



## RENT BOARD

June 24, 2026

5:00 PM

### ZOOM INFORMATION:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/85205631634?pwd=nsqaWrLj07XiaOf7K2AwaXRIP9L7u1.1>

Passcode:068783

Phone one-tap:

+13092053325,,85205631634#,,,,\*068783# US

+13126266799,,85205631634#,,,,\*068783# US (Chicago)

Join via audio:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

Webinar ID: 852 0563 1634

Passcode: 068783

International numbers available: <https://portlandmaine-gov.zoom.us/u/kcty8TKeSX>

**II. ROLL CALL:**

**III. APPROVAL OF MINUTES**

- a. May 27, 2026 Minutes

**IV. COMMUNICATIONS:**

*Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"*

**V. UNFINISHED BUSINESS:**

- a. Rent Increase Application - Public Comment  
Owner: Wilbur Cheever, 38 William St, Portland, ME 04103  
Address: 72 William St, all 3 units  
CBL: 117-C-019-001
- b. Rent Increase Application - Public Comment  
Owner: Wilbur Cheever, 38 William St, Portland, ME 04103  
Address: 76 William St, all 3 units  
CBL: 117-C-017-001
- c. Rent Increase Application - Public Comment  
Owner: Meloon George H Inc, 963 Washington Ave, Portland, ME 04103  
Representative: Jeremy Hutchings, 1888 Gray Ct, Garnerville, NV 89410  
Address: 963 Washington Ave, all 4 units  
CBL: 171-A-011-001
- d. Election of Vice Chair

**VI. New Business**

- a. Rent Increase Application - Conditional Approval  
Owner: GOODDEEDS9922 LLC  
Address: 23 Pembroke St, all 3 units  
CBL: 428-B-006-001

- b. Rent Increase Application - Completeness Review  
Owner: Stacy Salvo, 7 Hilltop Trl, Falmouth, ME 04105  
Representative: Kevin Salvo, 7 Hilltop Trl, Falmouth, ME 04105  
Address: 22 South Grafton St, both units  
CBL: 169-D-054-001
- c. Schedule Special Meeting
- d. Rent Board Annual Report Discussion
- e. Maintenance of Net Operating Income Application - Subcommittee Update

**VII. Adjourn**

## **Remote Rent Board Meeting Minutes - Held Via Zoom**

Wednesday, May 27, 2026

### **II. Roll Call - 0:00:54**

Matthew Lax, Tenant, District 1 - Chair  
James "Gordon" Platt, Landlord, District 2  
Christopher "Buddy" Moore, Tenant, District 3  
Jonas Burke, Landlord, District 4  
Vacant, District 5  
Anne-Laure Razat, Tenant, At-Large - Vice Chair - Absent  
Kristen Carreras, Landlord, At-Large

#### **Staff present:**

Dylan Orr, Rental Registration Coordinator  
Benjamin McCall, Esq., Counsel for the Rent Board

### **III. Approval of Minutes - 0:01:20**

#### **a. April 22, 2026 Minutes - 0:01:24**

0:02:02 - Kristen Carreras moves to approve the April 22, 2026 minutes. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

#### **b. May 13, 2026 Minutes - 0:02:38**

0:02:51 - Kristen Carreras states that she did not watch the video from May 13, 2026 and will abstain from voting.

0:03:20 - Jonas Burke moves to approve the May 13, 2026 minutes. Seconded by Matthew Lax. (4-0; Razat absent, Carreras abstains). The motion passes.

### **IV. Communications - 0:04:09**

No communications were received.

### **V. Unfinished Business - 0:04:27**

#### **a. Rent Increase Application - 0:04:27**

**Owner: Justin Theberge, 14 Dry Pond Rd, Gray, ME 04039**  
**Address: 8 Massachusetts Ave, all 3 units**  
**CBL: 186-D-024-001**

0:14:02 - Kristen Carreras moves to approve the application for 8 Massachusetts, all 3 units in the amount of \$339.56. Seconded by Jonas Burke.

0:54:37 - Kristen Carreras withdraws previous motion.

0:55:13 - Kristen Carreras moves to approve the Rent Application for 8 Massachusetts, all three units, in the amount of \$417.31 for unit 1, \$302.92 for unit 2, and \$928.23 for unit 3. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

**b. Rent Increase Application - Completeness Review - 0:57:55**

**Owner: Wilber Cheever, 38 William St, Portland, ME 04103**

**Address: 72 William St, all 3 units**

**CBL: 117-C-019-001**

1:03:36 - Kristen Carreras moves to find the application for 72 William St, all 3 units complete. Seconded by Matthew Lax. (5-0; Razat absent) The motion passes.

**c. Rent Increase Application - Completeness Review - 1:04:43**

**Owner: Wilber Cheever, 38 William St, Portland, ME 04103**

**Address: 76 William St, all 3 units**

**CBL: 117-C-017-001**

1:07:46 - Kristen Carreras moves to find the application for 76 William Street, all 3 units complete. There is no second. (5-0; Razat absent) The motion passes.

**d. Election of Chair & Vice Chair - 1:10:07**

1:11:56 - Christopher "Buddy" Moore moves to elect Matthew Lax as Chair. Seconded by Kristen Carreras. (4-0; Razat absent, Lax abstains) The motion passes.

1:14:20 - Matthew Lax moves to table election of Vice Chair. Seconded by Christopher "Buddy" Moore. (5-0; Razat absent) The motion passes.

**VI. New Business - 1:16:03**

**a. Rent Increase Application - Completeness Review - 1:16:03**

**Owner: Meloon George H Inc, 963 Washington Ave, Portland, ME 04103**

**Representative: Jeremy Hutchings, 1888 Gray Ct, Garnerville, NV 89410**

**Address: 963 Washington Ave, all 4 units**

**CBL: 171-A-011-001**

1:48:50 - Matthew Lax moves to find the application for 963 Washington Ave, all 4 units complete with an optional request. Seconded by Kristen Carreras. (5-0; Razat absent) The motion passes.

**b. Approval of Findings of Fact & Conclusions of Law - 1:51:16**

1:58:56 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 305 Deering as presented. Seconded by Matthew Lax. (5-0; Razat absent) The motion passes.

2:08:23 - Jonas Burke moves to approve the Findings of Fact & Conclusions of Law for 11 Smith as amended. Seconded by James "Gordon" Platt. (4-0; Razat absent; Carreras abstains) The motion passes.

2:54:25 - Kristen Carreras moves to approve the Findings of Fact & Conclusions of Law for 8 Massachusetts Ave, all three units as amended. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

**VII. Adjourn - 2:56:32**

2:56:43 - Kristen Carreras moves to adjourn. Seconded by Jonas Burke. (5-0; Razat absent) The motion passes.

