

For Sale Multi-Family Property

5,265± SF | 6 unit | \$725,000



Multi-Family Investment

49 Falmouth Street
Portland, Maine

Property Highlights

- 6 Units
- Excellent location across from the University of Southern Maine Portland campus
- Off Street parking

Property Description

We are pleased to offer a fully leased 6 unit multi-family property for sale. 49 Falmouth Street is located next to the University of Southern Maine's Portland campus in the desirable Woodfords neighborhood. Off street parking, updated electrical, heating system, and replacement windows make this a solid investment.



Broker Contact

Sylas Hatch

TC Haffenreffer

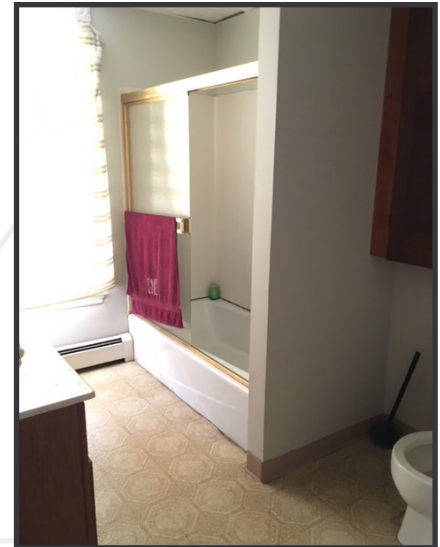
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Property Overview

Owner	Stephen P. Hilton
Building Size	6,265± SF (4,725± SF above grade & 1,540± SF below grade)
Number of Units	Six (6)
Lot Size	0.1396± acres
Assessor's Reference	Map 116, Block D, Lot 17
Deed Reference	Book 9702, Page 287
Real Estate Taxes	\$7,266.54 (2018-2019)
Zoning	R-5
Building Age	1900
Heat	New Oil forced hot water Buderus boiler
Electric	Separately metered circuit breakers
Roof	Pitched asphalt
Utilities	Municipal water and sewer
Parking	5-10 spaces

FOR SALE : \$725,000



Financials

- Purchase Price of \$725,000
- Six (6) units

Unit	Layout	Rent
1A	1 bedroom/ 1 bath	\$1,100
1B	2 bedroom/ 1 bath	\$1,325
1C	1 bedroom/ 1 bath	\$950
2A	1 bedroom/ 1 bath	\$1,350
2B	1 bedroom/ 1 bath	\$1,130
3	3 bedroom/ 1 bath	\$1,500

Rental Income/Month	\$7,355
Rental Income/Year	\$88,260
Less Vacancy	\$2,648
Effective (GOI)	\$85,612

Expenses		% of Expenses
Real Estate Taxes	\$6,997.28	23%
Insurance (estimate)	\$1,800	6%
Oil	\$2,522.22	8%
Water & Sewer	\$4,626.48	15%
Repairs/Maintenance (estimate)	\$4,500	15%
Electric	\$1,469.35	5%
Gas	\$1,102.73	4%
Plowing/Landscaping (estimate)	\$2,000	7%
Management Fee (estimate)	\$5,137	6%
Total Expenses	\$30,155	35%

Net Operating Income	\$55,457 (\$4,621 monthly)
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Assumptions: Repairs & Maintenance - \$750/unit
Insurance - \$300/unit





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.