



PARKSIDE 3-UNIT

124 Sherman St, Portland | \$789,000

3 Units | 3,030 sqft | MLS #1679888



Investors and house hackers - this downtown Portland 3-unit offers a strong income with two 3-bedroom units currently renting for \$2,700/month each, while the vacant third-floor 2-bedroom gives you the opportunity to generate more income, move in yourself, or make further improvements to build additional equity. The property is equipped with a sprinkler system, separate electric, and a single gas meter. Add to your investment portfolio or offset your housing costs with rental income.



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PROPERTY OVERVIEW

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PROPERTY & DISCLOSURE HIGHLIGHTS

- Lot Size: 0.06+/- acres*
- 3,030 +/- SF Living Area*
- Year Built: 1896*
- Heating System: Rinnai (Natural Gas)

*City Records

RENT ROLL

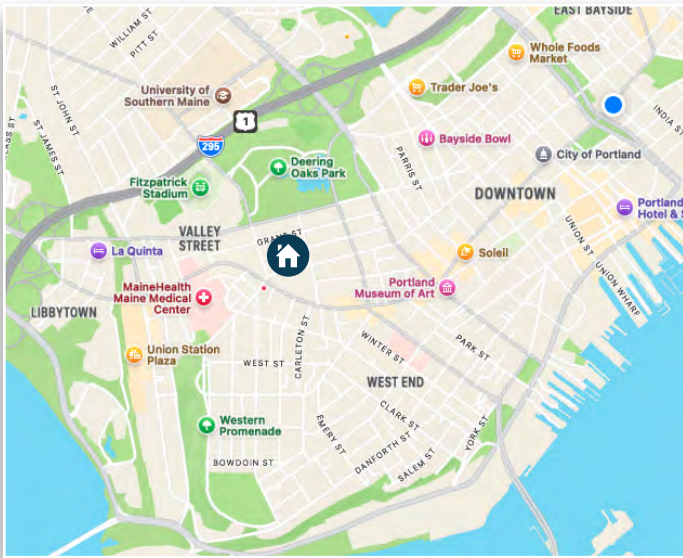
Unit	Bed/Bath	Rent	Lease Term**
1	3/1	\$2,766	10/31/26
2	3/1	\$2,766	10/31/26
3	2/1	\$2,100*	Vacant
Total/Mo		\$7,632	
Annual		\$91,584	

*Prior Rent Amount

**Tenants will remain on a month-to-month basis upon expiration of lease.

EXPENSES

Taxes	\$7,790
Insurance	\$2,678
Heat & Hot Water	\$4,324
Electric	\$3,900
Water/Sewer	\$4,664
Other (Sprinkler Inspection)	\$1,400
Annual Total	\$24,756



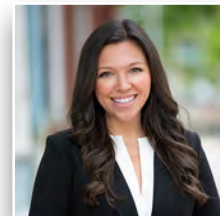
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