

FOR SALE
Multi-Family Complex
3 Buildings | 12 Units



1 Gordon Place, Windham

Property Description

We are pleased to offer this well maintained, 12-unit apartment complex for sale. Located in one of Maine's fastest growing towns, this complex is set in a convenient location with well-manicured outdoor space and abundant parking. Full basements offer tenant storage and on-site laundry. Originally built as condos, the units have been well maintained and offer great layouts.

Property Highlights

- *Well-maintained, high-quality rental product in a convenient location*
- *Separately metered utilities*
- *Turnkey with no major capital expense anticipated*



Broker Contact

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Property Overview

Owner	Ultimate Property Management LLC
Building Size	Building 1 : 3,400± SF Building 2 : 3,300± SF Building 3 : 3,500± SF
Lot Size	0.48± acres
Total # of units	Twelve (12)
Units Breakdown	Twelve (12) 2-bedroom/1-bath
Zoning	C-1
Annual Taxes	\$16,854
Year Built	1970
Heat/AC	Natural gas & Rinnai units
Electric	Individual circuit breakers
Roof	Pitched asphalt
Utilities	Private septic & public water
Parking	24± paved spaces

FOR SALE : \$2,200,000



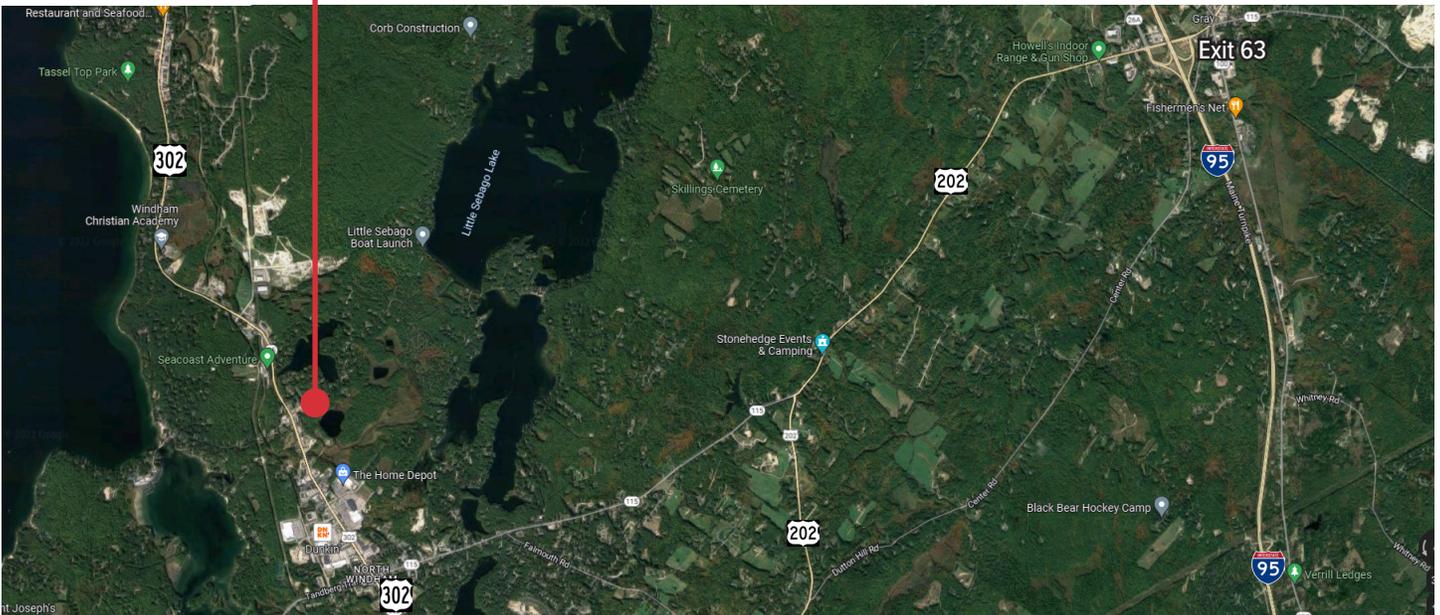
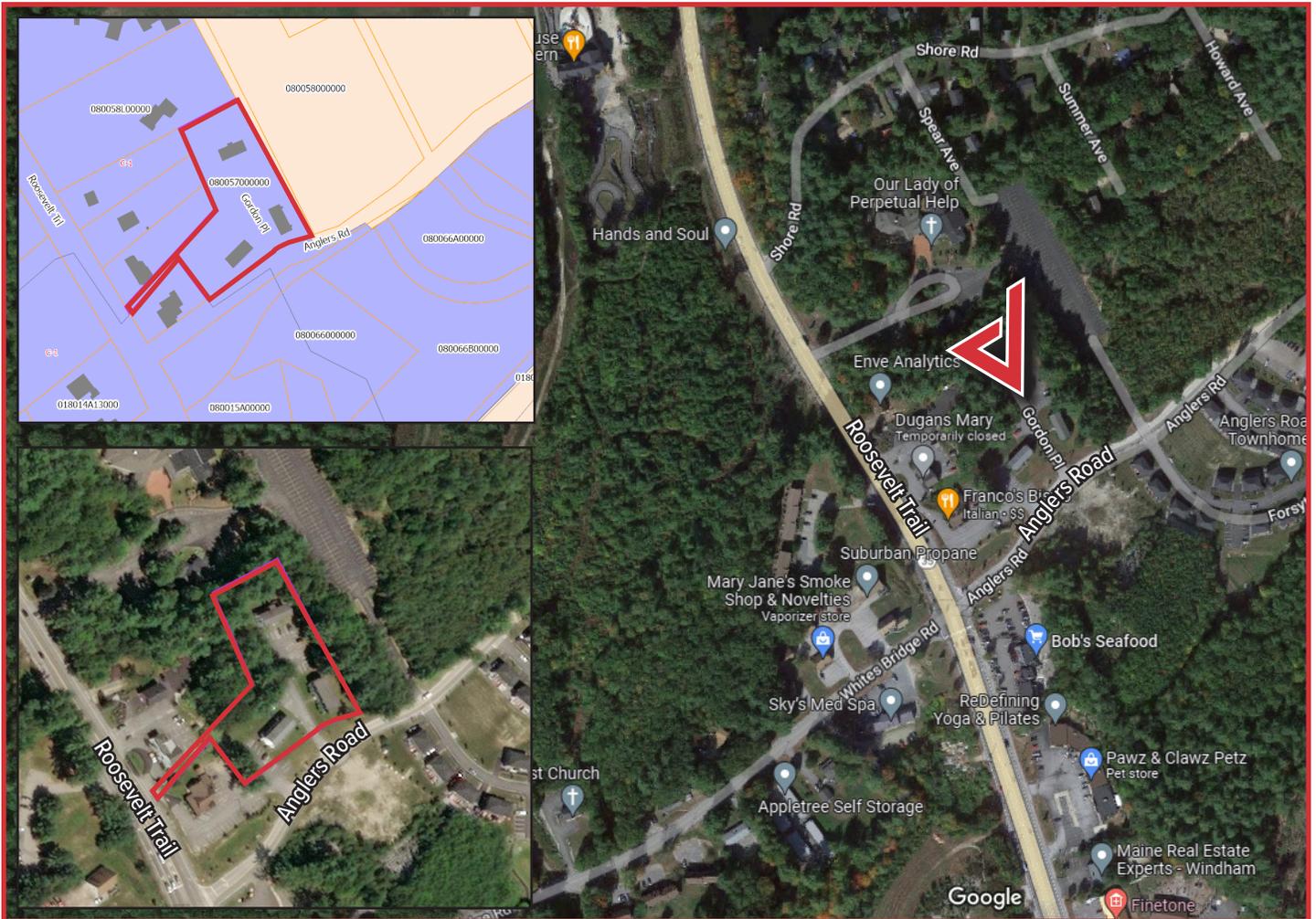
Property Overview

