FOR SALE | 4-PROPERTY 13-UNIT MULTIFAMILY PORTFOLIO

AUGUSTA & GARDINER, MAINE









PROPERTY HIGHLIGHTS

- Multifamily portfolio acquisition opportunity for investors seeking to establish or expand their Central Maine multifamily presence
- The sale includes 33 Winter Street in Gardiner and 54 & 56 Boothby Street, and 14 State Street in Augusta
- 33 Winter Street: 5-units (1 - 4 BR unit, 1 - 3 BR unit, 1 - 2 BR unit, & 2 - 1 BR units)
  54 Boothby Street: 3-units (3 - 1 BR units with bonus rooms)
  56 Boothby Street: 2-units (2 - 2 BR units)
  14 State Street: 3-units (2 - 1 BR units & 1 - 2 BR unit)
- Separately metered electric/heat throughout most of the units

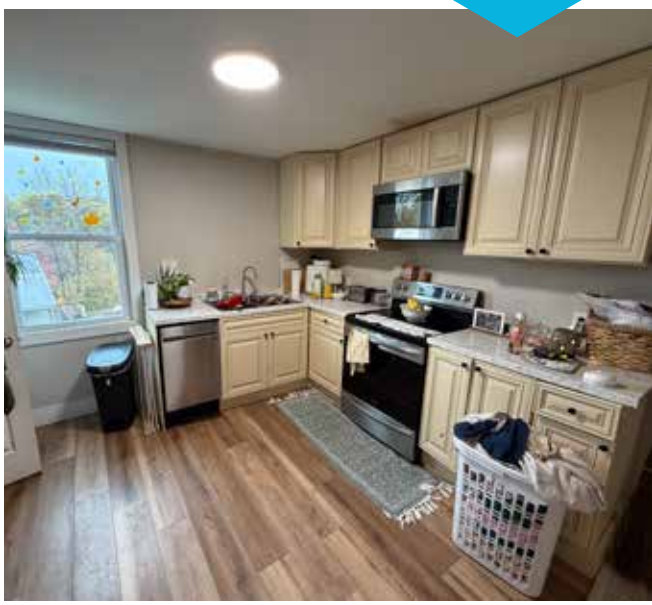
Sale Price: $1,078,000
NOI: $98,510.64
Cap Rate: 9.14%

THE BOULOS COMPANY

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33 WINTER STREET, GARDINER, ME 04345

OWNER	North Creek Capital, LLC
ASSESSOR'S REFERENCE	Map 037, Lot 011
DEED REFERENCE	Book 13720, Page 19
BUILDING SIZE	3,915± SF
LOT SIZE	0.14± AC
ZONING	CB - Central Business Zone
YEAR BUILT	1890/1976 (effective year built); Renovated 2020-2021
# OF STORIES	Two and a half (2.5)
TOTAL # OF UNITS	Five (5)
UNIT COMPOSITION	1 - 4 BR unit, 1 - 3 BR unit, 1 - 2 BR unit, & 2 - 1 BR units
HEATING	Propane; Gas Bottles; Electric
UTILITIES	Municipal water & sewer
LAUNDRY	Coin-op
TENANT PAID UTILITIES	Electric, heat, & hot water
LANDLORD PAID UTILITIES	Water & sewer
OCCUPANCY	100%
PROPERTY TAXES	$4,433.32/year (FY 2026-2027)

