

366 COTTAGE ROAD, SOUTH PORTLAND

Owner	Kelly Cottage, LLC
Assessor's Reference	Map 10, Lot 208
Deed Reference	Book 27547, Page 192
Building Size	6,720± SF
Site Size	.35± acres
Year Built	1968
No. of Units	Nine (9)
Unit Breakdown	Six (6), 2-bedroom Three (3), 1-bedroom
Zoning	MHCC
Utilities	Public water and sewer
Assessed Value	Land \$284,300 Building <u>\$574,500</u> Total \$858,800
Taxes	\$12,624.36 (2022)
Heating System	Natural gas
Roof	Pitched with asphalt shingles
Building Construction	Wood framed
Site Topography	Level



INCOME

	9 Units	Monthly	Annual	Utilities	Lease
*1	2 Bed	\$1,265.00	\$15,180.00	tenant	no
*2	1 Bed	\$1,000.00	\$12,000.00	tenant	yes
*3	2 Bed	\$1,375.00	\$16,500.00	tenant	no
*4	2 Bed	\$1,386.00	\$16,632.00	tenant	no
5	1 Bed	\$ 737.00	\$ 8,844.00	tenant	no
6	2 Bed	\$1,292.00	\$15,504.00	tenant	no
7	2 Bed	\$1,182.00	\$14,184.00	tenant	no
*8	1 Bed	\$1,250.00	\$15,000.00	tenant	no
9	2 Bed	\$1,265.00	\$15,180.00	tenant	no

Total Income **\$10,752.00**

\$129,024.00

*subsidized by Opportunity Alliance

EXPENSES

Insurance	\$2,900.00
Landscaping	\$1,800.00
Snow Removal	\$2,500.00
Trash	\$1,500.00
General Maintenance	\$5,000.00
Book Keeping/Management	\$4,000.00
Common Electricity	\$ 750.00
Water & Sewer	\$3,373.54
Taxes	\$12,624.36
Total Expenses	\$34,447.90
NOI	\$94,576.10

