

115 CLARK STREET

WEST END / PORTLAND, MAINE

THREE RESIDENCES. ONE SMART ACQUISITION.

3	5	$1,049,000
RESIDENCES	OFF-STREET SPACES	

Quality updated interiors | 2 outdoor decks | 5 off-street parking spaces

West End location | Shared on-site laundry | Seller financing available

Presented by Jen Tripp | Azimi Lutkoff Homes | Signature Homes Real Estate

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Established Income. Documented Performance.

Current rental income, documented operating expenses, and upcoming eligible rent increases.





$91,500	$23,370.73	$68,129.27
CURRENT ANNUAL RENT	CURRENT ANNUAL EXPENSES	CURRENT NOI

CURRENT RENT COLLECTED | UPCOMING 5% RENT INCREASE SCENARIO

RESIDENCE	CURRENT / MONTH	ELIGIBLE +5% / LEASE END
UNIT 3 | 1 bedroom + loft Oil heat | Landlord-paid	**$2,950.00**	**$3,097.50** Dec 21, 2026
UNIT 1 | 2 bedrooms Oil heat | Landlord-paid	**$2,500.00**	**$2,625.00** Feb 28, 2027
UNIT 2 | 1 bedroom Gas monitor | All utilities paid by landlord	**$2,175.00**	**$2,283.75** Apr 30, 2027
TOTAL MONTHLY RENT	**$7,625.00**	**$8,006.25**

5% RENT INCREASE ELIGIBILITY AT LEASE EXPIRATION

Seller reports eligibility for all 3 units, subject to Portland rent-control rules and notice.

Potential additional annual rent after all 3 increases: **+$4,575 / YEAR**

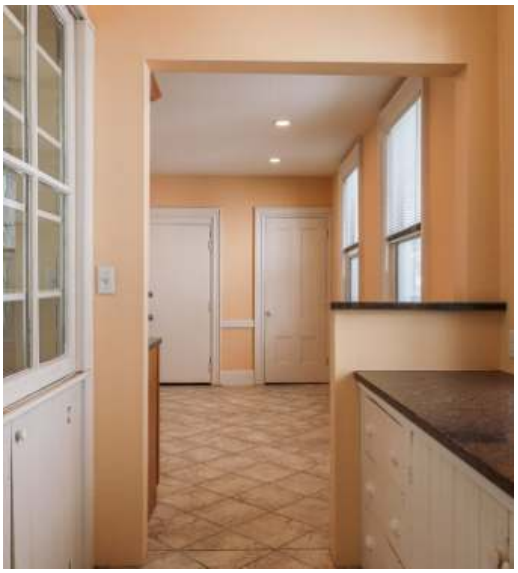
6.49%	6.93%	$72,704.27
CURRENT CAP RATE	2027 PROJECTED CAP RATE	PROJECTED ANNUAL NOI

Projected annual figures assume all increases are effective for a full year; not guaranteed.
NOI excludes financing, vacancy, capital reserves and potential tax reassessment.

Updated interiors. Prime West End location.

Well-positioned West End property with practical amenities and long-term potential.





PROPERTY CONDITION & AMENITIES

Quality updated interiors

2 outdoor decks

5 off-street parking spaces

Shared on-site laundry

Buderus boiler (2020) | Seller-reported

THE INVESTMENT CASE

01

CURRENT RENTAL PERFORMANCE

Three occupied residences producing $91,500 in current annual rent.

02

IDENTIFIABLE RENT INCREASE POTENTIAL

Seller reports 5% increase eligibility at each listed lease expiration.

03

LONG-TERM EQUITY OPPORTUNITY

Rental income may help service debt and reduce mortgage principal over time.

CURRENT OPERATING EXPENSES & DOCUMENTATION

Annual operating expenses: $23,370.73 | Monthly equivalent: $1,947.56

Categories include taxes, insurance, maintenance, landscaping, utilities and water/sewer.

Itemized accounting records and supporting receipts available upon request.

INVESTOR OR FUTURE OWNER-OCCUPANT APPEAL

All units currently occupied; lawful possession and buyer financing must be verified.

Appreciation, equity growth and tax benefits are not guaranteed; consult advisers.