VITALIUS
REAL ESTATE GROUP



HOLT HALL | 79 BRAMHALL ST

INVESTMENT OPPORTUNITY

PROFESSIONAL BROKERAGE SERVICES

Benefit from our team of real estate specialists with a reputation for excellence



PROPERTY HIGHLIGHTS

79 Bramhall St, Portland ME | Holt Hall

- **36 Residential Apartments**
- **First Floor Commercial Space (6,960 +/- sq ft + 1,250+/- sq ft of Storage)**
- **Two Rooftop Cell Tower Leases**
- **62 Parking Spaces on two lots**

For the first time in nearly 30 years, this generational asset is available for purchase. Designed by famed Portland Architect John Calvin Stevens, Holt Hall was built in 1891 as the Maine Eye and Ear Infirmary. In the mid-1990s, the current ownership undertook a meticulous reimagining and redevelopment of the property, transforming it into 36 luxury apartments on the upper floors and quality commercial office space on the ground level previously leased to MaineHealth.

Designed to meet the evolving expectations of high-end renters, the property features spacious, well-appointed residences, each equipped with in-unit washers, dryers, and dishwashers. Many units have been upgraded over the years to align with contemporary design trends, ensuring lasting appeal and strong tenant demand. With on-site parking, an elevator and storage, the apartments offer many of the amenities of newer apartment developments, but with the retained period charm of a historic building.

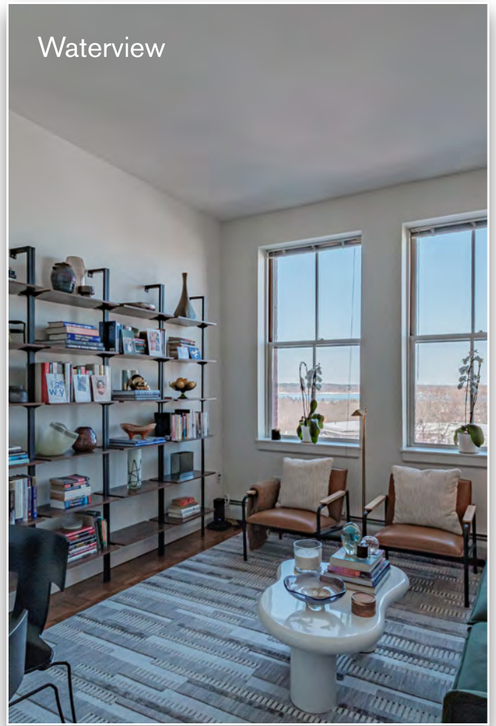
OFFERED AT $9,000,000

INVESTMENT THESIS

With multiple value-add strategies available, this asset presents a compelling opportunity to drive substantial NOI growth. Key investment avenues include:

- **Condo Conversion Potential:** This property is an ideal candidate for conversion given the appetite for mid-market residential and office condominiums. An ideal low-risk, high-reward exit strategy
- **Operational Efficiencies:** Refining building management and cost structures to maximize profitability.
- **Additional Revenue Streams:** Two in-place cell tower leases provide a unique, stable income source, or ability to sell the leased fee interest. Current standing offer in place, see Broker for details.
- **Stand-Alone Parcel (813 Congress St):** This separate lot, located in the B-2-B zone, can be used for parking, developed, or sold. The lot is 7,000 sq ft with 18 parking spaces available. Density appears to allow for 16 residential units.
- **Property Management:** Professionally managed by Dirigo Property Management for over 30 years.




