

# 12-14 High St

Presented By:  
Songs for Centuries Studios

12-14 High St, Houlton, ME 04730



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## Property Details

**Price: \$125,000**

- Two Residential Structures on One Deed
- 4 Unit Layout with Strong Rent Potential
- Individually Metered Electric
- Projected 19% Cap Rate (Post Renovation)
- Strong Upside Through Energy Conversion
- Walkable Location Near Downtown Houlton

View the full listing here: <https://www.loopnet.com/Listing/12-14-High-St-Houlton-ME/36725201/>

Price:	\$125,000
No. Units:	4
Property Type:	Multifamily
Building Class:	C
Sale Type:	Investment
Cap Rate:	19.00%
Lot Size:	0.41 AC
Gross Building Area:	4,560 SF
Sale Conditions:	High Vacancy Property
Gross Rent Multiplier:	2.55
No. Stories:	3
Year Built:	1900
APN / Parcel ID:	040-1-131-000-000
Walk Score ®:	73 (Very Walkable)

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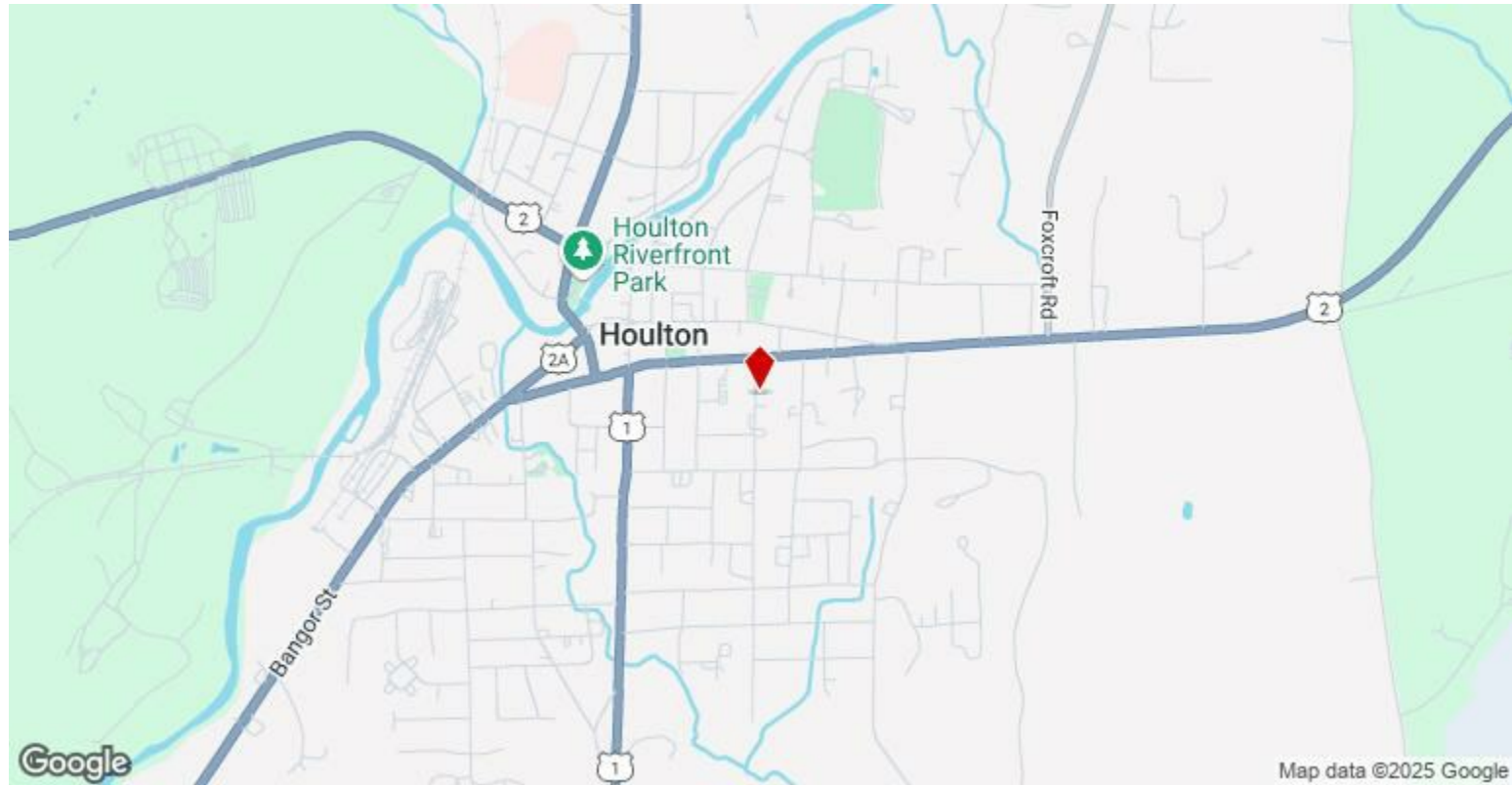
## Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
0+1	1	Negotiable	720
1+2	1	Negotiable	1,512
2+1	1	Negotiable	1,512
3+1	1	Negotiable	816

