

743 Congress St, Portland

Rents	Lease	Bedroom	Unit #
\$1,000	No	N/A	Commercial
\$1,200	No	1	1
\$1,750	No	1 - Furnished	2
\$1,360	No	Effeciency	3
\$1,300	No	Effeciency	4
\$1,665	No	1	5
\$1,120	No	Room	6
\$1,200	No	Room	7
\$1,200	No	Room	8
\$1,434	No	Effeciency	9
\$50	Coin/Op Month		
Total			
\$13,279			
\$159,348			
 Expenses			
Heat		\$4,500	
Insurance		\$3,456	
Taxes		\$15,698	
Water		\$1,124	
Fire		\$1,250	
Trash		\$1,100	
Electric		\$5,000	
5% MGT		\$7,339	
3% Repairs + Reserves		\$4,665	
2% Vacancy		\$2,895	
Total			
		\$47,027	
NOI		\$112,321	
Price		\$1,599,000	
Cap rate		7.02%	