**City of Portland – Housing Safety Division**  
**RENT INCREASE APPLICATION – MAINTENANCE OF NET**  
**OPERATING INCOME**

**Date of Hearing:**

April 22, 2026 - Tabled to May 27, 2026 - Tabled to June 24, 2026

**Owner Name and Address:**

Wilbur Cheever  
38 William St, Portland, ME 04103

**Property Address:**

72 William St, all 3 units

**CBL:**

117-C-019-001

**Tenants/Interested Parties:**

Yes

**City of Portland | Permitting and Inspections**  
Licensing and Housing Safety Division  
Rentboard@portlandmaine.gov | 207-874-8900



June 10, 2026

Re: Notice of Public Hearing

To: Tenants of 72 William St

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, June 24, 2026** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **Wilbur Cheever**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **June 17, 2026** at the link below:

<http://portlandmaine.gov/129/Agendas-Minutes>

**\*Please note:** Written public comment must be received via email ([rentboard@portlandmaine.gov](mailto:rentboard@portlandmaine.gov)) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr  
Rental Registration Coordinator  
City of Portland  
389 Congress St  
Portland, ME 04101

**City of Portland Permitting and Inspections Department Landlord  
Worksheet/Petition for Rent Board Approved Increase Rent Increase using  
Fair Return Standard: Maintenance of Net Operating Income (MNOI)**

**Note to Applicants**

**All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.**

**Introductory Information**

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

**1. Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

**2. Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

**3. Base Year:**

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

**4. Current Year**

The "current year" shall be the calendar year preceding the petition.

**5. CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](http://www.bls.gov)].

**6. Limits of Allowable Rent Increases in Any One Year**

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 72 William St.

Parcel Number(s): 117-0019-001

Year Property Purchased by Current Owner: 1942

Total Number of Units on the Property: 3

Total Number of Units Affected by Proposed Rent Increase: 3

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes  No

If yes, number of Exempt Rental Units and Basis for Exemption: \_\_\_\_\_

Section 1. Landlord Information

Name: Will Chewer

Phone(s): 207-851-0436

Business Address: 38 William St

City, State, Zip: Portland, ME 04103

Business E-mail: wchewer@gmail.com

Section 2. Agent Information (if applicable)

Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Business Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Business E-mail: \_\_\_\_\_

Section 3. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

March 31, 2026

Dear Rent Board,

I have owned both my properties for more than 30 years and strive to provide safe, quality housing at a reasonable value. I attempt to keep my rents below market, provide exceptional service and take pride in the spaces my tenants live in.

My starting point for the base rent for both buildings is low mostly due to the fact I had not raised my rents along with the rate the rents were getting inflated all over the city during the two decades prior. I try to only raise my tenants' rents every 3-5 years so I got caught on the low side of this rapid market inflation. This is my basis for asking for the base rent of 2019 to be elevated in both buildings. I had historically used the change in tenancy to bring my leases up closer to market rate which as I understand can't happen without first submitting a request along with the 28 page MNOI form filled out and handed in.

In 72 William St. I have invested \$206,000 in completely rehabbing all three units and updating the exterior over the past five years. At the end of the day I am asking the rent board to look at if I can be closer to market rate for all three units and allow me to recoup on my investment improving all three units making them safer and more comfortable spaces to live in.

At 76 William St. I changed the 2nd floor from a one bedroom to a two bedroom to accommodate a long term tenant's life change. With this change I'm asking the rent board to change the base rate of this unit more significantly than the other two units, although their base rent rates should be elevated as well. How do I update/change this apartment from a one bedroom to a two bedroom listing?

I do apologize for being naive and thinking I could invest in improving the spaces between long term tenants and using that timing and expense to bring the rents up to market rates. I didn't understand the MNOI process (still struggling with it but trying) as the vehicle to present to the rent board for changing the rates for each unit.

I understand you are attempting to be transparent and fair while encouraging landlords to invest in keeping their properties safe places to live. Unfortunately for myself and my tenants the process is cumbersome and difficult to navigate. I have done my best to provide the information you ask for and follow the intricate computations. All my documentation for costs of goods and services is in stored paper invoices and statements which is hard to put in any other format than handing you a box with these documents in them.

Thanks-



Will Cheever

**Section 4. Changes to Services**

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

off street parking, on site laundry, snow removal & landscaping

all provided services included

hot water included

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

## Section 5. Income and Expense Explanation and Calculation

### Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

### Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit. If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

## Section 6. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section 19, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

Check here  if a claim for a Base Year Rent Adjustment is included in this application and complete Section 18 of this Application.

Section 7. Income Worksheet

	Base Year (2019) <sup>1</sup>	Current Year (2025)
<b>Rental Income</b>		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ <u>31,400</u>	\$ <u>69,300</u>
2. Portion Attributable to Vacancy	\$ <u>2,400</u>	\$ <u>7,250</u>
<b>Fees (indicate what fee is for):</b>		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
<b>Other Income (list separately by type)<sup>2</sup>:</b>		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
<b>Fees charged by landlord for Utilities</b>		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
<b>Other Utilities (list separately by type):</b>		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
<b>18. TOTAL INCOME</b>	<b>\$ _____</b>	<b>\$ _____</b>

(add only lines 1 and 3-17)

<sup>1</sup> or an alternative year in the event of extenuating circumstances.

<sup>2</sup> Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

## Section 8. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2025)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ 7207	\$ 9301
3. License Tax/Fee	\$ _____	\$ _____
4. Rent Board Registration Fees	\$ 93	\$ 93
5. Insurance	\$ 130	\$ 2704
6. Accounting	\$ _____	\$ _____
7. Legal (explain types of legal expenses)	\$ _____	\$ _____
8. Manager /Management Services	\$ _____	\$ _____
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ <del>3882</del>
12. Normal Repairs	\$ 6422	\$ 3883
13. Owner-Performed Labor	\$ 5200	\$ 6760
14. Plumbing Maintenance	\$ _____	\$ _____
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ 2916	\$ 3426
17. Other Maintenance	\$ _____	\$ _____
18. Parking Lot/Street Maintenance	\$ _____	\$ _____
19. Gas (separately metered only)	\$ _____	\$ _____
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water -all utilities	\$ 3245	\$ 2941
22. Sewer stormwater	\$ 228	\$ 280
23. Amortized portion of Capital Expense (see Sections 10, 11 and 12 column (i))	\$ _____	\$ 23,181
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$ 26,655</b>	<b>\$ 53,074</b>

## Section 9. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section 11, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

## Section 10. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**Section 11. Interest Allowance on Capital Improvements**

If an amount was reported as an amortized portion of expenses on Section 11, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

**Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.**

**Completed Capital Improvement and Expense Worksheet (Base Year)**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Base Year [add amounts in column (i)]: \$ \_\_\_\_\_

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
1	2025 new roof	3	\$ 12,500	8.33%	10	\$ 6,002	\$ 18,502	\$ 1,850	\$ 154	\$ 51
2	2025 3rd floor	1	\$ 72,000	8.33%	10	\$ 35,002	\$ 107,002	\$ 10,700	\$ 892	\$ 892
3	2023 fence	3	\$ 4,200	8.33%	10	\$ 1,921	\$ 5,921	\$ 592	\$ 49	\$ 16
4	2021 1st floor	1	\$ 33,950	8.33%	10	\$ 16,301	\$ 50,251	\$ 5,025	\$ 419	\$ 419
5	2020 1st floor	1	\$ 11,342	8.33%	10	\$ 5,446	\$ 16,788	\$ 1,679	\$ 140	\$ 140
6	2022 exterior	3	\$ 15,913	8.33%	10	\$ 7,645	\$ 23,558	\$ 2,357	\$ 196	\$ 65

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ 155,615

Annual Cost for Current Year [add amounts in column (i)]: \$ 23,181

Section 12. Blank Worksheet (Optional – Available for Petitioner Use)

### Section 13. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

#### Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

#### Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Section 14. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

**Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description and Expected Date of Completion	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
<u>1</u>	<u>Full rent #2</u> <u>5/1/26</u>	<u>1</u>	<u>\$ 65,000</u>	<u>8.5%</u>	<u>10</u>	<u>\$31,209</u>	<u>\$96,209</u>	<u>\$9621</u>	<u>\$802</u>	<u>\$</u>
—	—	—	\$ _____	____%	—	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
—	—	—	\$ _____	____%	—	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
—	—	—	\$ _____	____%	—	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
—	—	—	\$ _____	____%	—	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ 65,000

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ 9621

Section 15. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ <u>38,400</u>	\$ <u>62,800</u>
2. Annual Operating Expenses	\$ <u>26,655</u>	\$ <u>53,074</u>
3. Net Annual Operating Income	\$ <u>12,745</u>	\$ <u>10,206</u>
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		<u>23.412</u> %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ <u>15,923.86</u>
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ <u>5702.86</u>
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>3</sup>		\$ <u>158</u>
	Line 7 ÷ 12 ÷ # of Units	

<sup>3</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.

### Section 16. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
<u>1</u>	<u>\$ 2100</u>	<u>\$ 0</u>	<u>proposed</u>	<u>    </u> %	<u>    </u> %	<u>\$</u>	<u>same tenants for 3 years</u>
<u>2</u>	<u>\$ 1700</u>	<u>\$ 600</u>	<u>5/1/26</u>	<u>35</u> %	<u>    </u> %	<u>\$</u>	<u>empty last 4 months of 2026</u>
<u>3</u>	<u>\$ 1500</u>	<u>\$ 600</u>	<u>5/1/26</u>	<u>40</u> %	<u>    </u> %	<u>\$</u>	<u>empty last 4 months of 2025</u>
<u>    </u>	<u>\$</u>	<u>\$</u>	<u>    </u>	<u>    </u> %	<u>    </u> %	<u>\$</u>	<u>    </u>
<u>    </u>	<u>\$</u>	<u>\$</u>	<u>    </u>	<u>    </u> %	<u>    </u> %	<u>\$</u>	<u>    </u>
<u>    </u>	<u>\$</u>	<u>\$</u>	<u>    </u>	<u>    </u> %	<u>    </u> %	<u>\$</u>	<u>    </u>
<u>    </u>	<u>\$</u>	<u>\$</u>	<u>    </u>	<u>    </u> %	<u>    </u> %	<u>\$</u>	<u>    </u>
<u>    </u>	<u>\$</u>	<u>\$</u>	<u>    </u>	<u>    </u> %	<u>    </u> %	<u>\$</u>	<u>    </u>

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

### Section 17. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: \_\_\_\_\_

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
<u>1</u>	<u>\$ 1500</u>	<u>05/12/2012</u>	<u>\$ 2000</u>	<u>01/01/2025</u>	<u>\$ 1500</u>	<u>\$ 2100</u>	<u>\$ 2100</u>
<u>2</u>	<u>\$ 1200</u>	<u>Vacant</u>	<u>\$ Vacant</u>	<u>7/1/25</u>	<u>\$ 1700</u>	<u>\$ Vacant</u>	<u>\$ 2100</u>
<u>3</u>	<u>\$ 850</u>	<u>5/1/25</u>	<u>\$ 1500</u>	<u>-</u>	<u>\$ 1500</u>	<u>\$ 1500</u>	<u>\$ 2100</u>
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

**Section 18. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section 19 and the following Sections 20 and 21 only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. **Exceptional Expenses in the Base Year.** The landlord’s operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
  - a. Extraordinary amounts were expended for necessary maintenance and repairs
  - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
  - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- B. **Exceptional Circumstances in the Base Year.** The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
  - a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
  - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
  - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. **Other exceptional circumstances: (specify)**

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section 20 will be performed with an Adjusted Gross Income, and that will be substituted for the Section 16 calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- A. Base year rents charged for any comparable units in the same building.
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:<sup>4</sup>

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

*neighborhood*

*1700*

<sup>4</sup> These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ 37,400

Proposed Adjusted Gross Income for 2019: \$ 61,200

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

1700 (3) 12 = 61,200 US Dept. of Housing 2019  
2 bedroom before utilities  
\*adjusted for neighborhood rates

- 15. 1700 neighborhood market value 2019
- 2. 1800 neighborhood market value 2019
- 3. 1600 neighborhood market value 2019

---

$$5100 (12) = 61,200$$

or accept increases for rents after  
apartments fully renovated?

#3 5/1/2025

#2 5/1/2026

Section 19. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2025)	
<b>Rental Income</b>			
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section 19)	\$ <u>61,200</u>	\$ <u>68,300</u>	(1.05% avg/y.)
2. Portion Attributable to Vacancy	\$ <u>2,400</u>	\$ <u>7,350</u>	
<b>Fees (indicate what fee is for):</b>			
3. Late fees	\$ _____	\$ _____	
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____	
5. _____	\$ _____	\$ _____	
6. _____	\$ _____	\$ _____	
7. _____	\$ _____	\$ _____	
<b>Other Income (list separately by type)<sup>5</sup>:</b>			
8. _____	\$ _____	\$ _____	
9. _____	\$ _____	\$ _____	
10. _____	\$ _____	\$ _____	
<b>Fees charged by landlord for Utilities</b>			
11. Gas	\$ _____	\$ _____	
12. Electricity	\$ _____	\$ _____	
13. Water	\$ _____	\$ _____	
14. Sewer	\$ _____	\$ _____	
15. Garbage & Recycling	\$ _____	\$ _____	
<b>Other Utilities (list separately by type):</b>			
16. _____	\$ _____	\$ _____	
17. _____	\$ _____	\$ _____	
<b>18. TOTAL INCOME</b>	\$ <u>67,200</u>	\$ <u>68,300</u>	
(add only lines 1 and 3-17)			

<sup>5</sup> Interest earned by Landlord on Tenant security deposits, other interest or investment income.

