

## 57-59 St. Lawrence Street Portland Maine

### Income and Expense

Unit	Unit#	#BR/B aths	Rent	Last Month Rent	SD	Paid By Landlord	Paid By Tenant	Lease Exp
1	57-1	1/1	\$1735	yes, \$1735	\$1735	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	5/31/26
2	57-2	1/1	\$1561	No	\$900	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	7/31/26
3	57-3	2/1	\$2395	Yes, \$2395	\$2350	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	7/31/26
4	59a-1	2/1	\$1295	no	\$950	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	7/31/26
5	59a-2	2/1	\$1740	no	\$1700	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	12/31/25
6	59a-3	2/1	\$1675	no	\$1675	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	7/31/26
7	59a-4 (57)	3/1	\$2300	yes, \$2300	\$2300	Water, Stormwater, Sewer, gas water heater rental	Electric, Gas Heat & Hot Water, Cable/internet	3/31/26

**Total Monthly Income: \$12,701**

**Gross Annual Income: \$152,412**

#### **Annual Expenses Paid By Owner**

Water/Sewer/Stormwater	\$ 3654 +/- yr
CMP	\$ 1175 yr
Insurance	\$ 7904 yr
Unitil (gas water heater rental)	\$ 2040/yr
Repairs/Painting/Cleaning/Contractor	\$ 7594 +/-yr
Snow Removal & Landscaping	\$ 1861+/- yr
Supplies/New Windows	\$ 2000 +/- yr
Taxes - 2026	\$ 18906/yr
Administrative Fees (LLC fees, legal)	\$ 610 +/- yr

**Annual Expenses: \$45,744**

#### **NOI:**

Monthly \$ 8,889

Annually \$ 106,668

#### **Cap Rate:**

Sale Price

\$2,250,000.00

CAP Rate

4.74%