

## 228 PROSPECT STREET, PORTLAND

Owner	Mary Kelly & Peter Kelly III, Trustee
Assessor's Reference	Map 122, Block L, Lot 3
Deed Reference	Book 31266, Page 195
Building Size	2,567± SF
Site Size	.1147± acres
Year Built	1910
No. of Units	Two (2)
Unit Breakdown	One (1), 2-bedroom One (1), 4-bedroom
Zoning	R5
Utilities	Public water and sewer
Assessed Value	Land     \$91,300 Building \$416,700 Total     \$508,000
Taxes	\$6,598.92 (2022)
Heating System	Natural gas
Roof	Pitched roof with asphalt shingles
Building Construction	Wood framed
Site Topography	Mostly level with a gentle slope to street
Miscellaneous	This exterior has recently been updated/renovated. Property includes a detached 2-car garage. Entire property is currently leased by Oxford House as transitional housing.



## INCOME

	2 Units	Monthly	Annual	Utilities	Lease
1st Floor	2 Bed	\$1,485.00	\$17,820.00	tenant	Oxford House - no lease
2nd Floor	4 Bed	\$2,084.00	\$25,008.00	tenant	Oxford House - no lease
<b>Total Income</b>		<b>\$3,569.00</b>	<b>\$42,828.00</b>		



## EXPENSES

Insurance	\$1,500.00
Landscaping	\$1,200.00
Snow Removal	\$1,500.00
Trash	\$1,200.00
General Maintenance	\$3,500.00
Book Keeping/Management	\$3,000.00
Common Electricity	tenant pays
Water & Sewer	tenant pays
Storm Water Assessment	tenant pays
Taxes	\$6,598.92
<b>Total Expenses</b>	<b>\$18,498.92</b>
<b>NOI</b>	<b>\$24,329.08</b>