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## Location



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## Property Photos



front view of 12 and 14 high street houlton maine



potential post renovation front 12 high st



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## Property Photos



Side View of 12 High Street Houlton Maine



After Potential Proposed Renovation Houlton Maine

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## Property Photos



Backside of 12 High Street Houlton Maine



post potential back side of 12 high st



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## Property Photos



close up of 14 high street houlton maine



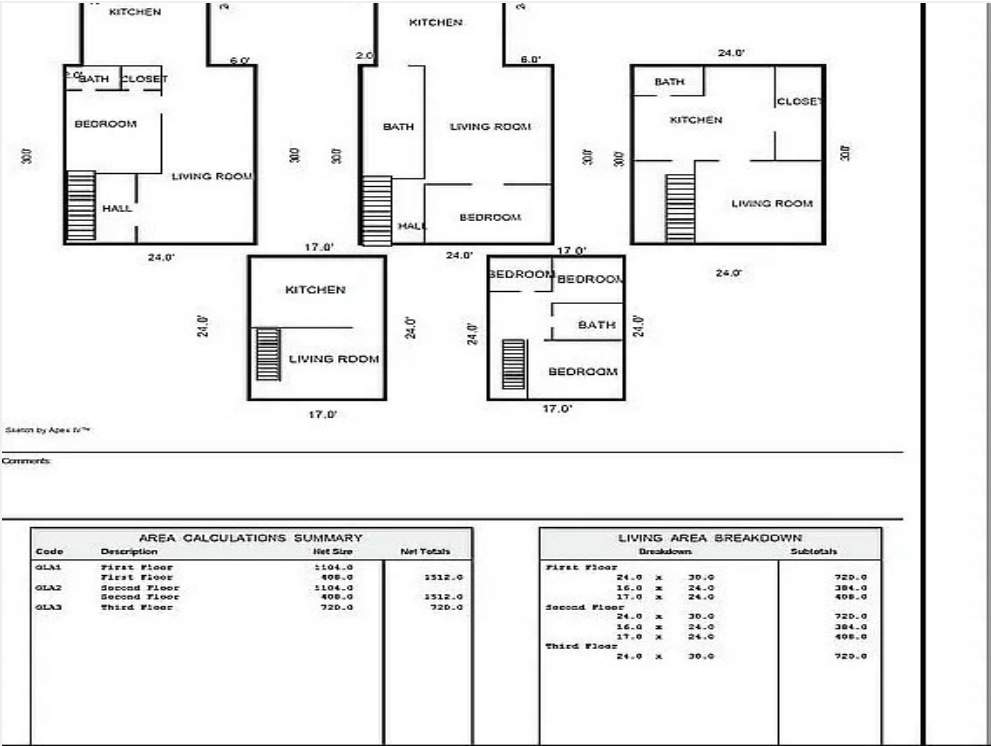
14 high Street Front View houlton maine



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## Property Photos



floor plans for 12-14 high street houlton me



After Potential Proposed Renovation 14 High Street Houlton

# 12-14 High St

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## Property Photos



post potential renovation 14 high st



level 1 kitchen 12 high street houlton maine

# 12-14 High St

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## Property Photos



level 1 kitchen side view 12 high street houlton maine



level 2 front bedroom 12 high street houlton maine



# 12-14 High St

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## Property Photos



level 2 middle living room 12 high street houlton me



level 2 entrance to kitchen on 2nd floor 12 high street houlton me

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## Property Photos



level 2 kitchen from side view houlton me



level 2 kitchen towards back bedroom and middle porch

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## Property Photos



level 2 back bedroom by porch 12 high street houlton maine



level 2 kitchen from the front view 12 high street houlton me



# 12-14 High St

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## Property Photos



level 2 bathroom houlton maine



Level 2 bathroom 12 high street houlton maine

# 12-14 High St

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## Property Photos



level 1 to 2 backside steps to second floor 12 high street houlton me



level 3 studio apartment

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## Property Photos



level 3 studio front bedroom 12 high street houlton maine



level 2 to 3 extra storage space under stairs 12 high street houlton maine



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## Property Photos



2nd form egress third story




level 3 studio kitchen 12 high street houlton maine


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## Property Photos