## Section 20. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ <u>61,200</u>	\$ <u>68,300</u>
2. Annual Operating Expenses	\$ <u>26,655</u>	\$ <u>34,329</u>
3. Net Annual Operating Income	\$ <u>34,545</u>	\$ <u>13,471</u>
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		<u>23.4</u> %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ <u>42,632</u>
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ <u>8087</u>
	$\text{Line 6} - \text{Line 3 Current Year}$ $42,632 - 34,545 =$	
8. Allowable Rent Increase/Unit/Month <sup>6</sup>		\$ <u>2.24</u>
	$\text{Line 7} \div 12 \div \# \text{ of Units}$	

<sup>6</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.



**CITY OF PORTLAND**

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 9438  
ACCOUNT #: 15907  
CBL: 117-C-019-001  
LOCATION: 72 WILLIAM ST

CHEEVER WILBUR D JR  
45 AUSTIN ST  
PORTLAND, ME 04103

Owner of Record as of: April 1, 2019  
CHEEVER WILBUR D JR

**CURRENT BILL RATE DISTRIBUTION**

SCHOOL	11.690	\$3,680.01
COUNTY	0.830	\$261.28
MUNICIPAL	10.790	\$3,396.69
TOTAL	23.310	\$7,337.99

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

Assessed Property Description:

117-C-19  
WILLIAM ST 72-74

6181 SF  
Acres: 0.142

*RA \* 4307*  
*\* 421*

**FY20 REAL ESTATE TAX BILL**

**BILLING INFORMATION**

LAND VALUE	\$87,300
BUILDING VALUE	\$227,500
TOTAL VALUE	\$314,800
EXEMPTIONS	\$0
TAXABLE VALUE	\$314,800
TAX RATE	23.310
TOTAL TAX	\$7,337.99
PAYMENTS/CREDITS	\$0.00
TAX DUE	\$7,337.99

DATE DUE	AMOUNT DUE
10/18/2019	\$3,669.00
03/20/2020	\$3,668.99

00 25448 00

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.

For this tax bill, that date is April 1, 2019.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is \$319,660,011.

For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**

Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury  
PO Box 16050  
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.  
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.



(207) 332-3876  
5 EASTFIELD ROAD CAPE ELIZABETH, ME 04107

# JOB INVOICE 4437

PHONE: 831-0486	DATE ORDERED: Oct 7 2019
ORDER TAKEN BY: Bob Locke	CUSTOMER'S ORDER NUMBER:
<input checked="" type="checkbox"/> DAY WORK	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> EXTRA	
JOB NAME/NUMBER: Rinnai Installation	
JOB LOCATION: William St. 12#1	
JOB PHONE: 831-0486	STARTING DATE: Oct 7 2019

TO Yankee Reservation 40 Will  
45 Austin Street  
Portland, ME 04103

TERMS:

QTY.	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK
>				Install Rinnai
				RHFE 263 FATH (USED)
1	Rinnai RHFE 263 FATH USED HEATER		750.00	REAR BEDROOM OFF KITCHEN
				CONVERSION TO NAT GAS
	3/4" DORMENT GAS CONNECTOR	INC		SERIAL # 0808001739
	CONVERSION KIT	INC		
<b>OTHER CHARGES</b>				
TOTAL OTHER				
				LABOR
				HRS. RATE
				AMOUNT
>				FLAT
				200.00
				950.00
				TOTAL LABOR 200.00
				TOTAL MATERIALS 750.00
				TOTAL OTHER
DATE COMPLETED	TOTAL MATERIALS		750.00	

PAID CK 4803

Work ordered by \_\_\_\_\_

Signature \_\_\_\_\_ I hereby acknowledge the satisfactory completion of the above described work.

Thank You

TAX	INC
TOTAL	950.00

# YANKEE RESTORATION BUILDING

Date: \_\_\_\_\_

Client name: MW 72 Wilbur St.

2019 total

Job Location & Description: \_\_\_\_\_

\$ 3128

Weather (Temp/wind/sky): \_\_\_\_\_

chimney removal

TIME IN/OUT & LUNCH			
NW			
TH			
DJ			
MS			

MATERIAL DELIVERY:	MATERIALS FROM STOCK:	MACHINE USE FEES:
Vendor: _____	_____	Del/Set-up: \$ _____
_____	_____	Hours used: _____
_____	_____	_____ x \$65 = _____
_____	_____	
_____	_____	

TRADESMAN/HOURS							CODE#	DESCRIPTION (use reverse side as needed)
MS	NW	TH	WC	DJ	KB			
						5		
						2 1/2	10-8 chimney removal	
						2	10-10 chimney removal	
						1	10-13 remove bricks	

5.5 (13) = 71.50 # 4911

			<u>5 1/2</u>	<b>TOTAL BILLABLE HOURS</b>
--	--	--	--------------	-----------------------------

# SHIPPING RECEIPT

Trible's Inc. 105 St. James Street, Portland, ME 04102  
(207) 774-4444 or (207) 874-6452

Page No. 1 of 1

11:49:38 12/09/19

REFERENCE#

13922630

MASTERCARD / VISA

UNIT #28 PORTLAND  
SALES TAX

Ord#: 52980/00



015298000

UNIT #28 PORTLAND  
SALES TAX

CUSTOMER P.O. NO.	SHIP VIA	DATE ORDERED	DATE REQUESTED	WH
CHEEVER	COUNTER	12/09/19	12/09/19	28

QTY ORDERED	QTY SHIPPED	QTY B/O	NET UNIT PRICE	ORDER EXTENSION	U/M	BIN LOCATION
1	1		36.70	36.70	EA	WCI
1	1		30.23	30.23	EA	WCI



13922630

X \_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

**MERCHANDISE RETURNS**  
Our goal is to sell you the correct part always. Even so there are times when returns must be made. We will gladly assist you, however, some restrictions apply. Merchandise may not be returned when:  
SPECIAL ORDERED  
ELECTRICAL OPEN BOX/BAG  
FACTORY CARTON DAMAGED  
USED OR UNSALABLE  
MORE THAN 60 DAYS OLD  
All returns must be accompanied by a sales receipt and returns may be charged a 20% restocking charge.  
All parts in warranty are returnable without restock charges and are subject to the manufacturer's warranty policy.  
See reverse side for full return policy.

