

FOR SALE

Multi-Family

3 Units | 2,754± SF | \$695,000



197 Northern Avenue, Augusta, ME

Property Highlights

- *Rare Investment Opportunity*
- *New Construction*
- *Close to shops, restaurants, and schools*
- *Private entrances, modern layout*

Property Description

We are pleased to present this newly constructed 3-unit townhouse apartment building at 197 Northern Avenue in Augusta. Featuring spacious 2-bedroom units with high-quality finishes, private entrances, outdoor spaces, and on-site parking, this modern property is ideal for investors or owner-occupants seeking steady income and low maintenance. Built to energy-efficient standards and located near shopping, dining, schools, and transportation, it offers both convenience and long-term value. Live in one unit while the others offset your mortgage, or capitalize on its strong rental demand for an excellent investment opportunity.

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197 Northern Avenue



Property Overview

Owner	WW Properties, LLC
Building Size	2,754± SF
Lot Size	0.52± acres
Assessor's Reference	Map 36, Lot 10
Deed Reference	Book 14653, Page 200
Zoning	RC
Number of Units	3
Unit Description	Three (3) : 2 bedroom, 1 bathroom
Building Age	2024
Heat/AC	Natural gas, separately metered
Electric	Circuit breaker, separately metered
Roof	Asphalt shingle
Utilities	Municipal water, sewer, electric, natural gas
Parking	6 spaces, 2 per unit

FOR SALE : \$695,000



Proforma : 3-Unit Apartment Building

Assumptions

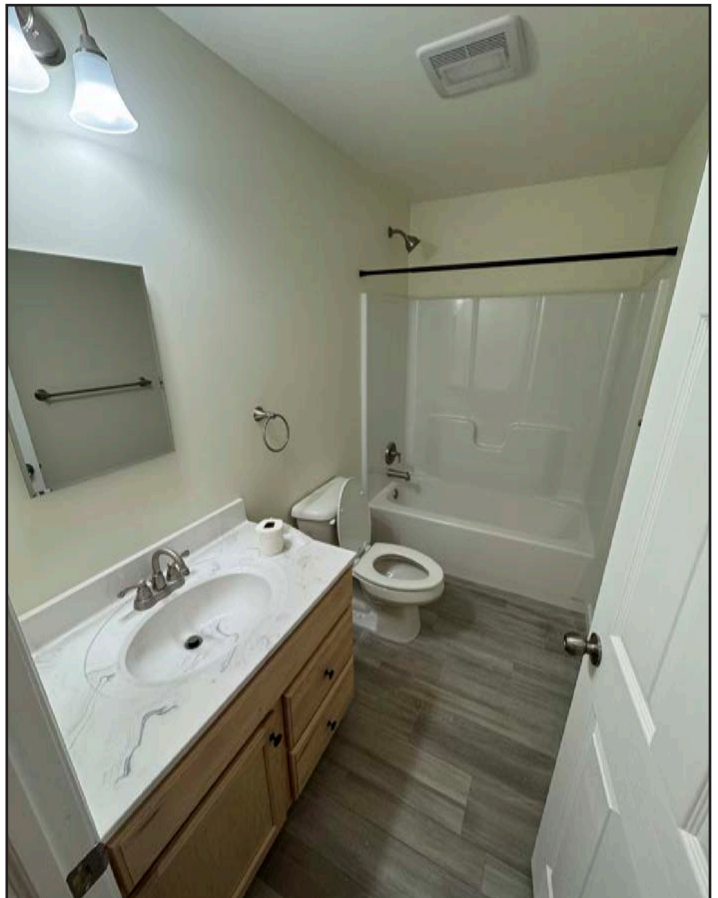
- Monthly rent per unit: \$1,800
- Total units: 3
- Expense ratio: 20%
- Capitalization (Cap) rate: 7.46%

