



## **44 William Street Portland, Maine**



**Three Family Home in desirable USM/ Oakdale neighborhood.  
\$329,171**

Summary: Terrific neighborhood! Hardwood floors, working fireplace, French doors and two car garage/barn. Needs a bit of work, but isn't this is just what you are looking for?

**Directions: Off Forest Ave, across from Forest Avenue Plaza. Property on left before Oakdale Street.**

**You can download all FastPaks at  
[www.SullivanMulti.com](http://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](mailto:info@sullivanmulti.com)

**Property Location:**

**Property Information**

<b>Gross Living Area</b>	2435	<b>Year Built</b>	1909
<b>Lot Size</b>	6094	<b>Parking</b>	Barn
<b>Book &amp; Page, Map &amp; Lot</b>	116 B018001	<b>Zoning</b>	R-5

**Property Income**

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1	1/1	Vacant (1,200)		MTM	
Unit 2	1/1	\$750		July 31, 2014	
Unit 3	Efficiency	\$625		July 31, 2014	
Unit 4					
<b>Totals</b>		\$1,375			

**Property Expenses**

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
<b>Payment Responsibility: S=Seller T=Tenant</b>					
Taxes	\$5,926				
Insurance	\$1,200				
Water/Sewer	\$1,200				
Electricity					
Hot Water (Gas)					
Hot Water Rentals					
Heating (Gas)	\$4,000				
NG ranges					
Garbage					
Maintenance					
Management					
Plowing					
Laundry Machines**					
Other Expenses					
<b>Totals</b>	\$12,326				

**Summary**

<b>Current Income</b>	\$16,500	<b>Market Income</b>	
<b>Expenses</b>	\$12,326	<b>Expenses</b>	\$12,326
<b>Net Operating Income</b>	\$4,174	<b>Net Operating Income</b>	-\$12,326

**Notes**

Seller represented previous 1st floor income as \$1,200 per month, heat and hot water included.

**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.