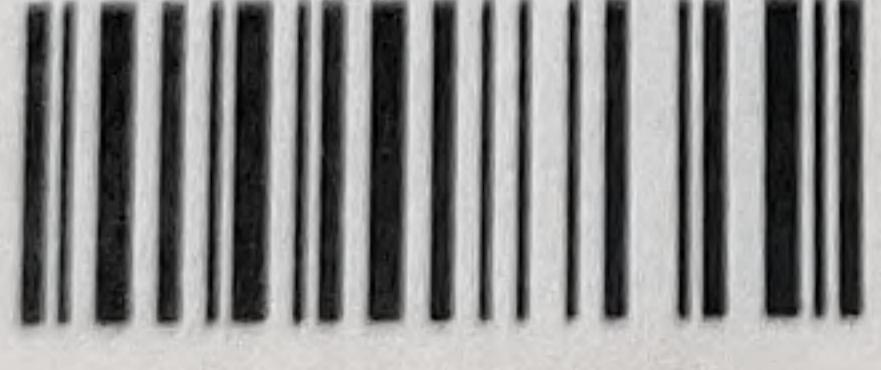
FILLED BY: \_\_\_\_\_ SHIPPED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_ SHIPPING: \_\_\_\_\_  
**HARDI**  
**BLUE HAWK**  
HVAC/R DISTRIBUTOR COOPERATIVE

66.93	SHIPMENT TOTAL
66.93	ORDER TOTAL
3.68	SALES TAX
70.61	FREIGHT TOTAL
70.61	DEPOSIT
70.61	AMOUNT DUE

\* COMPLETE \*



0000070903



191209



CHEEVER

CONSUMER ACCOUNT #28 PORTLAND 52980  
\*MUST COLLECT SALES TAX

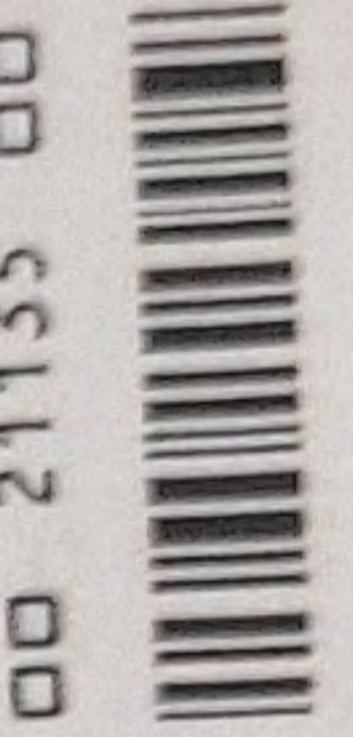
CONSUMER ACCOUNT #28 PORTLAND  
\*MUST COLLECT SALES TAX

Packing Slip

In the event that any discrepancy is found on this order, your claim must be filed at the shipping location within 30 days of the shipment date.

**CITY OF PORTLAND, MAINE**  
 389 Congress Street  
 Portland, ME 04101

**STORMWATER BILL**



Questions on your bill? Please call: (207) 874-8660  
 or email us at: [swbill@portlandmaine.gov](mailto:swbill@portlandmaine.gov)  
 Questions on your impervious space or credits? Please call: (207) 874-8462

ACCOUNT#: **708094**  
 DATE: **10/25/2019**  
 DATE DUE: **11/21/2019**  
 TAX YEAR: **2020** PERIOD: **October - December**  
 CBL: **117 C019001**  
 AMOUNT DUE: **\$56.70**

RE: 708094  
 CHEEVER WILBUR D JR  
 38 WILLIAM ST  
 PORTLAND, ME 04103

*2019 total*  
~~*\$223*~~

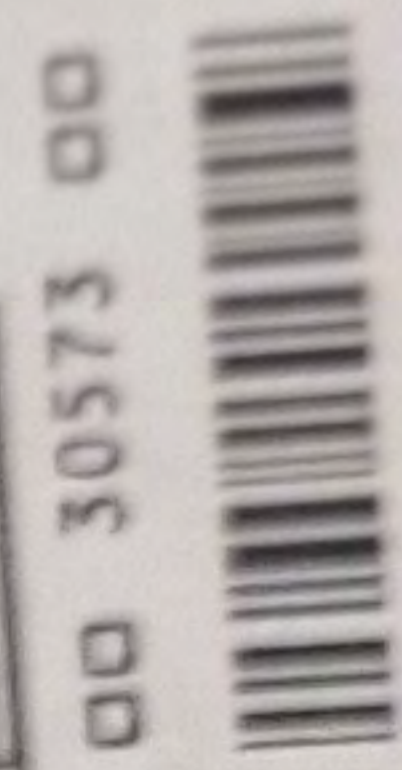
**BILLING CYCLE QUARTERLY**

PROPERTY LOCATION	<b>72 WILLIAM ST</b>	OUTSTANDING BALANCE	<b>\$0.00</b>
BUILDING IMPERVIOUS AREA	<b>2,129 SQ/FT</b>	CURRENT CHARGES (see below)	<b>\$56.70</b>
SURFACE IMPERVIOUS AREA	<b>1,738 SQ/FT</b>	CREDITS APPLIED	<b>\$0.00</b>
TOTAL IMPERVIOUS AREA	<b>3,867 SQ/FT</b>	INTEREST CHARGES	<b>\$0.00</b>
BILLABLE UNITS (per 1200 sq ft)	<b>3</b>	TOTAL AMOUNT DUE	<b>\$56.70</b>
PROPERTY DWELLING(S) AT LOCATION	<b>1</b>		
MONTHLY RATE PER BILLABLE UNIT	<b>\$6.30</b>		

Current Charge is calculated as follows:  
 Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

**PAY YOUR BILL ONLINE AT: [PORTLANDMAINE.GOV/STORMWATERBILLING](http://PORTLANDMAINE.GOV/STORMWATERBILLING)**

*N# 4925*



City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		<b>FY 2019</b>		For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT	
\$3,538.35	\$3,538.35	\$3,538.35	\$0.00	\$3,538.35	