Income Statement

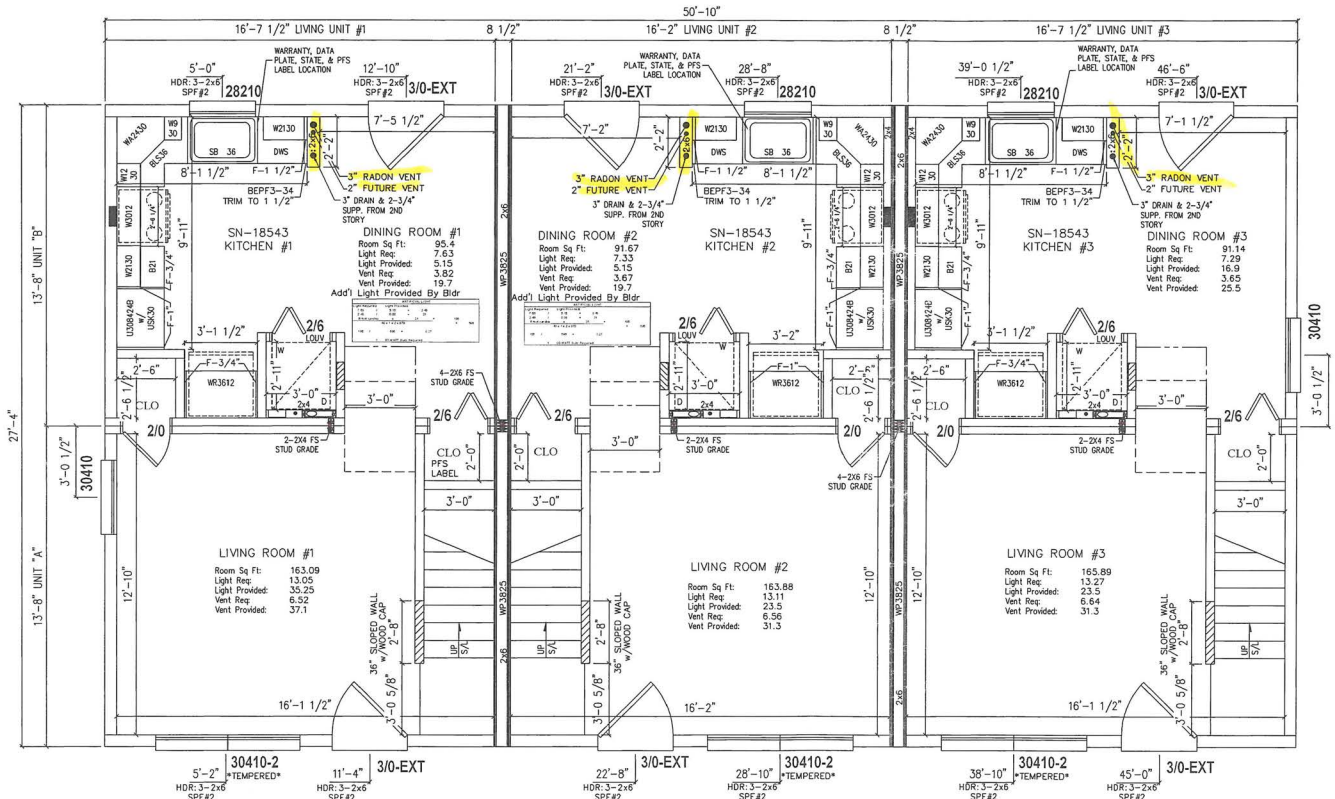
Gross Rental Income (GRI)	\$64,800
Operating Expenses (20% of GRI)	\$12,960
Net Operating Income (NOI)	\$51,840