Waterview



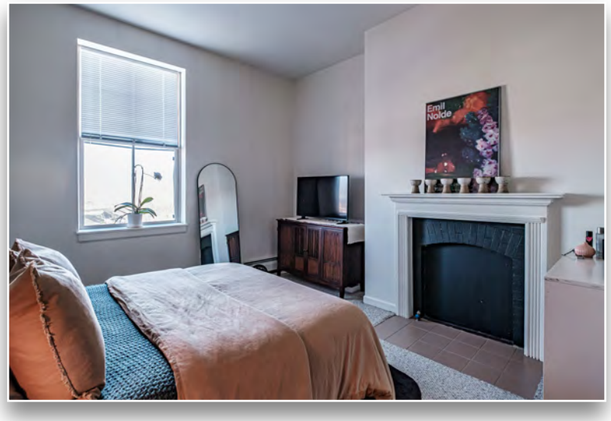


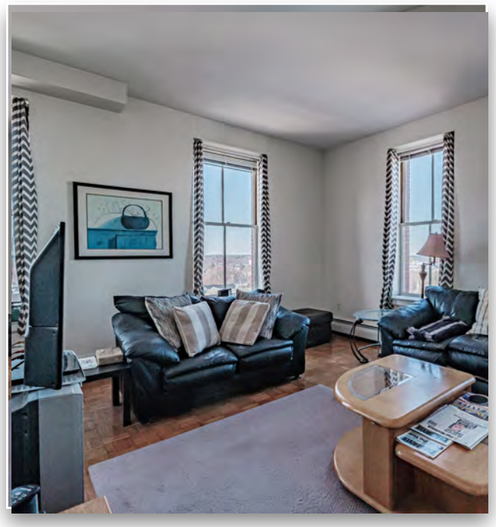












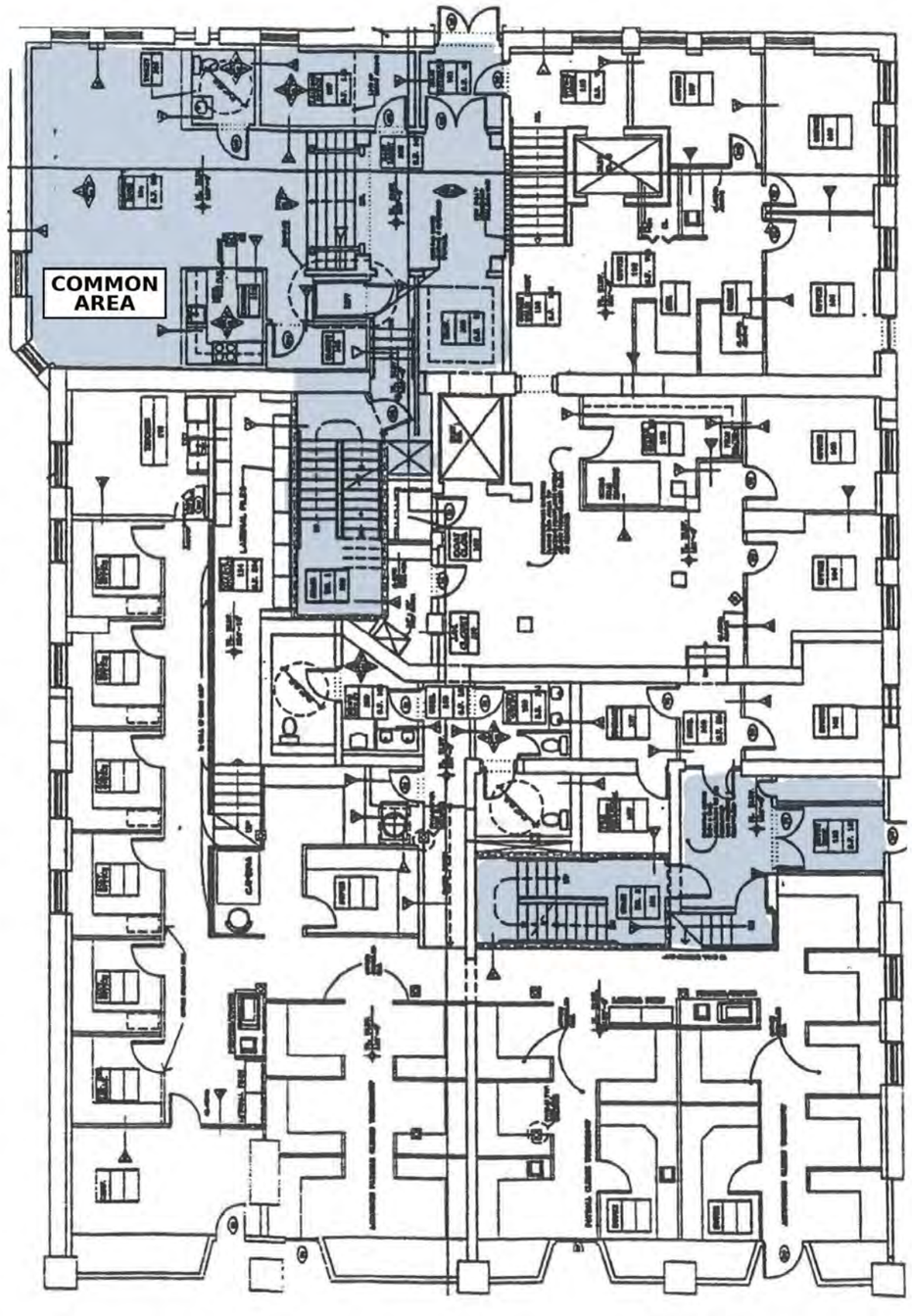


COMMERCIAL SPACE OVERVIEW



Virtually Enhanced Photo

6,960 +/- SF of first-floor commercial office space plus 1,250 +/- SF of basement storage, previously occupied by MaineHealth for 30 years. Available for immediate occupancy as a single suite or subdivided to suit. Large storefront