

Offering Summary
102 Emery St., Portland
4-Unit Apartment Building
Suggested Price: \$599,000

Property Details

- Year built: 1900
- Building Square Footage: 3,174
- Lot Size: 2,400SF
- Zone: R-6

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[Portland Maine Assessor's Property Photo](#)

Property Highlights

- Parking – Units 1 & 2 each have 1 spot per the lease. Space for more is used, but not guaranteed
- Laundry – free and onsite
- Basement storage for tenants
- New gas boiler and hot water storage
- Recent fire safety inspections – no outstanding violations
- Updated electrical panels
- Roof capped, and insulation blown in years ago
- Radon tested in 2014 – results below 1.4

Rent Info & Income

Unit	Bedroom Count	Rent	Utilities incl.	Lease Term
1	1/2 BR	\$850	H/HW	Tenant-at-will, requires 90-day notice to vacate or increase rent
2	Studio	\$750	H/HW, elect.	Lease thru 8/31/2018
3	2 BR	\$1,350	H/HW	Lease thru 8/31/2018
4	2 BR	\$1,125	H/HW	Lease thru 11/30/2017, requires 90-day notice to vacate or increase rent

Expenses

Taxes	\$6,568
Insurance	\$2,378
Gas	\$2,435
Water/Sewer	\$1,479
Electric	\$766
Unit Registration	\$140
Total	\$13,626

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