Sale Price : \$695,000

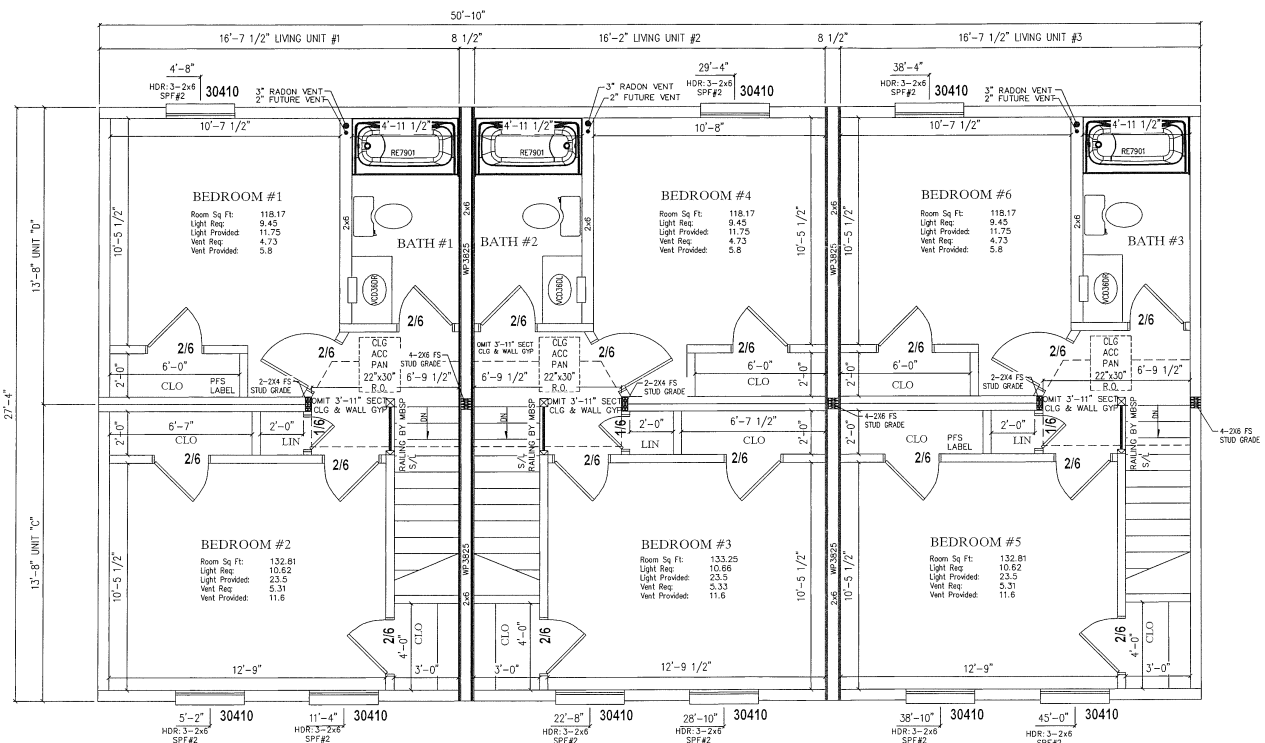
Implied Cap Rate (NOI/Sale Price): 7.46%



1st Story Floor Plan



2nd Story Floor Plan



WILLIAM MCKENZIE
Tax Map 36, Lot 5A
Book 9528, Page 649

WOOD PROPERTIES, LLC
Tax Map 36, Lot 2
Book 14653, Page 200
19,642 square feet

RONALD L. DOSTIE
Tax Map 36, Lot 10
Book 5407, Page 216

SPENCER J. QUIRION
Tax Map 36, Lot 11
Book 6156, Page 287

PROPOSED TWO STORY APARTMENT BUILDING (3-UNIT) 28.00' x 10.00' 1.00' x 10.00' PORCH 50.00'

PROPOSED PAVED PARKING LOT, 5' x 10' STALLS, SEE DETAIL SHEET C-4

PROPOSED 6' WIDE PAVED SIDEWALK, SEE DETAIL SHEET C-4

PROPOSED HANDICAP PARKING SIGN, SEE DETAIL SHEET C-4

PROPOSED GRAVEL BASE, SUB-BASE AND COMMON BORROW, SEE DETAIL SHEET C-4

PROPOSED CONCRETE BUMPER SLAB, SEE DETAIL SHEET C-3

PROPOSED WALL-PARK LIGHTING (TYP OF 4), SEE DETAIL SHEET C-4

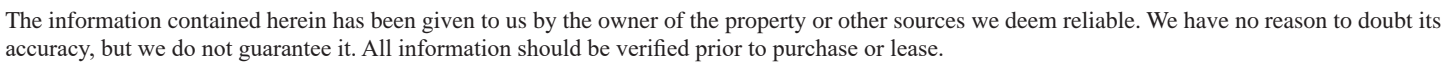
FOUNDATION REMAINS

GRAVEL

PAVED

NORTHERN AVENUE

1/14/12





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 ser-

vices 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.