



Fast Pak

33 Sheridan Street, Portland



Extensive Gardens and 3 Unit

\$429,900

Summary: The walk meter says 88. If there was a sun meter it would read even higher. This unique and remarkable property gets drenched in sun all year long. Enjoy the sea roses and the victory gardens that surround this rare spot on Portland's East End. Close to the restaurants, coffee shops, theater and markets of Munjoy Hill, this property is only a short stroll to the Old Port, your mooring, or maybe even to your job. The building is a sturdy hip roofed three-decker, containing three quiet units. Upon entering the third floor unit, one can pause and take in the views of the bay and the city sky line. This cozy one bedroom has an office nook and open concept living, dining, kitchen and a claw foot tub in the bath. This sun filled unit gets significant help with its heating cost with passive solar. Bring your desire to live in one of Portland's best locations, enjoy a truly rare yard, and room to build sweet equity. My favorite spot.

Directions: Fore St to Waterville. Left on Monument. Left on Sheridan. Corner of Sheridan and Monument.

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: 33 Sheridan Street

Property Information

Gross Living Area	2,469	Age	1899
Lot Size	0.168	Parking	ample
Map & Lot	17-F-17	Zoning	R-6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$725	\$675	TAW	\$850
Unit 2	2/1	\$775	\$775	TAW	\$950
Unit 3	1/1	\$875	\$875	TAW	\$1,000
Totals		\$2,375			\$2,800

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	
		Payment Responsibility:			S=Seller T=Tenant
Taxes	\$6,106	S	S	S	
Insurance	\$1,493	S	S	S	
Water/Sewer	\$790	S	S	S	
Electricity		T	T	T	
Hot Water	off heat				
Hot Water Rentals	n/a				
Heating Oil		n/a	T	T	
Natural Gas		T	n/a	n/a	
Garbage	City				
Maintenance					
Plowing					
Laundry Machines					
Other Expenses					
Totals	\$8,389				

Summary

Current Income	\$28,500	Market Income	\$33,600
Expenses	<u>\$8,389</u>	Expenses	<u>\$8,389</u>
Net Operating Income	\$20,111	Net Operating Income	\$25,211

Notes

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

Last Updated: 6-9-2010

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: 31-35 Sheridan Street



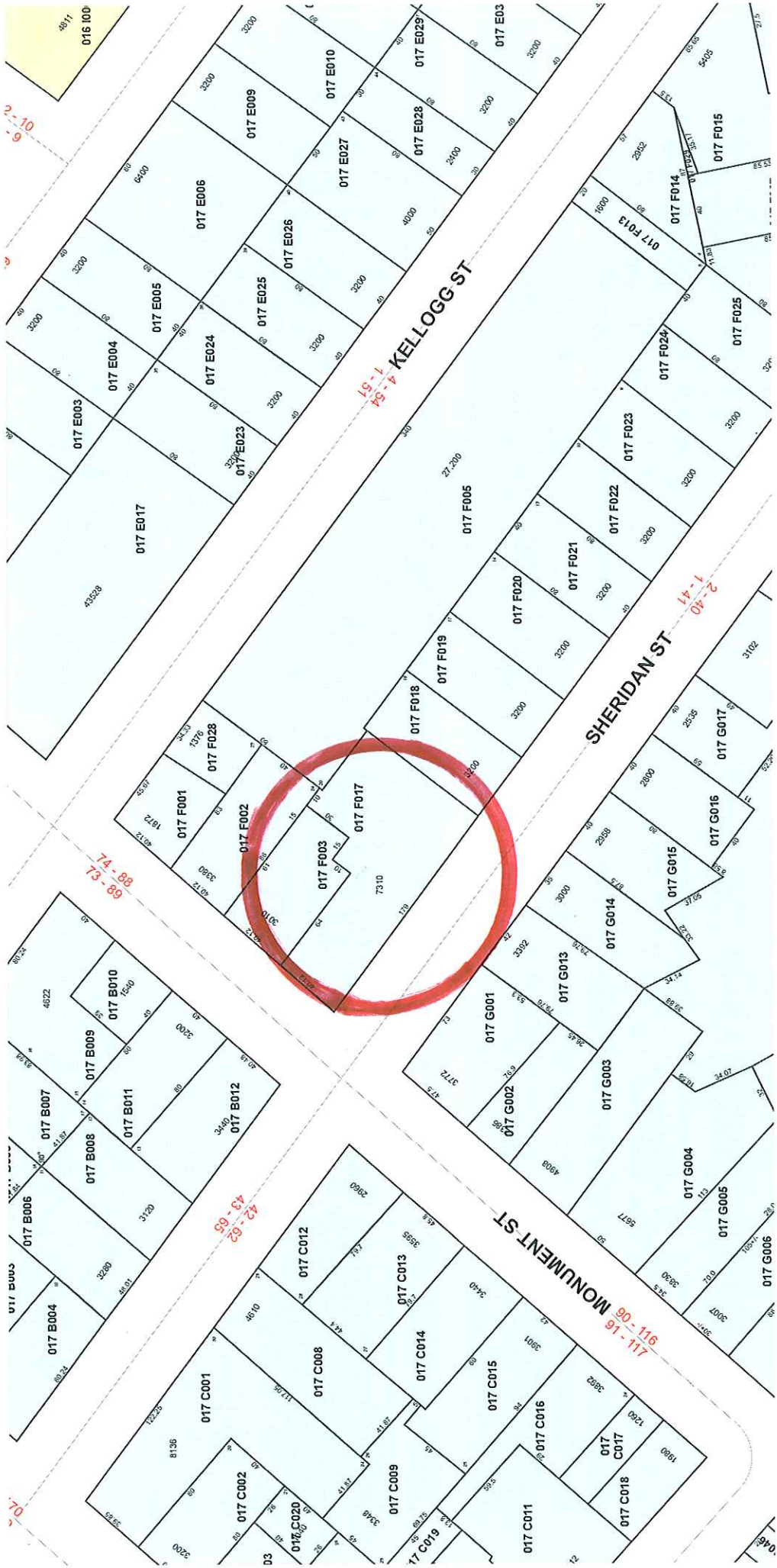
The lot is located on the corner of Monument 86-88 and Sheridan 31-39. The corner lot provision in the R-7 overlay zone allows a variety of options. Tear down the existing building and build a total of six new residential units. The location and layout of the lot allows for a variety of layouts and configurations that could provide both the parking requirements while maintaining amazing views. Build your dream single family home on this amazing lot! Add an addition on to the current structure! The possibilities here are almost endless. This lot of land is a very rare opportunity on Portland's East End. A solid future investment. Ask Broker if you have any questions.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 2 Bedrooms • 1 Full Bath • Carpet and Vinyl Floors • Fridge and Electric Range 	<ul style="list-style-type: none"> • 2 Bedrooms • 1 Full Bath • Carpet and Linoleum • Fridge and Electric Range

Unit #3
<ul style="list-style-type: none"> • 1 Bedroom Plus Office • Full Bath with Claw Foot Tub • Pine Floors • Lots of Windows w/Views • Fridge and Electric Range

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Clean • Laundry Hook-Ups 	<ul style="list-style-type: none"> • N/A

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • All Separate • Unit 1 – Gas FHW Boiler • Units 2 & 3 – Oil FHW • Hot Water Off Boilers • 3 Electrical Panels - Fuses 	<ul style="list-style-type: none"> • Vinyl Windows • Expandable Lot



15-1
75-4

2-40
1-41

74-88
73-89

42-62
43-65

90-116
91-117

KELLOGG ST

SHERIDAN ST

MONUMENT ST



016 I00
4811

2-10
-9

070

046