windows and doors along Congress Street make the frontage a natural fit for up to four street-level retail tenants, while the balance of the floor lends itself to co-working, call center, medical or general office use. High street visibility and onsite parking.



FLOOR PLAN FIRST LEVEL



PARKING OVERVIEW

Holt Hall Lot | 49 spaces

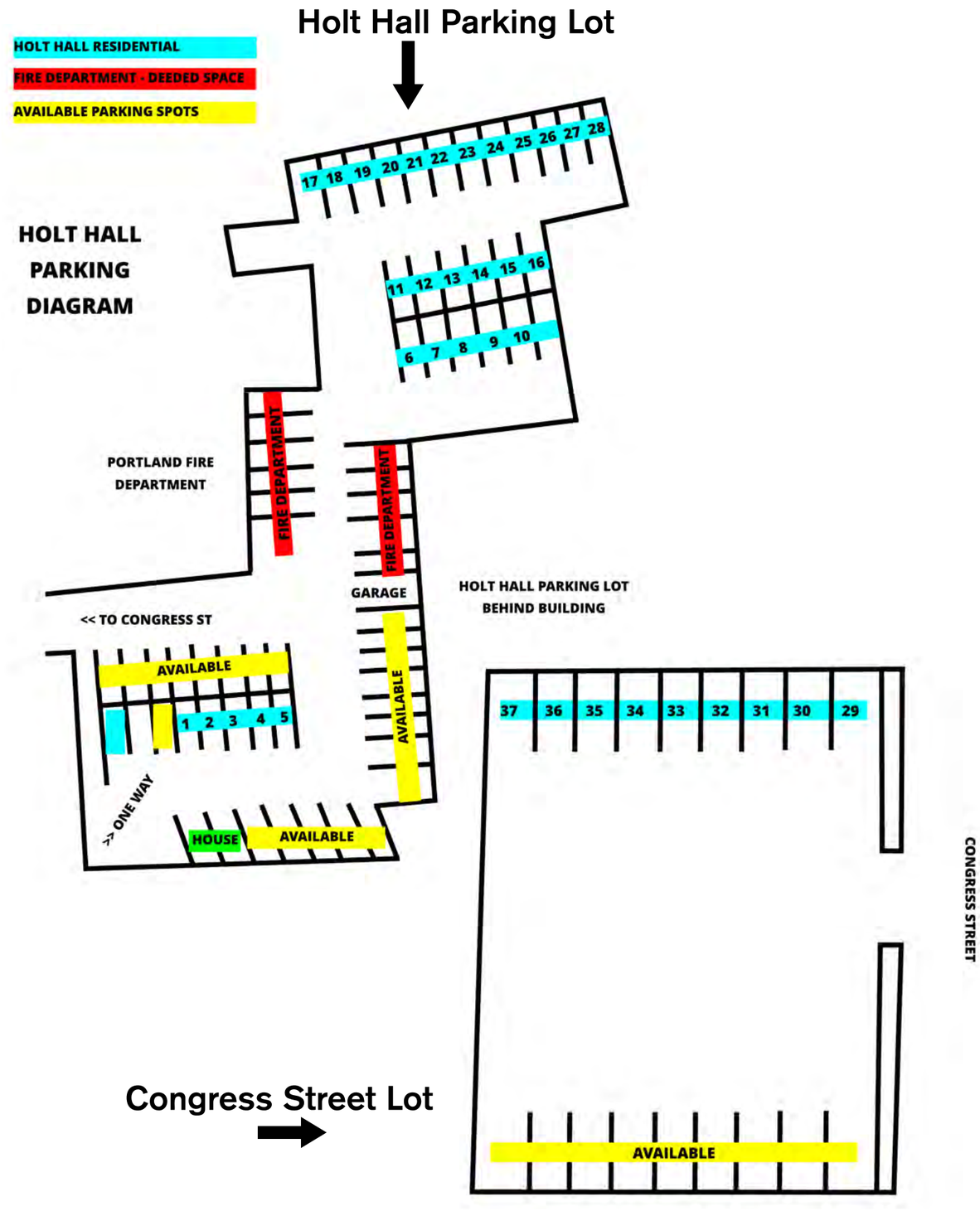
~21 spaces (with handicap) reserved for commercial tenant

