

311 Main Street - Westbrook, ME

BUYER INFORMATION SHEET



PROPERTY INFORMATION

Gross Living Area (SF)	2,652	Year Built	1928
Lot Size (Acres)	0.16	Parking	Yes
Neighborhood	Downtown	Zoning	RGA-1
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PROPERTY INCOME

Unit #	Bed/Bath	Rent	Deposit	Termination	Proposed Market Rent
Unit 1 (313)	3 bed, 1 ba	\$1,150.00	N/A	TAW	\$2,250.00
Unit 2 (311A)	2 bed, 1 ba	\$1,550.00	\$1,550.00	1/31/2027	\$1,750.00
Unit (311B)	1 bed, 1 ba	\$1,350.00	\$1,350.00	1/31/2027	\$1,500.00

PROPERTY EXPENSES

Type of Expense	\$/Year	Who is responsible? (T/L)
Taxes	\$8,059.00	L
Insurance	\$2,484.00	L
Water/Sewer	\$1,320.00	L
Electric	\$0.00	T
Plowing	\$0.00*	L
Maintenance	\$0.00*	L

SUMMARY

Current Gross Income	\$48,600.00	Proposed Market Income	\$66,000.00
(Expenses)	\$11,863.00	(Expenses)	\$17,863.00
Net Operating Income (NOI)	\$36,737.00	Projected NOI	\$48,137.00

SALE DETAILS

ASKING PRICE: \$625,000

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*Tenant in Unit 2 plows and does maintenance work in return for reduced rent.

* Proposed expenses include an additional \$6k for plowing and maintenance.