



Fast Pak

347 Ocean St, South Portland



Gorgeous Remodel

South Portland 2 Unit

\$330,000

Summary: COMPLETE RENOVATION - Never lived in. Owner's townhouse features bright open concept layout with 3 bd, 1 bth, laundry room and oversized porch. Minutes from Portland's Old Port and South Portland shopping.

Directions: Broadway to Ocean, right turn at Ocean, 1/2 mile down on the right.

You can download all FastPaks at
www.SullivanMulti.com

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Property Location: 347 Ocean Street, South Portland

Property Information

Gross Living Area	2,100 ft ²	Year Built	1900
Lot Size	0.590 Acres	Parking	4 Spaces
Book & Page, Map & Lot	27585/0302	Zoning	R6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1				\$1,200
Unit 2	3/1				\$1,600
Totals	5/3				\$2,800

Property Expenses*

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$4,386	S	S		
Insurance	\$800	S	S		
Water/Sewer	\$1,200	S	S		
Electricity		T	T		
Hot Water (Off Heat)		T	T		
Hot Water Rentals	N/A				
Heating Oil	N/A	T	T		
NG*		T	T		
Garbage	Public	T	T		
Maintenance	Owner				
Plowing	\$100				
Laundry Machines					
Other Expenses					
Totals	\$6,486				

Summary

Current Income		Market Income	\$33,600
Expenses	<u>\$6,486</u>	Expenses	<u>\$6,486</u>
Net Operating Income	<u>-\$6,486</u>	Net Operating Income	<u>\$27,114</u>

Notes

*2008 Estimates

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

Last Updated: 11-10-2010

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:



COMPLETE RENOVATION - Never lived in. Owner's townhouse features bright open concept layout with 3 bd, 1 bth, laundry room and oversized porch. Minutes from Portland's Old Port and South Portland shopping.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bathroom • New Kitchen and Bathroom • New Stainless Steel Appliances • Dishwasher • Washer / Dryer Hookups 	<ul style="list-style-type: none"> • 2 Bedrooms • 1 Bathroom • New Kitchen and Bathroom • New Stainless Steel Appliances • Dishwasher • Washer / Dryer Hookups

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

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • 2 Electric Circuit Breaker Panels • 2 Seperate Rinnai Wall Mounted Units Provide Heat and Hot Water 	<ul style="list-style-type: none"> • Two Private Decks • Gardening Shed Attached to Garage • Secure Storage in Basement • Ample Parking • Well Landscaped • Timed Irrigation in Yard • Large Yard

New Features:

- **New roof**
- **New electric**
- **New sheet rock**
- **New furnaces**
- **New recessed lights**
- **All new bathrooms**
 - **Vanities**
 - **Showers / tubs**
- **All new kitchens**
 - **Cabinets**
 - **Granite counter tops**
- **New cabinets in laundry rooms**
- **New carpet in 3rd floor unit 2**
- **Freshly painted**
- **New windows**
- **New garage door**