

FOR SALE • UNIQUE INVESTMENT OPPORTUNITY

327 Shusta Road • Madison, ME



HIGHLIGHTS

- 8,884± SF 27 room rooming house, one tiny home, and 3 RV sites on 7.5± Acres.
- Property features a commercial kitchen with hood, full fire alarm system, sprinkler system, drilled well, septic, and ample on-site parking.

SALE PRICE: \$1,995,000



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PROPERTY SUMMARY

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OWNER:	Home Deals LLC
DEED:	Book 5464, Page 78
ASSESSOR:	Map 2, Lot 22A
LOT SIZE:	7.50± AC
YEAR BUILT:	1960
CONSTRUCTION:	Masonry
HVAC:	Propane fired boiler
UTILITIES:	Drilled well and septic system
ROOMS:	27 rooms
RESTROOM:	Six (6) full bath Two (2) half bath
SPRINKLER:	Yes; wet
ADDITIONAL FEATURES:	Commercial kitchen with hood Full fire alarm kitchen
ADDITIONAL RENTALS:	One (1) tiny home Three (3) RV sites
PARKING:	Ample on-site
ZONING:	Residential Rural
SALE PRICE IF SOLD SEPARATELY:	\$1,995,000





RENT ROLL

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Current Rent Roll		
<u>Unit</u>	<u>Unit Type</u>	<u>Rent/Month</u>
A1	Boarding Room	\$1,200
A2	Boarding Room	\$1,122
A3	Boarding Room	\$941
A4	Boarding Room	\$1,187
B1	Boarding Room	\$1,042
B2	Boarding Room	\$1,304
B3	Boarding Room	\$1,091
B4	Boarding Room	\$1,121
B5	Boarding Room	\$971
B6	Boarding Room	\$1,254
B7	Boarding Room	\$1,168
B8	Boarding Room	\$1,056
C1	Boarding Room	\$1,056
C2	Boarding Room	\$1,079
C3	Boarding Room	\$1,058
C4	Boarding Room	\$1,102
D1	Boarding Room	\$1,072
D2	Boarding Room	\$927
D3	Boarding Room	\$1,134
D4	Boarding Room	\$373

E1	Boarding Room	\$1,185
E2	Boarding Room	\$1,053
E3	Boarding Room	\$1,018
E4	Boarding Room	\$826
E5	Boarding Room	\$1,043
E6	Boarding Room	\$1,058
E7	Boarding Room	\$980
3-Bed Apartment	-	\$2,624
Tiny Home	-	\$1,600
Three RV Sites	-	\$832
TOTAL	30 Units	\$33,474

PRO FORMA

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Profit and Loss Proforma		
	<u>Total</u>	<u>Per Unit</u>
Income		
Rent	\$401,689	\$13,390
Vacancy	-\$28,118	7%
Total Income	\$373,571	\$12,452
Expense		
Real Estate & PP Taxes	\$9,081	\$303
Insurance	\$11,254	\$375
Management	\$14,400	\$480
Maintenance	\$12,551	\$418
Electricity	\$9,934	\$331
Licenses/Inspections	\$2,235	\$75
Landscaping/Snow removal	\$3,000	\$100
Heat/Oil/Propane	\$16,257	\$542
Advertising	\$2,699	\$90
Trash Removal	\$1,080	\$36
Cleaning	\$14,400	\$480
Supplies	\$6,713	\$224
Phone/Cable/Internet	\$1,440	\$48
Fire Protection/Sprinkler	\$2,400	\$80
Reserves for Replacement	\$7,471	2%
Total Expense	\$114,916	\$3,831
NOI	\$258,655	\$8,622

Valuation	
# of Units	30
Income	\$373,571
Expense	-\$114,916
NOI	\$258,655
Indicative Cap Rate	12.97%
Portfolio Value	\$1,995,000
Value per Unit	\$66,500

CASH FLOW

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Financing Assumptions	
Loan Amount @ 75% LTV	\$1,496,250
Loan Amount @ 1.35x DSCR	\$2,259,026
Loan Amount	\$1,496,250
Rate	7.00%
Amort	25 Years
Payment	\$126,902
Stabilized Amortizing DSCR	2.04x
LTV	75%