CBL: 117-C-019-001

CHEEVER WILBUR D JR  
45 AUSTIN ST  
PORTLAND, ME 04103

ACCOUNT NUMBER: 15907  
ACRES: 0.142  
BILL NUMBER: 9330

*Taxes*  
*2019*  
*\$7207*

Owner of Record as of: April 1, 2018  
CHEEVER WILBUR D JR

Assessed Property Description:  
117-C-19  
WILLIAM ST 72-74  
6181 SF

CURRENT BILLING DISTRIBUTION		
Education	\$3,503	49.50%
Public Safety	\$1,260	17.80%
Debt Service	\$991	14.00%
Public Works	\$382	5.40%
County Tax	\$248	3.50%
Rec & Fac Mgmt	\$198	2.80%
Health & Human Svcs	\$170	2.40%
Library	\$163	2.30%
Metro	\$106	1.50%
General Government	\$57	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	\$87,300
Building Value	\$227,500
Total Value	\$314,800
Exemptions	\$0
Taxable Value	\$314,800
Tax Rate	22.48
TOTAL TAX DUE	\$3,538.35
AMOUNT PAID	\$3,538.35

KEEP THIS PORTION FOR YOUR RECORDS  
FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

*4702*



# VERMONT MUTUAL INSURANCE GROUP

Underwritten by Vermont Mutual Insurance Company

PHONE: 1-800-231-7820  
**PAY BY PHONE: 1-866-315-6261**  
EMAIL: directbill@vermontmutual.com  
WEBSITE: VermontMutual.com  
BUSINESS HOURS:  
Mon-Thurs 7:45-4:30 Fri 7:45-3:15

Invoice Date: 04/29/2019

## NOTICE OF PREMIUM DUE - DWELLING FIRE

**Bill To:**  
WILBUR CHEEVER JR  
45 AUSTIN ST  
PORTLAND, ME 04103-4514

### ACCOUNT ACTIVITY SUMMARY

Premium Balance	\$1,939.00
Prior Term Balance	\$0.00

*Handwritten: \$ 4742*

**Location Address\*:**  
72 WILLIAMS ST  
PORTLAND, ME 04103-4965

*\*If multiple locations, only 1st location appears.*

### AMOUNT DUE

To Pay in Full	\$1,939.00
Minimum Amount Due	\$489.75
Due Date	06/03/2019

### POLICYHOLDER INFO

Policy Number: DF13073759  
Policy Period: 06/03/2019 - 06/03/2020  
Insured: WILBUR CHEEVER JR  
Invoice Type: Renewal Invoice

**Agent:** ANDERSON-WATKINS ASSOC INC-WB  
(207) 856-5500

*Please notify the above agent of any name, address or policy changes.*

Sign up today for Vermont Mutual's *myVM* and enjoy 24/7 access to:

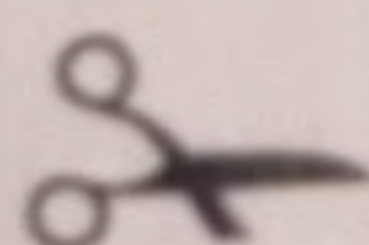


- Policy Information
- Claim Status
- Online Payment Options
- Convenience Reminders
- ...and more!

[myVM.VermontMutual.com](http://myVM.VermontMutual.com)

Your next scheduled installment will be due on 08/08/2019

Please detach and return remittance form below with your payment. All payments will be deposited upon receipt.

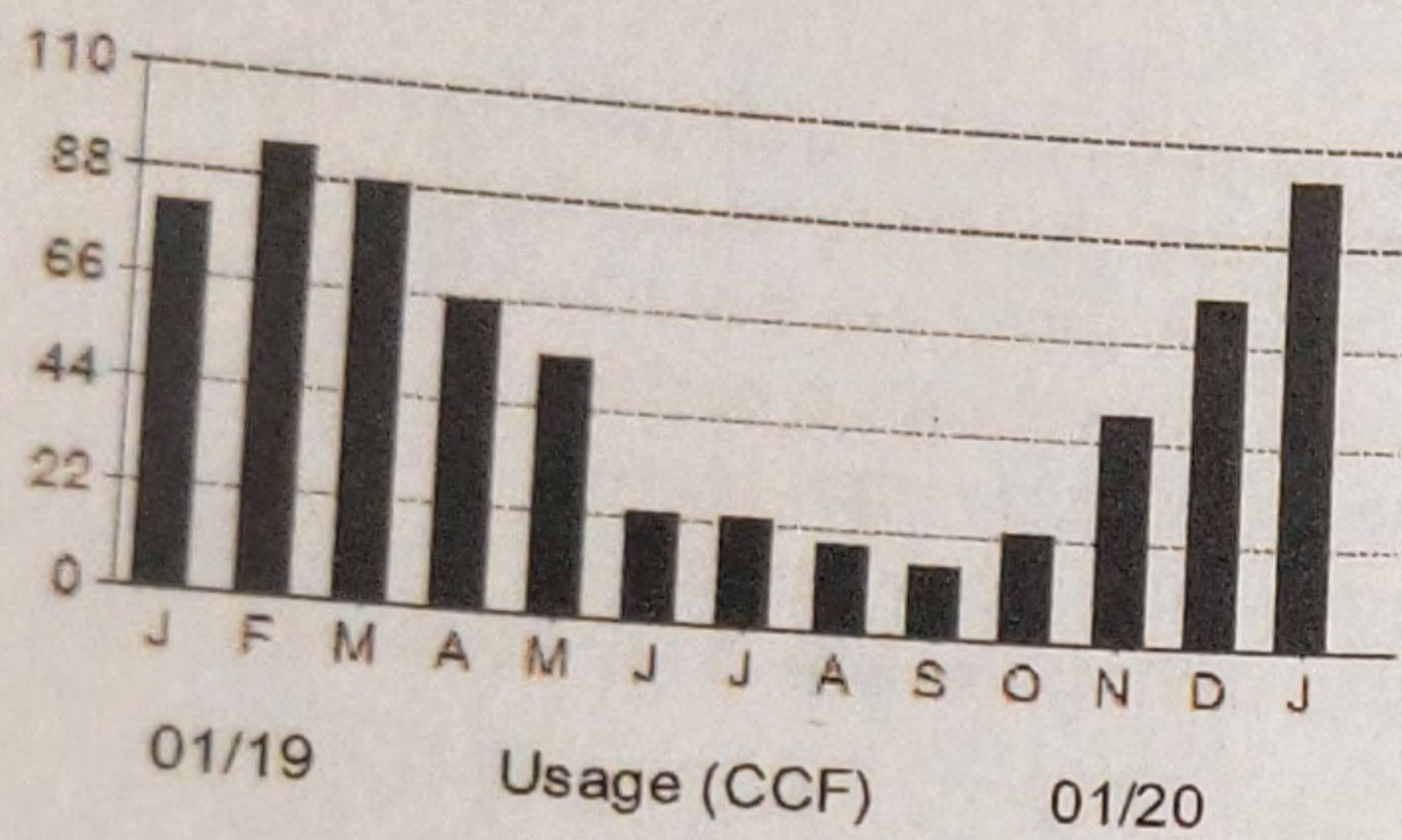




energy for life

**AMOUNT DUE \$123.22**

ACCOUNT NUMBER	BILL DATE	PLEASE PAY BY	NEXT METER READING DATE
5100468500	01/21/20	02/18/20	02/18/20



72 WILLIAM ST HOUSE, PORTLAND

CHEE

Page 1 of 1

**AT A GLANCE**

AMOUNT OF LAST BILL	\$98.85	TOTAL CURRENT CHARGES	\$123.22
PAYMENT - THANK YOU 01/13/20	(\$98.85)	PLEASE PAY AMOUNT	\$123.22