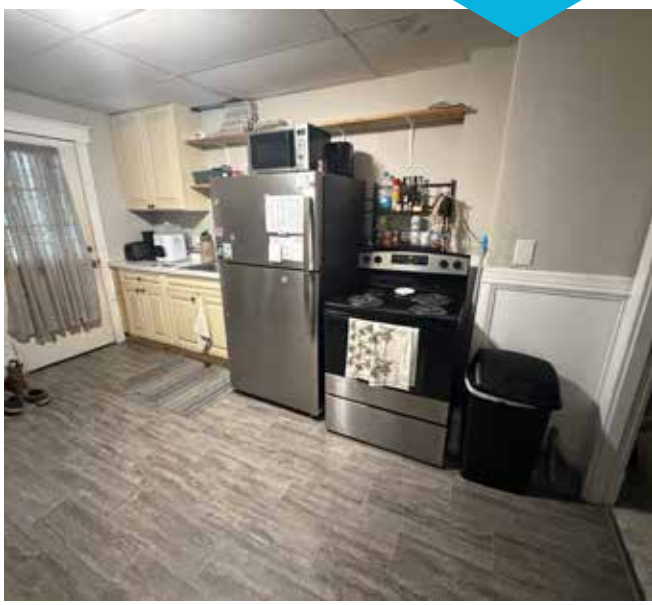






54 BOOTHBY STREET, AUGUSTA, ME 04330

OWNER	North Creek Property Group, LLC
ASSESSOR'S REFERENCE	Map 034, Lot 294
DEED REFERENCE	Book 14497, Page 131
BUILDING SIZE	1,495± SF
LOT SIZE	0.21± AC
ZONING	RC - High Density Residential
OPPORTUNITY ZONE	Yes
YEAR BUILT	1938
# OF STORIES	Two (2)
TOTAL # OF UNITS	Three (3)
UNIT COMPOSITION	3 - 1 BR units with bonus rooms
HEATING	Direct vent heaters; Natural gas; 2022
UTILITIES	Municipal water & sewer
LAUNDRY	No on-site laundry
TENANT PAID UTILITIES	Electric, heat, & hot water
LANDLORD PAID UTILITIES	Water & sewer
OCCUPANCY	100%
PROPERTY TAXES	$2,661.01/year (FY 2026-2027)







56 BOOTHBY STREET, AUGUSTA, ME 04330

OWNER	North Creek Capitol Group, LLC
ASSESSOR'S REFERENCE	Map 034, Lot 295
DEED REFERENCE	Book 14147, Page 33
BUILDING SIZE	1,400± SF
LOT SIZE	0.10± AC
ZONING	RC - High Density Residential
OPPORTUNITY ZONE	Yes
YEAR BUILT	1900
# OF STORIES	Two (2)
TOTAL # OF UNITS	Two (2)
UNIT COMPOSITION	2 - 2 BR units
HEATING	Oil; Baseboard
UTILITIES	Municipal water & sewer
LAUNDRY	In-unit
TENANT PAID UTILITIES	Electric, heat, & hot water
LANDLORD PAID UTILITIES	Water & sewer
OCCUPANCY	100%
PROPERTY TAXES	$2,088.96/year (FY 2026-2027)







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14 STATE STREET, AUGUSTA, ME 04330

OWNER	North Creek Capitol Group, LLC
ASSESSOR'S REFERENCE	Map 034, Lot 216
DEED REFERENCE	Book 14084, Page 0064
BUILDING SIZE	2,655± SF
LOT SIZE	0.18± AC
ZONING	RC - High Density Residential
OPPORTUNITY ZONE	Yes
YEAR BUILT	1869
# OF STORIES	Three (3)
TOTAL # OF UNITS	Three (3)
UNIT COMPOSITION	2 - 1 BR units 1 - 2 BR unit
HEATING	Boiler; Natural Gas (2025)
UTILITIES	Municipal water & sewer
LAUNDRY	No on-site laundry
TENANT PAID UTILITIES	Electric & hot water
LANDLORD PAID UTILITIES	Heat, water, & sewer
OCCUPANCY	100%
PROPERTY TAXES	$2,937.07/year (FY 2026-2027)