Sources and Uses	
Uses	
Acquisition	\$1,995,000
Closing Costs	\$50,000
Total Uses	\$2,045,000
Sources	
Equity	\$548,750
Bank Loan	\$1,496,250
Total Sources	\$2,045,000

Sale Year 10	
Value @ 12.00% Cap Rate	2,812,379
Costs @ 4%	(112,495)
Existing Loan Balance	(1,176,552)
Net Sale Proceeds	1,523,332

10 yr IRR											
		Operating Period									
		1	2	3	4	5	6	7	8	9	10
Income and Expenses	<u>Annual Increase</u>										
Income	3%	\$373,571	\$384,778	\$396,321	\$408,211	\$420,457	\$433,071	\$446,063	\$459,445	\$473,229	\$487,425
Expenses	3%	-\$114,916	-\$118,364	-\$121,915	-\$125,572	-\$129,339	-\$133,220	-\$137,216	-\$141,333	-\$145,573	-\$149,940
NOI		\$258,655	\$266,414	\$274,407	\$282,639	\$291,118	\$299,851	\$308,847	\$318,112	\$327,656	\$337,485
Debt Service											
Debt Service Bank		-\$126,902	-\$126,902	-\$126,902	-\$126,902	-\$126,902	-\$126,902	-\$126,902	-\$126,902	-\$126,902	-\$126,902
Investor Equity Contribution	\$548,750										
Sale Proceeds											1,523,332
Project Returns											
Net Cash Before Distribution	(548,750)	\$131,752	\$139,512	\$147,504	\$155,737	\$164,216	\$172,949	\$181,945	\$191,210	\$200,754	\$1,733,915
Return on Equity Balance		24.0%	25.4%	26.9%	28.4%	29.9%	31.5%	33.2%	34.8%	36.6%	316.0%
Project IRR	31.6%										

EXTERIOR PHOTOS

327 Shusta Road • Madison, ME



ROOMING HOUSE PHOTOS

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ROOMING HOUSE PHOTOS

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TINY HOME PHOTOS

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5-MILE DEMOGRAPHICS

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6,352

Population

2.2

Average Household Size

47.3

Average Age

\$50,693

Average Household Income



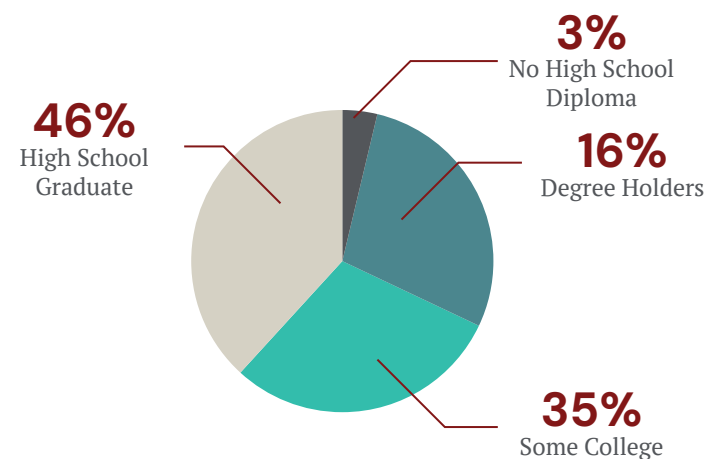
208

Total Businesses

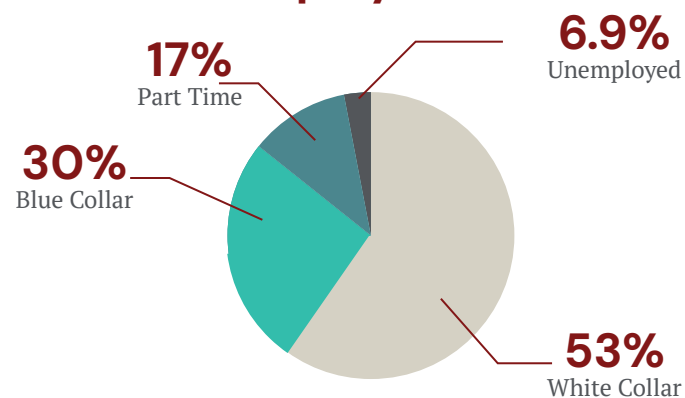
1,885

Total Employees

Education



Employment



AERIAL

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