



Fast Pak

116 Walton Street



1887 Charm

2 Unit—\$ 375,000

Summary: This unique 2 unit with main house and carriage house as 2nd unit. Incredible period details in home including fireplaces and trim. Renovations mostly complete.

Directions: Ocean Ave to Walton St.

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SULLIVAN MULTI FAMILY REALTY - 306 CONGRESS STREET, PORTLAND, ME 04101
PHONE: (207) 771-5556 - FAX: (207) 773-4647- EMAIL: info@sullivanmulti.com

Property Location:

116 Walton St. Portland Maine

Property Information

Gross Living Area	5,706	Year Built	1887
Lot Size	0.356	Parking	6
Book & Page, Map & Lot	22085/239	Zoning	R-5

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	5 / 4	Vacant		No	\$2,500
Unit 2	2 / 2	Vacant		No	\$1,650
Totals					\$4,150

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$7,467	S	S		
Insurance	\$1,200	S	S		
Water/Sewer	\$1,000	S	S		
Electricity	\$720	S	T		
Hot Water	?	S	T		
Hot Water Rentals	n/a				
Heating Oil		S	T		
NG ranges		S	T		
Garbage					
Maintenance					
Plowing					
Laundry Machines					
Other Expenses					
Totals					

Summary

Current Income		Market Income	\$49,800
Expenses	<u> </u>	Expenses	<u> </u>
Net Operating Income		Net Operating Income	\$49,800

Notes

Short -sale, 3rd party approval needed

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.

Showing Notes:



Summary: This unique 2 unit features main house and carriage house as 2nd unit. Incredible period details in home including fireplaces, wood floors and trim. Renovations mostly complete.

Unit #1	Unit #2
<ul style="list-style-type: none"> • 5 Bedrooms • 4 Bathrooms • 2 Fireplaces • 3rd floor Man Cave 	<ul style="list-style-type: none"> • Carriage house • 2 Bathrooms • 2 Bedrooms

Unit #3	Unit #4
<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A

BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • Work bench 	<ul style="list-style-type: none"> • Man Cave • Full Bathroom • 2 Bedrooms • Hardwood floors

UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none">• Main House Steam / oil• 3rd floor Monitors / Gas• Carriage House Monitors /Gas• New LP / Forced water	<ul style="list-style-type: none">•