<div>MaineHousing Maine State Housing Authority</div> <div>VOUCHER PAYMENT STANDARD SCHEDULE</div> <div>EFFECTIVE January 1, 2025</div>									
	SRO	OBR	1BR	2BR	3BR	4BR	5BR	6BR	7BR
METROPOLITAN FMR AREAS									
Bangor HMFA	790	1054	1136	1452	1861	1927	2216	2506	2794
Cumberland HMFA	933	1244	1383	1814	2278	2773	3189	3605	4021
Lewiston-Auburn MSA	726	969	1073	1369	1796	1992	2290	2589	2889
Penobscot HMFA	666	889	932	1224	1542	1826	2099	2373	2647
Portland HMFA	1137	1516	1719	2212	2710	3039	3494	3950	4406
Sagadahoc HMFA	792	1057	1191	1463	2051	2458	2826	3195	3563
York HMFA	923	1231	1390	1712	2262	2492	2865	3239	3612
York-Kittery-South Berwick HMFA	1054	1406	1589	2049	2654	3442	3958	4475	4990
NONMETROPOLITAN COUNTIES									
Aroostook	579	773	833	1045	1432	1491	1715	1938	2162
Franklin	619	826	919	1205	1591	1598	1838	2077	2317
Hancock	834	1112	1118	1322	1746	1753	2016	2279	2542
Kennebec	724	966	973	1252	1570	1878	2158	2440	2722
Knox	666	888	1096	1295	1618	1977	2273	2570	2867
Lincoln	892	1190	1213	1368	1807	1813	2085	2357	2630
Oxford	678	904	910	1194	1564	2005	2306	2607	2908
Piscataquis	612	817	908	1191	1435	1588	1826	2064	2303
Somerset	693	925	1002	1158	1485	1661	1909	2159	2407

Maine Housing Authority Section 8 Housing Rent Numbers


<div>MaineHousing Maine State Housing Authority</div> <div>VOUCHER PAYMENT STANDARD SCHEDULE</div> <div>EFFECTIVE January 1, 2025</div>			
STUDIO RENTAL RATES			
	SRO	OBR	1BR
METROPOLITAN FMR AREAS			
Bangor HMFA	790	1054	1136
Cumberland HMFA	933	1244	1383
Lewiston-Auburn MSA	726	969	1073
Penobscot HMFA	666	889	932
Portland HMFA	1137	1516	1719
Sagadahoc HMFA	792	1057	1191
York HMFA	923	1231	1390
York-Kittery-South Berwick HMFA	1054	1406	1589
NONMETROPOLITAN COUNTIES			
Aroostook	579	773	833
Franklin	619	826	919
Hancock	834	1112	1118
Kennebec	724	966	973
Knox	666	888	1096
Lincoln	892	1190	1213
Oxford	678	904	910
Piscataquis	612	817	908
Somerset	693	925	1002

Studio Rental Rates Maine Housing Authority


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## Property Photos

<div><div>MaineHousing</div><div>Maine State Housing Authority</div></div> <div>VOUCHER PAYMENT STANDARD SCHEDULE</div> <div>1 BDRM RENTAL RATES</div> <div>EFFECTIVE January 1, 2025</div>				
	SRO	OBR	1BR	
METROPOLITAN FMR AREAS				
Andover HMFA	790	1054	1136	
Berkeley HMFA	933	1244	1383	
Boston-Auburn MSA	726	969	1073	
Camden HMFA	666	889	932	
Portland HMFA	1137	1516	1719	
Salisbury HMFA	792	1057	1191	
South Berwick HMFA	923	1231	1390	
South Kittery-South Berwick HMFA	1054	1406	1589	
METROPOLITAN COUNTIES				
Albany	579	773	833	
Barnstable	619	826		
Berkshire	834	1112		
Bristol	724	966		
Camden	666	888		
Canterbury	892	1190	1213	
Concord	678	904	910	
Franklin	612	817	908	
Houlton	693	925	1007	