*2.10.20*

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
H62425	9135	9234		99.00 CCF	31		R1
<b>BALANCE FORWARD</b>							<b>\$0.00</b>

GAS SERVICE		PERIOD 12/17/19 - 01/17/20			
METERED USAGE		99 CCF x 1.04771 =	103.72 THERMS		
DELIVERY CHARGES					26.20
CUSTOMER CHARGE					15.39
DISTRIBUTION CHARGE FIRST	40.00	Therms	x	\$0.3848	18.07
DISTRIBUTION CHARGE NEXT	63.72	Therms	x	\$0.2836	0.61
ERC	103.72	Therms	x	\$0.0059	
<b>Total Current GA Charges</b>					<b>\$60.27</b>
GAS SUPPLIER SERVICE		PERIOD 12/17/19 - 01/17/20			
SUPPLY CHARGES AT COST					
COST OF GAS	103.72	Therms	x	\$0.6069	62.95
<b>Total Current GS Charges</b>					<b>\$62.95</b>

**MESSAGES**

Unitil offers a Low-Income Discount Program to all income-eligible heating and non-heating customers identified by the Maine State Housing Authority as eligible for LIHEAP funds and will provide for a 30% discount off the total billed charges. Please visit our website or contact our Customer Service Center for details.

TOTAL CURRENT BILL	\$123.22
TOTAL AMOUNT DUE	\$123.22



# Portland Water District

### Send Correspondence to:

Address:  
225 Douglass St.  
P.O. Box 3553  
Portland, ME 04104-3553

Office Hours:  
8:00 a.m. - 4:30 p.m.  
Monday through Friday  
Phone: 207.761.8310

Web Site and E-Mail:  
www.pwd.org  
customerservice@pwd.org

<b>Customer Name</b>	CHEEVER WILBUR	<b>Account Number</b>	124698-03
<b>Service Address</b>	72 WILLIAM ST PORTLAND		
*****		*****	
<b>Payment due by 02/03/2020.</b>			

### Account Detail:

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			\$187.07
Payment - Thank You			\$187.07 CR
BALANCE FORWARD			\$0.00
CURRENT CHARGES			\$199.91
Consumption Charge	\$43.91	\$156.00	\$199.91
Total Current Charges	\$43.91	\$156.00	\$199.91
<b>TOTAL AMOUNT DUE</b>			<b>\$199.91</b>

2019  
\$1636

ET  
2/3

\* WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND

### Customer Meter Summary:

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17049409	P	01/03/20	12/04/19	01/10/20	1726	1711	15

### YOUR 13 MONTH CONSUMPTION SUMMARY (Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/20	15	15	30
12/19	14	14	33
1/19	12	12	30
2/19	08	8	33
3/19	06	6	28
4/19	09	9	31
5/19	09	9	29
6/19	10	10	31
7/19	12	12	35
8/19	09	9	24
9/19	09	9	28
10/19	10	10	29
11/19	11	11	33

100 Cubic Feet = 748 Gallons

### Notes

Blank area for notes.



# CENTRAL MAINE POWER

Manage your account online: [cmpco.com](http://cmpco.com)  
 Customer assistance line: 1.800.750.4000  
 Outage reporting line: 1.800.696.1000

Account Number	Service Location	Amount Due	Date Due
3501-0813-232	WILL CHEEVER 72 WILLIAM ST PORTLAND ME 04104	\$26.48	02/11/2020

Invoice Number: 716000670825

### Your Messages

We've updated your bill to provide even more usage information – you'll see up to 36 months of usage now! You can access your daily and hourly usage information from your smart meter by enrolling in Energy Manager at [cmpco.com/EnergyManager](http://cmpco.com/EnergyManager).

Resolve to be energy fit in 2020 - and beyond! Our free products and services can help. Save money on energy costs with Usage Alerts, save energy with Energy Manager, and save time with eBill and AutoPay. Visit [cmpco.com](http://cmpco.com) today to learn how you can start saving now.

Understanding how your energy dollars are spent can help you make decisions about how you use energy in your home. Energy Manager and Usage Alerts can help you figure out your energy usage, reduce costs and save! Visit [cmpco.com](http://cmpco.com) today to learn more about these FREE tools.

You can pay your bill without lifting a finger with AutoPay. Your secure payment will be made on time automatically each month. Enroll in AutoPay today at [cmpco.com](http://cmpco.com) and let your bill take care of itself.

Powered by your smart meter, our FREE Usage Alerts provide you with weekly energy use updates, an alert if you exceed a set amount of usage or cost and notifications of your energy use by text, email, phone call or all three. Sign up for Usage Alerts today at [cmpco.com](http://cmpco.com) and start saving now.

