

MLS #1247684



251-253 Cumberland Ave., Portland 10-Unit \$885,000

Downtown 10-unit investment opportunity. Cap rate 8%. Desirable intown location with a Walk Score of 97. One block from the Press Hotel, Grace restaurant, and the top of Exchange Street. Newly constructed coin-op laundry facility – 4 washers & 4 gas dryers with exterior entrance.



Property Details

Year Built: 1915

Lot Size: .059 Acres

Living Area: 8,026 Sq. ft.

Heat: Steam/Gas



INCOME

Unit #	BR	Monthly Rent	Annually
253-1	Studio	\$750	\$9,000
253-2	1	\$922	\$11,064
253-3	2	\$1,090	\$13,080
253-4	2	\$790	\$9,480
251-1	Studio	\$644	\$7,728
251-2	1	\$825	\$9,900
251-3	1	\$927	\$11,124
251-4	1	\$895	\$10,740
251-5	1	\$850	\$10,200
251-6	2	\$1,200	\$14,400
Laundry		\$300	\$3,600
Total		\$9,193	\$110,316



Susie Kendeigh

(M) 207.653.4412

susie@vitalius.com

VITALIUS REAL ESTATE GROUP

306 Congress Street, Suite 3 | Portland, ME 04101

Phone: 207-541-3755 | Fax: 207.631.2054

www.vitalius.com

EXPENSES*

Taxes	\$7,221
Insurance	\$4,154
Heat/HW—Steam/Gas	\$6,640
Water/Sewer	\$4,600
Electric	\$1,170
Snow removal	\$1,700
Total	\$25,485

*Estimated

Disclaimer: Income and expense information was provided to the listing agency and is believed to be accurate. We have not verified it's accuracy. It is subject to change over time without notice. Buyers should perform their own due diligence.