

779 Congress St, Portland ME

Unit#	Rents	Bedroom
1	\$2,185	2
2	\$1,200	1
3	\$1,570	1
4	\$1,620	1
5	\$1,620	1
6	\$1,434	1
7	\$1,360	1
8	\$1,620	1
B1	\$1,600	1
B2	\$2,185	2
	Total	
	\$16,394	
	\$196,728	

Expenses	
Insurance	\$3,000
Taxes	\$15,790
W/S	\$4,213
Electric	\$6,790
Gas	\$7,321
Trash	\$1,000
Plowing	\$1,200
MGT 5%	\$9,274
Repairs + Reserves 3%	\$5,564
Vacancy 2%	\$3,709
	Total
	\$57,861
NOI	\$138,867
Price	\$1,699,000
Cap Rate	8.17%