

**779 Congress St, Portland ME**

| <b>Unit#</b> | <b>Rents</b>     | <b>Bedroom</b> | <b>Lease</b> |
|--------------|------------------|----------------|--------------|
| 1            | \$1,434          | 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           | \$2,000          | 2              |              |
|              | <b>Total</b>     |                |              |
|              | <b>\$15,458</b>  |                |              |
|              | <b>\$185,496</b> |                |              |

| <b>Expenses</b>       |                 |
|-----------------------|-----------------|
| 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         |
|                       | <b>Total</b>    |
|                       | <b>\$57,861</b> |

**NOI** **\$127,635**

**Price** **\$1,699,000**  
**Cap Rate** **7.51%**