

FOR SALE • MULTI-FAMILY PORTFOLIO

Clinton Portfolio of 18 Buildings • Clinton, ME



INVESTMENT OPPORTUNITY

- 18-multi-family and residential buildings portfolio featuring 38 units fully leased
- Diverse unit mix including one, two, three, and four-bedroom residences, plus single-family homes, offering broad tenant appeal.
- Excellent cash flow with multiple income streams and full occupancy, which delivers excellent returns.

SALE PRICE: \$3,495,000



Brandon Mitchell

O 207.358.7057

C 207.415.7982

Brandon@malonecb.com

PROPERTY SUMMARY

Clinton Portfolio of 18 Buildings • Clinton, ME



Clinton Portfolio

OWNER:	Roderick Apartments LLC
ADDRESSES:	4, 5, 11, 12, 21, 22, 27, 32 Roderick Road 497, 507, 520, 521, 522, 527, 530, 533, 537 Hinckley Road
BUILDINGS:	18 buildings
TOTAL UNITS:	38
HVAC:	New wall mounted HVAC FHW; propane fired
UTILITIES:	Drilled well and septic
PARKING:	Ample on site
ZONING:	Rural district
SALE PRICE IF SOLD SEPARATELY:	\$3,495,000



RENT ROLL

Clinton Portfolio of 18 Buildings • Clinton, ME

Current Rent Roll		
<u>Property & Unit</u>	<u>Unit Type</u>	<u>Rent/Month</u>
4 Roderick Road Unit A	2/1	\$1,150
4 Roderick Road Unit B	2/1	\$1,100
5 Roderick Road Unit A	2/1	\$1,150
5 Roderick Road Unit B	2/1	\$1,100
11 Roderick Rd Unit A	2/1	\$1,100
11 Roderick Rd Unit B	2/1	\$1,125
12 Roderick Rd Unit A	1/1	\$900
12 Roderick Rd Unit B	1/1	\$800
12 Roderick Rd Unit C	1/1	\$800
12 Roderick Rd Unit D	1/1	\$800
12 Roderick Rd Unit E	1/1	\$800
12 Roderick Rd Unit F	1/1	\$800
12 Roderick Rd Unit G	1/1	\$800
12 Roderick Rd Unit H	1/1	\$800
21 Roderick Rd Unit A	2/1	\$1,250
21 Roderick Rd Unit B	2/1	\$1,250
22 Roderick Rd Unit A	2/1	\$1,250
22 Roderick Rd Unit B	2/1	\$1,425
27 Roderick Rd (Warehouse)	2/1	\$1,400
32 Roderick Rd Unit A	2/1	\$1,250
32 Roderick Rd Unit B	2/1	\$1,300
497 Hinckley Rd (SF)	4/1	\$1,750
507 Hinckley Rd Unit A	1/1	\$850
507 Hinckley Rd Unit B	1/1	\$900
507 Hinckley Rd Unit C	1/1	\$825
507 Hinckley Rd Unit D	1/1	\$800

507 Hinckley Rd Barn	Barn	\$0
520 Hinckley Rd (SF)	1/1	\$900
521 Hinckley Rd Unit A	2/1	\$1,100
521 Hinckley Rd Unit B	2/1	\$1,100
522 Hinckley Rd	1/1	\$900
527 Hinckley Rd Unit A	2/1	\$1,100
527 Hinckley Rd Unit B	2/1	\$1,100
530 Hinckley Rd Unit A	2/1	\$1,150
530 Hinckley Rd Unit B	2/1	\$1,100
533 Hinckley Rd (Trailer)	3/1	\$1,250
537 Hinckley Rd Unit A	2/1	\$1,100
537 Hinckley Rd Unit B	2/1	\$1,100
TOTAL	38 Units	\$39,375

Unit Mix		
<u>Type</u>	<u>Unit Count</u>	<u>Average Rent</u>
1/1	14	\$834
2/1	21	\$1,176
3/1	1	\$1,250
4/1	1	\$1,750

PRO FORMA

Clinton Portfolio of 18 Buildings • Clinton, ME

Profit and Loss Proforma		
	<u>Total</u>	<u>Per Unit</u>
Income		
Rent	\$472,500	\$12,434
Vacancy	-\$33,075	7%
Total Income	\$439,425	\$11,564
Expense		
Real Estate & PP Taxes	\$25,000	\$658
Insurance	\$21,608	\$569
Management	\$21,600	\$568
Maintenance	\$10,000	\$263
Electricity	\$8,179	\$215
Licenses/Inspections	\$85	\$2
Legal Expense	\$935	\$25
Pest Control	\$1,800	\$47
Heat/Oil/Propane	\$12,069	\$318
Landscaping/Snow removal	\$20,400	\$537
Cleaning	\$1,600	\$42
Reserves for Replacement	\$8,789	2%
Total Expense	\$132,064	\$3,475
NOI	\$307,361	\$8,088

Valuation	
# of Units	38
Income	\$439,425
Expense	-\$132,064
NOI	\$307,361
Indicative Cap Rate	8.79%
Portfolio Value	\$3,495,000
Value per Unit	\$91,974



