bathroom</li> <li>• Carpeted Living Room and Dining Room</li> <li>• Thermostat in Dining Room</li> <li>• Kitchen with Electric Range, Two Sinks, Garbage Disposal, and Washer &amp; Dryer Hook-ups</li> <li>• Steam Radiation / Oil Heat</li> </ul>

<b>Unit #3 – Third Floor Unit</b>	<b>BASEMENT &amp; ATTIC</b>
<ul style="list-style-type: none"> <li>• 2 Bedrooms / 1 Bathroom</li> <li>• Completely Renovated in 2007</li> <li>• Hardwood Living Room, Dining Room &amp; Bedrooms</li> <li>• Thermostat in Dining Room</li> <li>• Kitchen with Electric Range, Garbage Disposal</li> <li>• Steam Radiation / Oil Heat</li> <li>• Extra Storage or Office Room in Hall</li> <li>• Washer/Dryer Hook-Ups in Bathroom</li> </ul>	<ul style="list-style-type: none"> <li>• Full Basement</li> <li>• Crawlspace Accessed from Back Hall Ceiling</li> </ul>

<b>UTILITIES</b>	<b>OTHER NOTABLE FEATURES</b>
<ul style="list-style-type: none"> <li>• Oil Lines Updated in 2006</li> <li>• 3 Electric Services</li> <li>• 2 Steam Oil Fired Boilers- Each with Hot Water Super Storage</li> <li>• 1 Forced Hot Water Oil-Fired Boiler w/ Internal Hot Water</li> </ul>	<ul style="list-style-type: none"> <li>• All Thermostats are Programmable</li> <li>• New Vinyl Siding</li> <li>• New Windows</li> <li>• Separate Garage that is Drive-Thru (1993)</li> <li>• Rewired (2005)</li> <li>• Hardwired Smoke Detectors</li> </ul>