



Fast Pak

124 Sherman Street



2 Unit—\$159,000

Summary: Large two unit, hardwood floors, fireplaces, nice layouts, 2nd and 3rd floor townhouse. Rehab or weekend warrior—this will make good sweat equity.

Directions: Between Mellen and Deering on Sherman. One way from Mellen.

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www.SullivanMulti.com

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Property Location: 124 Sherman St, Portland

Property Information

Gross Living Area	3030 ft ²	Age	1896
Lot Size	0.067 acres	Parking	On Street
Map & Lot	48-E-6	Zoning	R-6

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	2/1	\$850	\$850	Aug-10	\$900
Unit 2	4/2	\$1,425	\$200	TAW	\$1,500
Totals		\$2,275			\$2,400

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Payment Responsibility: S=Seller T=Tenant	
Taxes	\$4,532	S	S		
Insurance	\$900	S	S		
Water/Sewer	\$1,445				
Electricity		T	T		
Hot Water					
Hot Water Rentals	\$336	S	S		
Heating Oil		T	T		
NG ranges		T	T		
Garbage	City				
Maintenance	\$3,000	S	S		
Plowing	N/A				
Laundry Machines	None				
Other Expenses					
Totals	\$10,213				

Summary

Current Income	\$27,300	Market Income	\$28,800
Expenses	\$10,213	Expenses	\$10,213
Net Operating Income	<u>\$17,087</u>	Net Operating Income	<u>\$18,587</u>

Notes

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

Last Updated: 6-23-2010

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: 124 Sherman Street



Large 2 unit, hardwood floors, fireplaces, built-ins. Good equity builder.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 2-3 Bedrooms • 1 Full Bathroom • Hardwood Floors • Fireplace • Private Entrance • Private Rear Patio Space • Built-Ins & Nice Layout 	<ul style="list-style-type: none"> • 4 Bedrooms • 2 Full Bathrooms • Hardwood Floors • Fireplace • Private Entrance • Built-Ins and Nice Layout • 3rd Floor Space Previously Used as Non-Conforming Unit. Ask Broker for More Information.

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Split Basements • High Ceilings • Separate Utilities 	<ul style="list-style-type: none"> • Was a Non-Conforming Unit • Great Sun and Large Deck • 2 Bedrooms

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • First Floor is Forced Hot Air, Oil • Second is Forced Hot Air, Oil • Separate Circuit Breakers 	<ul style="list-style-type: none"> • Subject to Lien Holder Approval