



Property Highlights

- Great opportunity to acquire a well-located six-unit multifamily property in Portland's highly desirable West End, just off Congress Street and adjacent from Maine Medical Center.
- 5,766± SF multi-family with a variety of 1-3 bedroom units.
 - 4 - One bedrooms, one bath
 - 2 - Three bedrooms, one bath
- Significant value-add potential through rental upside and future unit improvements.
- Sale Price: \$1,100,000

Property Address: 16 Gilman Street Portland, ME
Owner: Harriman Assets G16, LLC
Map/Lot: 64/E/19001
Book/Page: 40180/303
Lot Size: 0.1324± Acres
Zoning: RN-4 (Neighborhood Residential)
Building Size: 5,766± SF
Year Built: 1912
Number of Units: 6 Total- See Rent Roll
Utilities: Municipal Water/Sewer
Heat: Hot Water; Natural Gas
Electric: Separately Metered Units
Roof: Rubber Membrane
Parking: On street
R.E. Taxes (2026): \$12,755.00
Sale Price: \$1,100,000



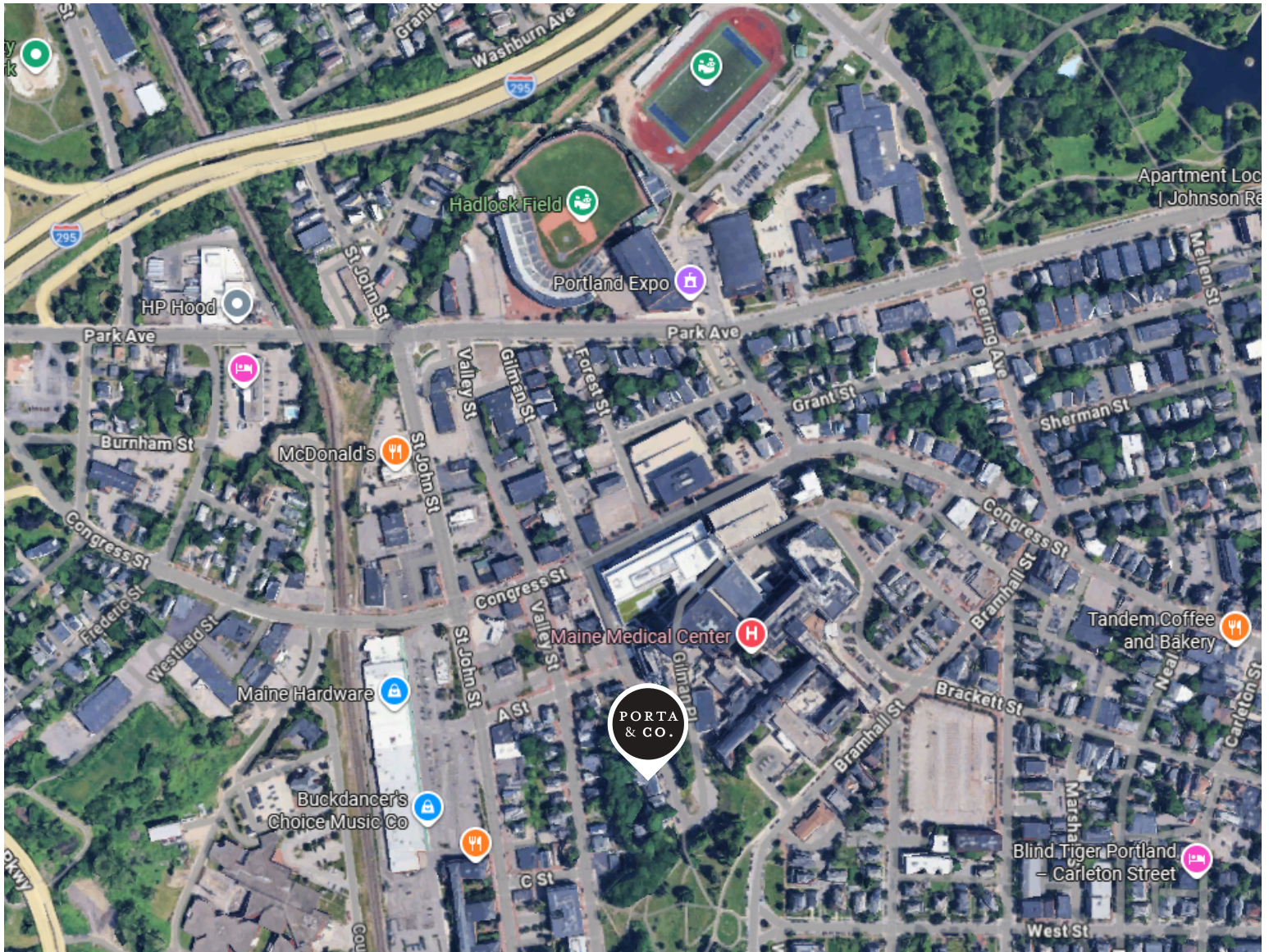
Income & Expense Analysis

16 Gilman Street | Portland, ME

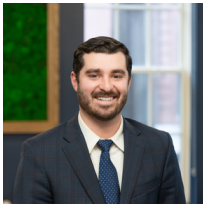
Current Rent Roll - 16 Gilman Street Portland				
Unit #	Rent	Surcharge	Total	Expiration
1	\$ 1,000.00	\$ 130.00	\$ 1,130.00	TAW
2	\$ 1,600.00	\$ 130.00	\$ 1,730.00	TAW
3	\$ 1,118.68	\$ 130.00	\$ 1,248.68	TAW
4	\$ 1,592.00	\$ -	\$ 1,592.00	TAW
5	\$ -	\$ -	\$ -	VACANT
6	\$ 1,500.00	\$ 128.00	\$ 1,628.00	TAW
