



Fast Pak
42-44 Sawyer St. Portland



“Back Bay Neighborhood”
\$339,000

Summary: Conveniently located in a Back Bay neighborhood, This 2 unit has three bedroom town-house style units. Hardwood floors, kitchen and baths. Two separate driveways, large yard and private decks. All utilities are separate

Directions: Forest Ave. or Washington Ave. to Ocean Ave to Sawyer St.

You can download all FastPaks at
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Showing Notes: 42-44 Sawyer St., Portland



Conveniently located in a Back Bay neighborhood, This 2 unit has three bedroom townhouse style units. Hardwood floors, updated kitchen and baths. Two separate driveways, large yard and private decks. All utilities are separate.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 3 bedrooms • 1.5 baths • Hardwood Floors • Private Driveway • Deck • New Gas Heat in 2014 	<ul style="list-style-type: none"> • 3 bedrooms • 1 bath • Private Driveway • Deck • Updated kitchen • Hardwood Floors

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Full unfinished basement • Washer/Dryer Hook-up 	

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • Natural Gas • Oil 	<ul style="list-style-type: none"> • Near public transportation • Close to Back Bay • Close to shopping • In a neighborhood



Property Location: 44 Sawyer St., Portland

Property Information

Gross Living Area	3124 Sqft	Year Built	1894
Lot Size	0.1708	Parking	1-4 Spaces
Book & Page, Map & Lot	14955/105	Zoning	R5

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	3/1.5	\$1,300	\$1,300		\$1,500
Unit 2	3/1	\$1,300	\$1,100		\$1,500
Unit 3					
Unit 4					
Totals		\$2,600			\$3,000

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$5,506	S	S		
Insurance	\$1,200	S	S		
Water/Sewer	\$2,450	S	S		
Electricity	N/A	T	T		
Hot Water	N/A	T	T		
Hot Water Rentals	N/A				
Heating Oil	N/A	T	T		
NG ranges					
Garbage					
Maintenance	\$1,500				
Management					
Plowing	N/A	T	T		
Laundry Machines**					
Other Expenses					
Totals	\$10,656				

Summary

Current Income	\$31,200	Market Income	\$36,000
Expenses	<u>\$10,656</u>	Expenses	<u>\$10,656</u>
Net Operating Income	\$20,544	Net Operating Income	\$25,344

Notes

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

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.