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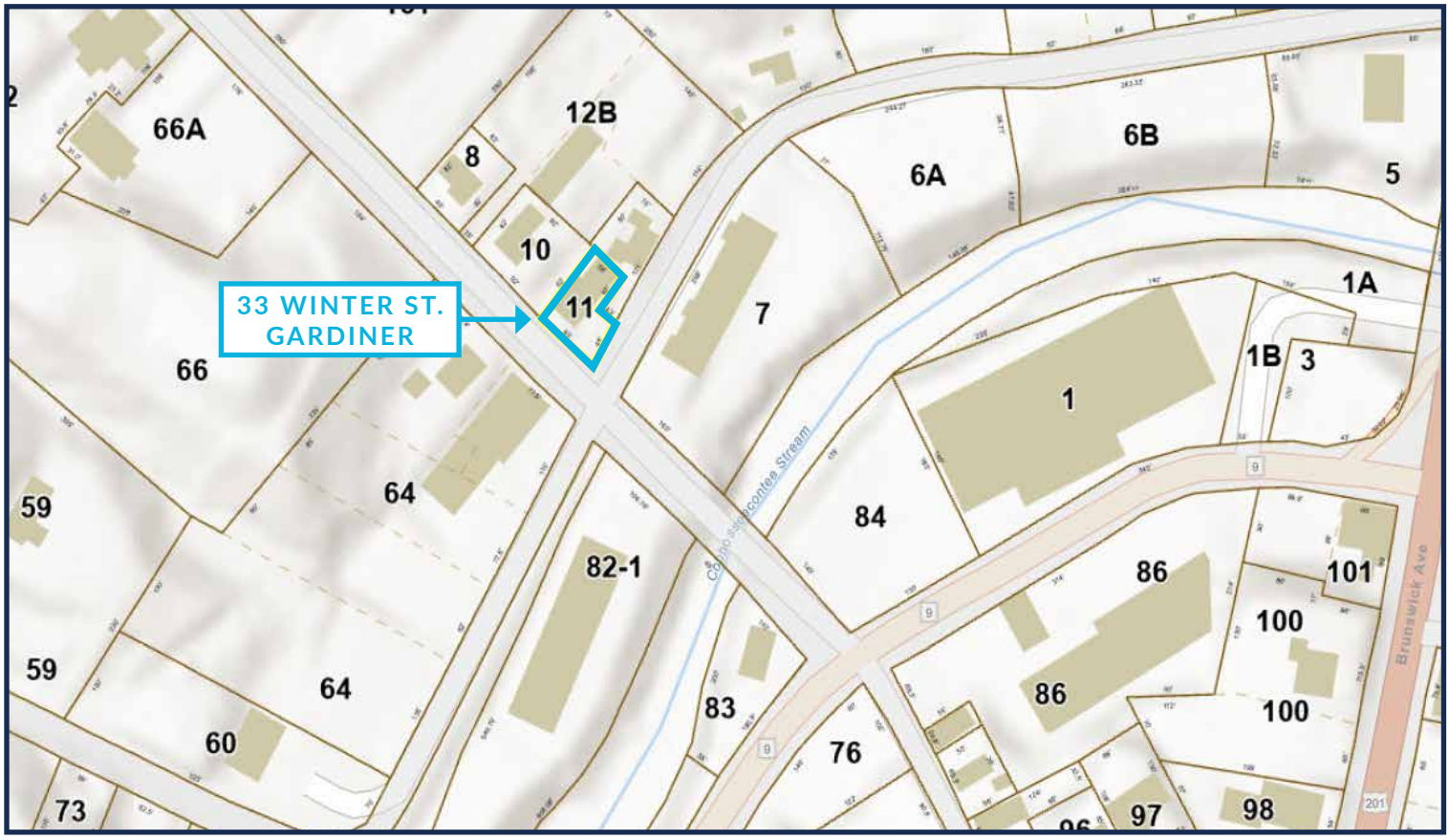
PRO FORMA

