



Fast Pak
499 Stevens Ave.



5 Offices on corner lot
\$499,000

Summary:

Are you a small business owner looking for space? Why rent when you can buy!? This property is located Deering Center on the corner of Hartley and Stevens. The Building currently has 5 separate offices, Handicapped accessible ramp with ease of access to the on-site parking lot with 5-8 car parking. Use all 5 spaces or have someone pay your mortgage for you.

Directions: Stevens Ave. property is on the corner of Hartley and Stevens.

You can download all FastPaks to your computer at
www.SullivanMulti.com

SULLIVAN MULTI FAMILY REALTY – 50 SEWALL STREET, 2ND FLR, PORTLAND, ME 04102
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Property Location: 499 Stevens Ave.



Property Information

Gross Living Area	2042	Year Built	1900	
Lot Size	0.16	Parking	6-10	
Book & Page, Map & Lot	32262/115	135/C/19	Zoning	RP

Property Income

Unit	Bds/Baths	Current Rents/month	Deposit	Lease Ends	Market Rents/month
Unit 1		\$450		TAW	\$675
Unit 2		\$400		TAW	\$675
Unit 3		\$450		TAW	\$675
Unit 4		\$775		TAW	\$675
Unit 5		\$425		TAW	\$675
Unit 6		Vacant			\$675
Totals		\$2,500			\$4,050

Property Expenses

Expenses	Seller \$/yr.+/-	Unit 1	Unit 2	Unit 3	Unit 4
Payment Responsibility: S=Seller T=Tenant					
Taxes	\$3,119				
Insurance	\$1,235				
Water/Sewer	\$765				
Electricity	\$1,527				
Cable/Internet	\$448				
Hot Water Rentals					
Natural Gas	\$943				
NG ranges					
Garbage					
Maintenance	\$2,019				
Management					
Plowing/Landscaping	\$962				
Bookkeeping					
Other Expenses					
Totals	\$11,018				

Summary

Current Income	\$30,000	Market Income	\$48,600
Expenses	\$11,018	Expenses	\$11,018
Net Operating Income	\$18,982	Net Operating Income	\$37,582

Notes

KEY: S = Paid by Seller T = Paid by Tenant TAW = Tenant at Will

The information above has been obtained from sources believed reliable. Neither Sullivan Mutli Family Realty nor the seller makes any representations or warranties as to the accuracy of the enclosed information.

Showing Notes: 499 Stevens Ave. Portland Me.



Are you a small business owner looking for space? Why rent when you can buy!? This property is located in Deering Center on the corner of Hartley and Stevens. The Building currently has 5 separate offices, Handicapped accessible ramp with ease of access to the on-site parking lot with 5-8 car parking. Use all 5 spaces or have someone pay your mortgage for you.

Unit #1	Unit #2
<ul style="list-style-type: none"> • office 	<ul style="list-style-type: none"> • office
Unit #3	Unit #4
<ul style="list-style-type: none"> • office 	<ul style="list-style-type: none"> • office
Unit #5	Unit #6
<ul style="list-style-type: none"> • office 	<ul style="list-style-type: none"> • open room that could be updated for a breakroom/kitchen area
BASEMENT	ATTIC (IF APPLICABLE)
<ul style="list-style-type: none"> • open Space 	<ul style="list-style-type: none"> • Open space for expansion
UTILITIES	OTHER NOTABLE FEATURES
<ul style="list-style-type: none"> • Natural Gas • New Heat Pump April 2016 	<ul style="list-style-type: none"> • Onsite parking • Public Transportation • In-town • Handicap Ramp to parking lot

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

499 Stevens Ave

PROPERTY LOCATED AT: Portland,

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump: Yes No N/A Quantity: Yes No Unknown

Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No

IF YES: Date of most recent test: _____ Are test results available? Yes No

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No

IF YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

INSTALLATION: Location: _____

Installed BY: _____ DATE of Installation: _____

USE: Number of Persons currently using system? _____

Does system supply water for more than one household? Yes No Unknown

COMMENTS: None

Source of SECTION I information: Public record, Seller

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? Yes No If yes, what results: _____

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR _____ Date of Installation: _____

Date Last Pumped: _____ Name of Company Pumping Tank: _____

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem: _____

Date of Last Servicing of tank: _____ Name of Company Servicing Tank: _____

LEACH FIELD: Yes No Unknown

IF YES: Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of Last Servicing of leach field: _____ Name of Company Servicing leach field: _____

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No

IF YES, is it available? _____

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS: None

Source of SECTION II information: Public record, Seller

2018 Page 1 of 3 - SPD Seller(s) Initials _____ Buyer(s) Initials _____

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499 Stevens Ave.

Bill Sullivan

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SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Gas /BFIHW			
Age of system(s)/source(s)	15+ yrs			
Name of company that services system(s)/source(s)	Gelinas			
Date of most recent service call	01/01/2018			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))				
Malfunction per system(s)/ source(s) within past 2 years				
Other pertinent information				

Are there fuel supply lines? Yes No Unknown Are any buried? Yes No Unknown Are all sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____ Direct/Power Vent: Yes No Unknown

COMMENTS: _____

Source of SECTION III information: Seller

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

IF YES: Are tanks in current use? Yes No Unknown

IF NO above: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____

Location: _____

Have you experienced any problems such as leakage? _____

Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown

COMMENTS: None

Source of information: Seller

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? Yes No Unknown Ceilings? Yes No Unknown

• in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown

• in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown

COMMENTS: None

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: _____ By: _____

Results: _____ If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: None

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: _____ By: _____

Results: _____ If applicable, What remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: None

Source of information: Seller

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age

IF YES, describe location and the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards? Yes No

IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? Yes No

COMMENTS: None

Source of information: Seller

PROPERTY LOCATED AT 499 Stevens Ave, Portland,

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

- TOXIC MATERIAL: Yes No Unknown
- LAND FILL: Yes No Unknown
- RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

IF YES: Explain: _____

Is access by means of a non-public way? Yes No Unknown If YES, who is responsible for maintenance? _____

What is your source of information: Seller

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: _____ Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? (not a determination of flood zone) Yes No Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: _____

• Year Principal Structure Built: 1900 What year did Seller acquire property? 2015

• Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: None

Comments: None

Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

• Water, moisture or leakage since you owned the property: Yes No Unknown Comments: _____

Prior water, moisture or leakage? Yes No Unknown Comments: _____

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Unknown Modular - Yes No Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of SECTION V information: _____

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER
OLN LLC

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE



