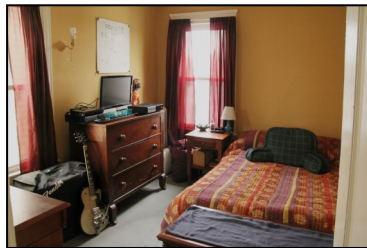


MLS # 1253898



## 111-113 Grant Street—Portland 6-Unit \$650,000

Parkside 6-unit situated on a block of Grant St. that has seen a dramatic turn-around in the last year. The property features spacious 2 BR layouts and is currently deeded and taxed as two 3-units. Potential investor opportunities include splitting the two sides (separating some crossed utilities) or combining into a 6-unit to reduce taxes.



### INCOME

Unit #	BR	Monthly Rent	
111 #1	2	\$1,050++	8/31/16
111 #2	2	\$1,000+++	TAW
111 #3	2	\$1,050+++	4/30/16
113 #1	2	\$1,075++	7/31/16
113 #2	2	\$1,025++	11/30/16
113 #3	2	\$1,025++	8/31/16
<b>Total</b>		<b>\$6,225</b>	

### Property Details

Year Built: 1910

Lot Size: .122 Acres

Living Area: 6,612 SF

Heat: Oil & Natural Gas

Parking: 2-3 Spaces

### ESTIMATED EXPENSES/YEAR

Taxes	111 Grant	\$5,800
Taxes	113 Grant	\$6,135
Insurance		\$3,429
Heat/HW—Steam/Gas		\$4,038
Water/Sewer		\$2,129
<b>Total</b>		<b>\$21,525</b>



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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.