1 Bdrm Rental Rates Maine Housing Authority

<div><div>MaineHousing</div><div>Maine State Housing Authority</div></div> <div>VOUCHER PAYMENT STANDARD SCHEDULE</div> <div>2 BDRM RENTAL RATES</div> <div>EFFECTIVE January 1, 2025</div>				
	SRO	OBR	1BR	2BR
METROPOLITAN FMR AREAS				
Andover HMFA	790	1054	1136	1452
Berkeley HMFA	933	1244	1383	1814
Boston-Auburn MSA	726	969	1073	1369
Camden HMFA	666	889	932	1224
Portland HMFA	1137	1516	1719	2212
Salisbury HMFA	792	1057	1191	1463
South Berwick HMFA	923	1231	1390	1712
South Kittery-South Berwick HMFA	1054	1406	1589	2049
METROPOLITAN COUNTIES				
Albany	579	773	833	1045
Barnstable	619	826	919	
Berkshire	834	1112	1118	
Bristol	724	966	973	
Camden	666	888	1096	1433
Canterbury	892	1190	1213	1368
Concord	678	904	910	1194
Franklin	612	817	908	1191
Houlton	693	925	1007	1158

2 Bdrm Rental Rates Maine Housing Authority



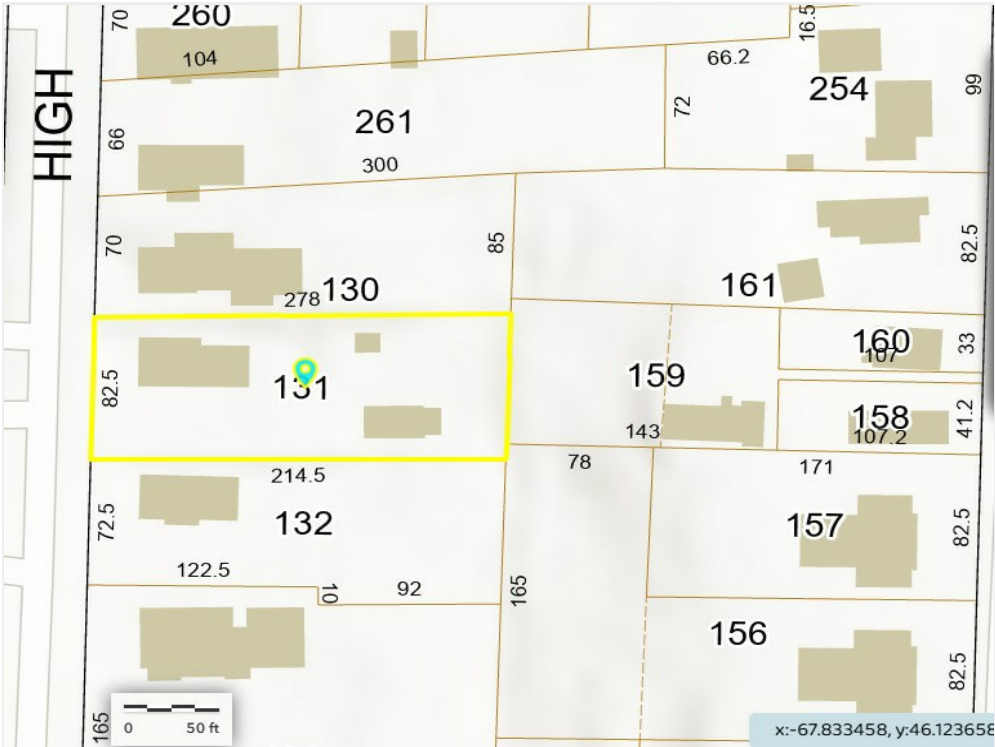
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## Property Photos

Maine Housing Authority VOUCHER PAYMENT STANDARD SCHEDULE						
3 BDRM RENTAL RATES		EFFECTIVE January 1, 2025				
AREAS	SRO	OBR	1BR	2BR	3BR	4
	790	1054	1136	1452	1861	19
	933	1244	1383	1814	2278	2
	726	969	1073	1369	1796	19
	666	889	932	1224	1542	18
	1137	1516	1719	2212	2710	30
	792	1057	1191	1463	2051	24
	923	1231	1390	1712	2262	24
wick HMFA	1054	1406	1589	2049	2654	32
COUNTIES						
	579	773	833	1045	1432	14
	619	826	919	1205		19
	834	1112	1118	1322		17
	724	966	973	1252		18
	666	888	1096	1295	1010	19
	892	1190	1213	1368	1807	18
	678	904	910	1194	1564	20
	612	817	908	1191	1435	19
	693	925	1002	1158	1485	19

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