MARKET RENT ROLL	
2bd/1ba	\$1,550
Rental Income/mo	\$18,600
Rental Income/year	\$223,200
Less Vacancy	\$4,464 (2%)
Effective (GOI)	\$218,736

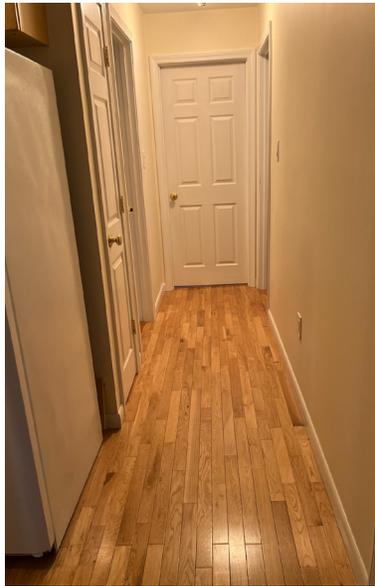
CURRENT RENT ROLL		
UNIT	BR/BA	RENT
1 Gordon Place	2BR/1BA	\$1,250
3 Gordon Place	2BR/1BA	\$1,150
5 Gordon Place	2BR/1BA	\$1,250
7 Gordon Place	2BR/1BA	\$1,250
9 Gordon Place	2BR/1BA	\$1,250
11 Gordon Place	2BR/1BA	\$1,250
13 Gordon Place	2BR/1BA	\$1,150
15 Gordon Place	2BR/1BA	\$1,150
8 Anglers Way	2BR/1BA	\$1,100
10 Anglers Way	2BR/1BA	\$1,250
12 Anglers Way	2BR/1BA	\$1,250
14 Anglers Way	2BR/1BA	\$1,150
Rental Income/mo		\$14,450
Rental Income/year		\$173,400

PROJECTED PROFIT/LOSS		
PROJECTED INCOME		
Rental Income/year	\$218,736	
EXPENSES		
	Annual Exp.	\$/Unit
Taxes	\$16,854.00	\$1,404.50
Insurance	\$2,677.00	\$223.08
Cleaning/Maintenance	\$9,234.50	\$769.54
PWD	\$1,412.69	\$117.72
CMP	\$1,084.84	\$90.40
Maine Natural Gas	\$826.63	\$68.90
Troiano	\$2,087.14	\$173.93
Repairs	\$4,015.00	\$334.58
Legal/Accounting	\$460.00	\$38.33
Management Fee	\$17,499	8%
TOTAL EXPENSES	\$56,151.00	26%
PROJECTED NOI	\$162,585	

Tax Maps & Aerials



1 Gordon Place



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.