CASH FLOW

Clinton Portfolio of 18 Buildings • Clinton, ME

Financing Assumptions	
Loan Amount @ 75% LTV	\$2,621,250
Loan Amount @ 1.35x DSCR	\$2,684,419
Loan Amount	\$2,621,250
Rate	7.00%
Amort	25 Years
Payment	\$222,317
Stabilized Amortizing DSCR	1.38x
LTV	75%

Sources and Uses	
Uses	
Acquisition	\$3,495,000
Closing Costs	\$50,000
Total Uses	\$3,545,000
Sources	
Equity	\$923,750
Bank Loan	\$2,621,250
Total Sources	\$3,545,000

Sale Year 10	
Value @ 9.00% Cap Rate	4,455,963
Costs @ 4%	(178,239)
Existing Loan Balance	(2,061,178)
Net Sale Proceeds	2,216,547

10 yr IRR											
		Operating Period									
		1	2	3	4	5	6	7	8	9	10
Income and Expenses	<u>Annual Increase</u>										
Income	3%	\$439,425	\$452,608	\$466,186	\$480,172	\$494,577	\$509,414	\$524,696	\$540,437	\$556,650	\$573,350
Expenses	3%	-\$132,064	-\$136,026	-\$140,106	-\$144,310	-\$148,639	-\$153,098	-\$157,691	-\$162,422	-\$167,294	-\$172,313
NOI		\$307,361	\$316,582	\$326,080	\$335,862	\$345,938	\$356,316	\$367,005	\$378,016	\$389,356	\$401,037
Debt Service											
Debt Service Bank		-\$222,317	-\$222,317	-\$222,317	-\$222,317	-\$222,317	-\$222,317	-\$222,317	-\$222,317	-\$222,317	-\$222,317
Investor Equity Contribution	\$923,750										
Sale Proceeds											2,216,547
Project Returns											
Net Cash Before Distribution	(923,750)	\$85,044	\$94,265	\$103,762	\$113,545	\$123,620	\$133,999	\$144,688	\$155,698	\$167,039	\$2,395,266
Return on Equity Balance		9.2%	10.2%	11.2%	12.3%	13.4%	14.5%	15.7%	16.9%	18.1%	259.3%
Project IRR	18.4%										

PHOTOS

Clinton Portfolio of 18 Buildings • Clinton, ME



PHOTOS

Clinton Portfolio of 18 Buildings • Clinton, ME



5-MILE DEMOGRAPHICS

Clinton Portfolio of 18 Buildings • Clinton, ME



8,942
Population

2.3
Average Household Size

43.9
Average Age

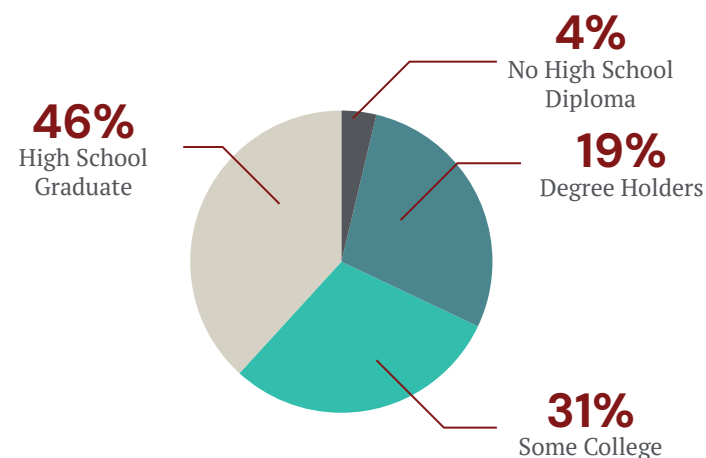
\$66,010
Average Household
Income



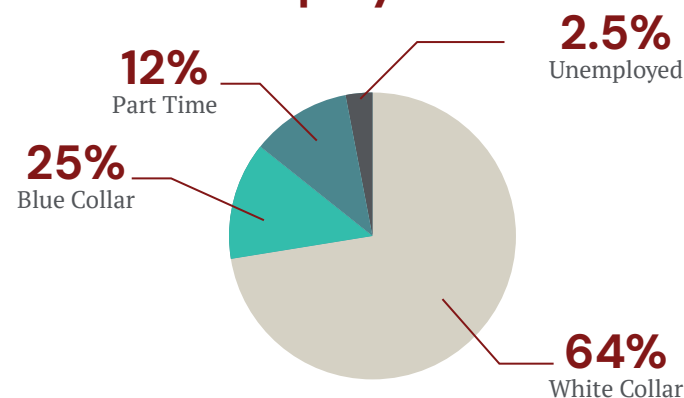
286
Total Businesses

2,695
Total Employees

Education



Employment



AERIAL RODERICK ROAD

Clinton Portfolio of 18 Buildings • Clinton, ME



AERIAL HINCKLEY ROAD

Clinton Portfolio of 18 Buildings • Clinton, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.