	\$ 6,810.68	\$ 518.00	\$ 7,328.68	
	\$ 81,728.16	\$ 6,216.00	\$ 87,944.16	

Pro Forma Rent Roll - 16 Gilman Street Portland							
Unit	Current Rent	Allowable Increase	Banked Rent	Allowable Rent	Future Banked Rent	Water/Sewer	Gross Potential
1	\$ 1,000.00	\$ 22.00	\$ 165.28	\$ 1,110.00	\$ 77.28	\$ 130.00	\$ 1,240.00
2	\$ 1,600.00	\$ 35.20	\$ 157.50	\$ 1,760.00	\$ 32.70	\$ 130.00	\$ 1,890.00
3	\$ 1,118.68	\$ 24.61	\$ -	\$ 1,143.29	\$ -	\$ 130.00	\$ 1,273.29
4	\$ 1,592.00	\$ 35.02	\$ 159.80	\$ 1,751.00	\$ 35.82		\$ 1,751.00
5	\$ 1,600.00	\$ 35.20	\$ 232.00	\$ 1,760.00	\$ 187.20		\$ 1,760.00
6	\$ 1,500.00	\$ 33.00	\$ 334.00	\$ 1,650.00	\$ 217.00	\$ 128.00	\$ 1,778.00
TOTAL	\$ 8,410.68		\$ 1,048.58				\$ 9,692.29
ANNUAL	\$ 100,928.16		\$ 12,582.96				\$ 116,307.49

2026 Projected Operating Expenses	
Repairs & Maintenance	\$ (2,000.00)
Utilities	\$ (10,100.00)
Grounds	\$ (2,600.00)
Professional Fees	\$ (2,000.00)
Real Estate Tax (2026)	\$ (12,755.00)
Property Insurance	\$ (6,000.00)
Total Expenses	\$ (35,455.00)
Projected NOI	\$ 80,854.49

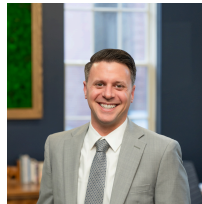


CONTACT US



Emmett Peoples

Associate Broker
c: 207-400-4939
o: 207-747-1515
epeoples@portacompany.com



Anthony Struzziero

Broker
c: 207-329-2335
o: 207-747-1515
astruzziero@portacompany.com

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com