28 dedicated parking spaces assigned to residents

Congress St Lot | 18 spaces

In the Congress St. lot there are 18 spaces with 9 for residents and 9 for reserved for a commercial tenant.

Within the parking lot behind Holt Hall, there are 11 deed spaces for the fire department and 2 for the gray house next door.



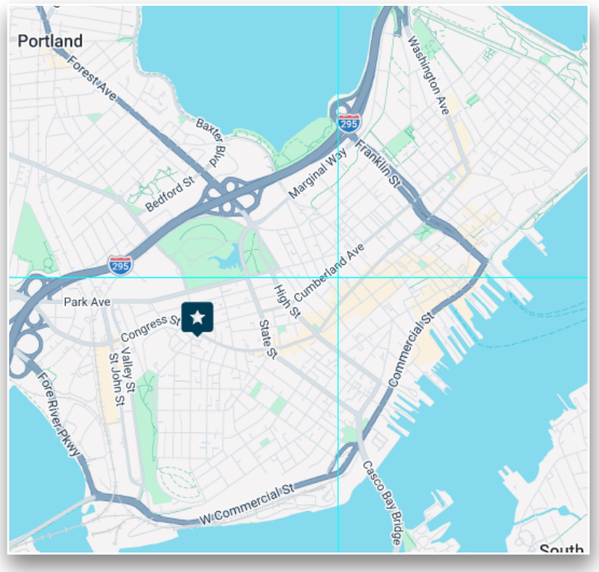


INCOME & EXPENSES

INCOME	AMOUNT
Rent Revenue	$857,064
Commercial*	$122,648
CAM Reimbursement*	$73,200
AT&T Cell Tower	$60,057
T-Mobile Cell Tower	$34,608
Pet Fees	$1,100
Interest Income	$1,492
Financial Revenue	$213
Revenue from Investments	$624
Tenant Charges	$1,447
Total Current Income	**$1,152,453**

**Projected based on prior tenancy*

PROFIT & LOSS		
Income	**$1,152,453**	
Vacancy Loss	($18,369)	1.59%
Operating Expenses	($528,646)	45.87%
NET OPERATING INCOME	**$605,438**	
Asking Price	**$9,000,000**	



UTILITIES		
Electricity	30,581	2.65%
Gas, Heat, HW	30,569	2.65%
Water & Sewer	34,997	3.04%
	$96,147	**8.34%**

OPERATING & MAINTENANCE		
Plumbing	4,552	0.39%
Maintenance Payroll	41,004	3.56%
Fire Alarm System	1,913	0.17%
Parking Lot	790	0.07%
Sprinklers	4,002	0.35%
Windows, Doors & Glass	541	0.05%
Supplies	43,107	3.74%
Garbage & Trash Removal	12,094	1.05%
Snow Removal	11,650	1.01%
Misc Expenses	2,778	0.24%
	$122,431	**10.62%**

TENANT TURNOVER EXPENSES		
Turnover Cleaning	965	0.08%
Apartment Turn	26,730	2.32%
Painting	8,950	0.78%
Damages	(50)	(0.00%)
	$36,595	**3.18%**

ADMINISTRATIVE, TAXES & INSURANCE		
Insurance	47,740	4.14%
Mgmt Fee	63,887	5.54%
Taxes	114,277	9.92%
Office Expenses	2,173	0.19%
Admin / Misc	5,812	0.50%
	$233,889	**20.29%**

CONTRACT SERVICES		
Cleaning / Carpets	12,841	2.43%
Landscaping	6,996	1.32%
Elevator	18,777	3.554%
Security	970	0.18%
	$39,584	**3.43%**

Total Expenses	**$528,646**	**$45.87%**

Click here to access to complete package & supporting documentation

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