



Fast Pak

85 Monument St, Portland



Munjoy Hill 3 Unit

\$415,000

Summary: A short walk to the Eastern Promenade, parks, and popular restaurants such as the Front Room. This 1870 well-maintained 3 unit has many updates, separate utilities, hardwood floors, and a large backyard with a porch. Plus, it has a large yard next door for parking 6 cars.

Directions: Congress Street East up Munjoy Hill. Right on Sheridan. Right onto Monument to #85.

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: 85 Monument St, Portland

Property Information

Gross Living Area	2366 ft ²	Year Built	1870
Lot Size	.109 Acres	Parking	6 Spaces
Book & Page, Map & Lot	27015-138, 17-B-10to11	Zoning	R-6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$920	\$500	August 31, 2010	\$950
Unit 2	2/1	\$900		TAW	\$950
Unit 3	1/1	vacant			\$825
Totals	5/3	\$1,820	\$500		\$2,725

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$5,022				
Insurance	\$1,100				
Water/Sewer	\$994				
Electricity	\$192	T	T	T	
Hot Water (Off Heat)		T	T	S	
Hot Water Rentals	N/A				
Heating Oil		T	T	N/A	
NG*	\$300	S	S	S	
Garbage	Public	T	T	T	
Maintenance	Owner				
Plowing					
Laundry Machines					
Other Expenses					
Totals	\$7,608				

Summary

Current Income	\$21,840	Market Income	\$32,700
Expenses	<u>\$7,608</u>	Expenses	<u>\$7,608</u>
Net Operating Income	\$14,232	Net Operating Income	\$25,092

Notes

*Owner pays for natural gas for stove ranges in all 3 apartments as well as space heater and hot water in Unit#3

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

Last Updated: 7-07-2010

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:



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Unit #1	Unit #2
<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bathroom • Recent Improvements to Kitchen and Bathroom 	<ul style="list-style-type: none"> • 2 Bedroom • 1 Bathroom • Recent Improvements to Kitchen and Bathroom

Unit #3
<ul style="list-style-type: none"> • 1 Bedroom • 1 Bathroom- Renovated with Laundry • Radiant Floor Heating • Uses Back Door

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Full, Unfinished 	<ul style="list-style-type: none"> • N/A

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • 4 Electric Circuit Breakers • Baseboards in Units 1 and 2. Forced Hot Water (Oil) • Gas Space Heater and Electric Radiant Floor in Unit 3 • Hot Water Off of Heating System 	<ul style="list-style-type: none"> • Building Recently Insulated • Some New Windows • New Drain Line • Lead Black Paint • Lot for Parking • Backyard and Deck