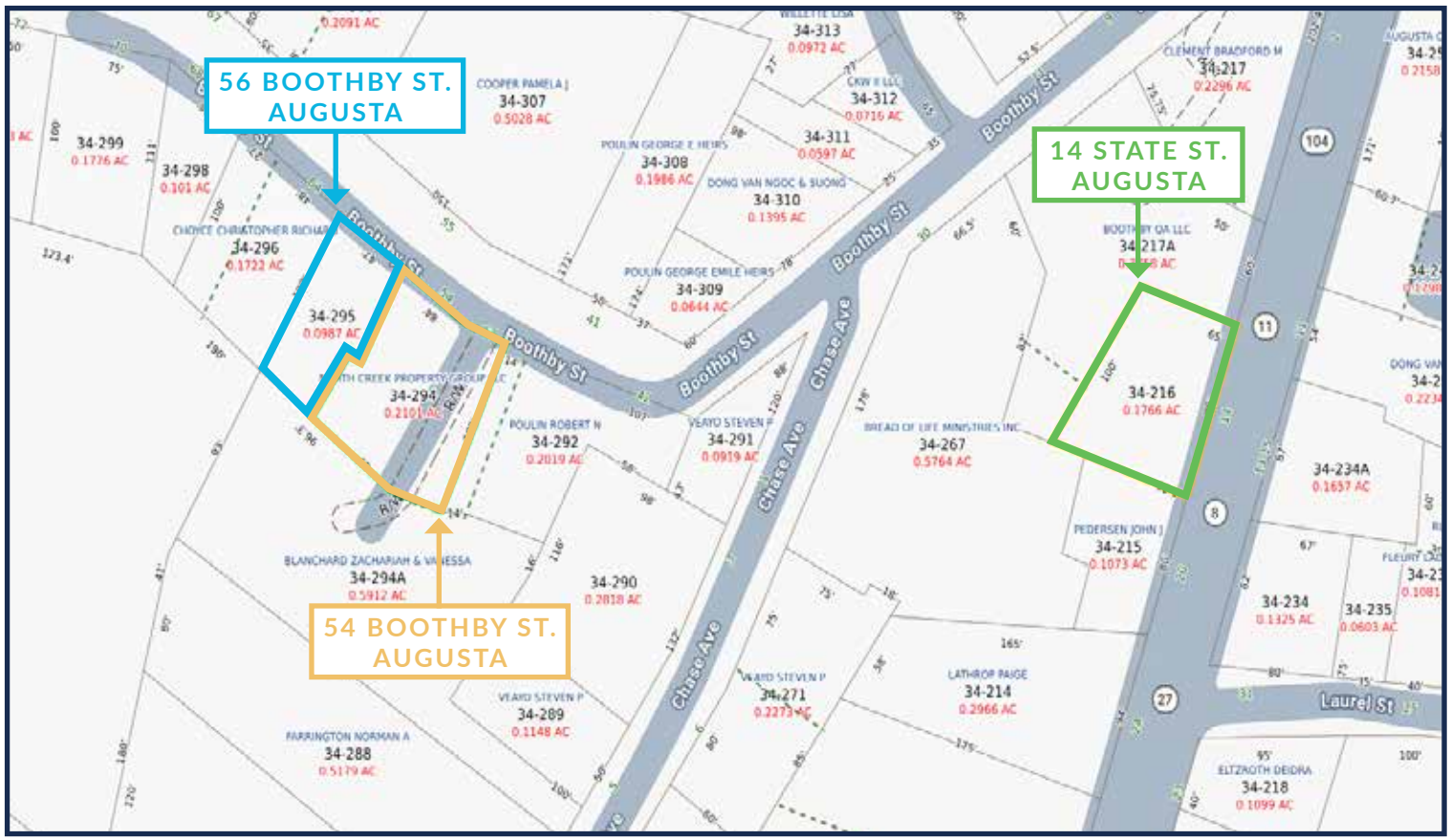
INCOME	
Current Rental Income	$181,800.00
TOTAL INCOME	$181,800.00
OPERATING EXPENSES	
Taxes	($12,120.36)
Insurance	($7,438.00)
Legal & Professional Fees	($3,114.00)
Landscaping/Plowing	($3,000.00)
Utilities	($21,089.00)
Repairs	($10,560.00)
Cleaning & Maintenance	($516.00)
Management (7%) (est.)	($12,726.00)
Vacancy & Credit Loss (4%) (est.)	($7,272.00)
Capital Reserves (3%) (est.)	($5,454.00)
TOTAL OPERATING EXPENSES	**($83,289.36)**
NOI	**$98,510.64**
PURCHASE PRICE	**$1,078,000.00**
CAP RATE	**9.14%**
$/UNIT	**$82,923.08**

RENT ROLL

UNIT	Type	Start Date	Current Rent
33 Winter Street, Gardiner			
1	At Will	3/16/2025	$1,100.00
2	At Will	4/1/2024	$1,100.00
3	At Will	7/3/2022	$1,900.00
4	Fixed	3/20/2026	$1,375.00
5	Fixed w/ Rollover	9/1/2026	$1,450.00
54 Boothby Street, Augusta			
1	At Will	3/2/2024	$1,000.00
2	Fixed w/ Rollover	8/22/2026	$975.00
3	At Will	2/1/2025	$1,050.00
56 Boothby Street, Augusta			
1	At Will	2/24/2024	$1,200.00
2	At Will	10/9/2021	$1,100.00
14 State Street, Augusta			
1	At Will	3/19/2024	$1,100.00
2	At Will	7/1/2021	$850.00
3	At Will	2/17/2024	$950.00
MONTHLY TOTAL			**$15,150.00**
ANNUAL TOTAL			**$181,800.00**

GIS MAPS


33 WINTER ST.
GARDINER
66A
12B
8
10
11
7
6A
6B
5
1A
1B
3
1
66
64
59
82-1
84
86
101
100
83
76
60
73
97
98
Brunswick Ave


56 BOOTHBY ST.
AUGUSTA
54 BOOTHBY ST.
AUGUSTA
14 STATE ST.
AUGUSTA
Boothby St
Chase Ave
Laurel St
34-295
34-294
34-294A
34-296
34-299
34-298
34-307
34-308
34-309
34-310
34-311
34-313
34-312
34-292
34-291
34-290
34-289
34-288
34-267
34-216
34-217
34-217A
34-215
34-214
34-271
34-234
34-234A
34-235
34-218

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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.