MAINE Listings

Income and Expense

Address: 766 Ocean Ave, Portland, ME 04103 **# Units:** 3

RENTAL INFORMATION: **ML #:**

	#BR	#Baths	Rent	Security Deposit	Lease	Date Lease Expires	Utilities Paid by Tenant
Unit #1	2	1.5	$ $2,800.00 ☐ Estimated ☒ Actual	$2,800.00	Yes	03/31/2027	Electric
Unit #2	1	1	$ $2,300.00 ☐ Estimated ☒ Actual	$2,300.00	Yes	08/31/2027	Electric
Unit #3	1	1	$ $1,700.00 ☐ Estimated ☒ Actual	$1,700.00	No		Electric
Unit #4			$ ☐ Estimated ☐ Actual				
Unit #5			$ ☐ Estimated ☐ Actual				

INCOME:

Monthly Rental Income	$ 6,800.00	
Annual Rental Income	$ 81,600.00	
Vacancy	$	%
Gross Income	$ 81,600.00	

OWNER EXPENSES:

Gas	$	☐ Monthly	☐ Annual
Propane	$	☐ Monthly	☐ Annual
Oil	$ $2,400.00	☐ Monthly	☒ Annual
Water	$ $1,720.00	☐ Monthly	☒ Annual
Sewer	$ W/ Water Total	☐ Monthly	☒ Annual
Electricity	$ $610.00	☐ Monthly	☒ Annual
Taxes	$ $8,116.62	☐ Monthly	☒ Annual
Insurance	$ $1,520.00	☐ Monthly	☒ Annual
Snow Removal	$	☐ Monthly	☐ Annual
Mowing	$	☐ Monthly	☐ Annual
Repairs/Maintenance	$	☐ Monthly	☐ Annual
Other:	$	☐ Monthly	☐ Annual
Other:	$	☐ Monthly	☐ Annual
Other:	$	☐ Monthly	☐ Annual
Operating Expenses	$ $14,366.62		
Management Fee	$		
Total Expenses	$ $14,366.62		
NOI	$ $67,233.38		

Additional Comments:

Owner pays heat- FHW Boiler (Oil). Regularly maintained, all new zone valves in 2023, new expansion tank 2024.

NOTE: The information provided in this document are estimates only. The creator makes no guarantees of accuracy.

Revised: 5.6.2020