### Your Account Summary

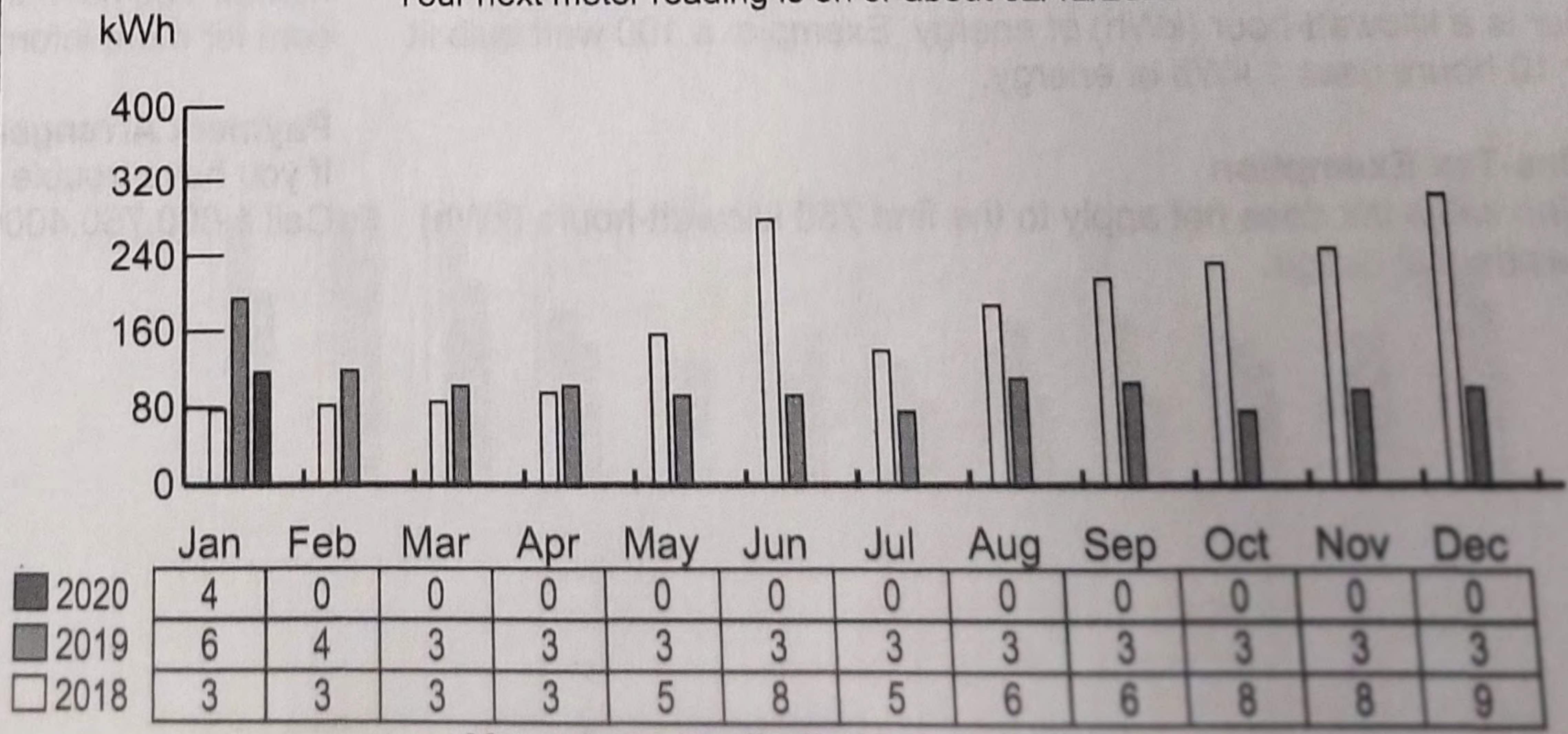
Prior Balance	\$24.50
Payments received through 01/15/2020 - Thank you	-\$24.50
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Electricity Delivery Central Maine Power</b>	<b>+\$16.89</b>
<b>Electricity Supply Standard Offer</b>	<b>+\$9.59</b>
<b>Please pay by 02/11/2020</b>	<b>\$26.48</b>

*2018*  
*\$335*

*2-10-20*

### Your Monthly Usage Summary(kWh)

Your next meter reading is on or about 02/12/2020



Your Average Daily Usage (kWh)



**CITY OF PORTLAND**

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2024 to June 30, 2025

BILL #: 2504471  
ACCOUNT #: 15907  
PARCEL ID #: 117-C-019-001  
LOCATION: 72 WILLIAM ST

CHEEVER WILBUR D JR  
33 WILLIAM ST  
PORTLAND, ME 04103

Owner of Record as of: April 1, 2024  
CHEEVER WILBUR D JR

**CURRENT BILL RATE DISTRIBUTION**

SCHOOL	7.880	\$4,780.01
COUNTY	0.560	\$339.70
MUNICIPAL	6.570	\$3,985.36
TOTAL	15.010	\$9,105.07

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

Assessed Property Description:

117-C-19  
WILLIAM ST 72-74

6181 SF  
Acres: 0.142

*escrow  
10/1/24  
2/26/25*

**FY25 REAL ESTATE TAX BILL**

**BILLING INFORMATION**

LAND VALUE	\$92,800
BUILDING VALUE	\$513,800
TOTAL VALUE	\$606,600
EXEMPTIONS	\$0
TAXABLE VALUE	\$606,600
TAX RATE	15.010
TOTAL TAX	\$9,105.07
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$9,105.07

DATE DUE	AMOUNT DUE
10/18/2024	\$4,552.54
03/14/2025	\$4,552.53

**INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2024.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is \$374,509,262. For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**  
Please make check or money order payable to City of Portland and mail to:



**CITY OF PORTLAND**  
 389 CONGRESS ST  
 PORTLAND, ME 04101

For the fiscal year July 01, 2025 to June 30, 2026

BILL #: 2629940  
 ACCOUNT #: 15907  
 PARCEL ID #: 117-C-019-001  
 LOCATION: 72 WILLIAM ST

CHEEVER WILBUR D JR  
 33 WILLIAM ST  
 PORTLAND, ME 04103

Owner of Record as of: April 1, 2025  
 CHEEVER WILBUR D JR

**CURRENT BILL RATE DISTRIBUTION**

SCHOOL	6.270	\$5,493.77
COUNTY	0.450	\$394.29
MUNICIPAL	5.260	\$4,608.81
TOTAL	11.980	\$10,496.88

**THIS IS THE ONLY BILL  
 YOU WILL RECEIVE**

*W/ Mortgage*

Assessed Property Description:  
 117-C-19  
 WILLIAM ST 72-74  
  
 6181 SF  
 Acres: 0.142

**FY26 REAL ESTATE TAX BILL**

**BILLING INFORMATION**

LAND VALUE	\$142,100
BUILDING VALUE	\$734,100
TOTAL VALUE	\$876,200
EXEMPTIONS	\$0
TAXABLE VALUE	\$876,200
TAX RATE	11.980
TOTAL TAX	\$10,496.88
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$10,496.88

DATE DUE	AMOUNT DUE
10/17/2025	\$5,248.44
03/20/2026	\$5,248.44

**INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/18/2025 AND 03/21/2026.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
 For this tax bill, that date is April 1, 2025.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

Thank you! Your order has been placed. [Click here to print your receipt.](#)  
Order Number: 811457  
Order Timestamp: Sat Feb 22 14:51:05 CST 2025

2025 total  
\$ 2254



Custom Hinge Rail (22999)  
Hinge Rail (Custom Size & Color)  
READY TO SHIP WITHIN 23 DAYS

1

\$118.32

Merchandise Total: \$118.32  
Shipping: \$0.00  
Tax: \$6.51  
Total: \$124.83

**SHIPPING**

Will Cheever  
Yankee Restoration & Bldg  
38 William St.  
PORTLAND ME 04103  
US  
wdcheever@gmail.com  
(207) 831-0486

**BILLING**

Will Cheever  
Yankee Restoration & Bldg  
38 William St  
Portland ME 04103-4828  
US  
wdcheever@gmail.com  
(207) 831-0486  
PO Number: WDC Properties

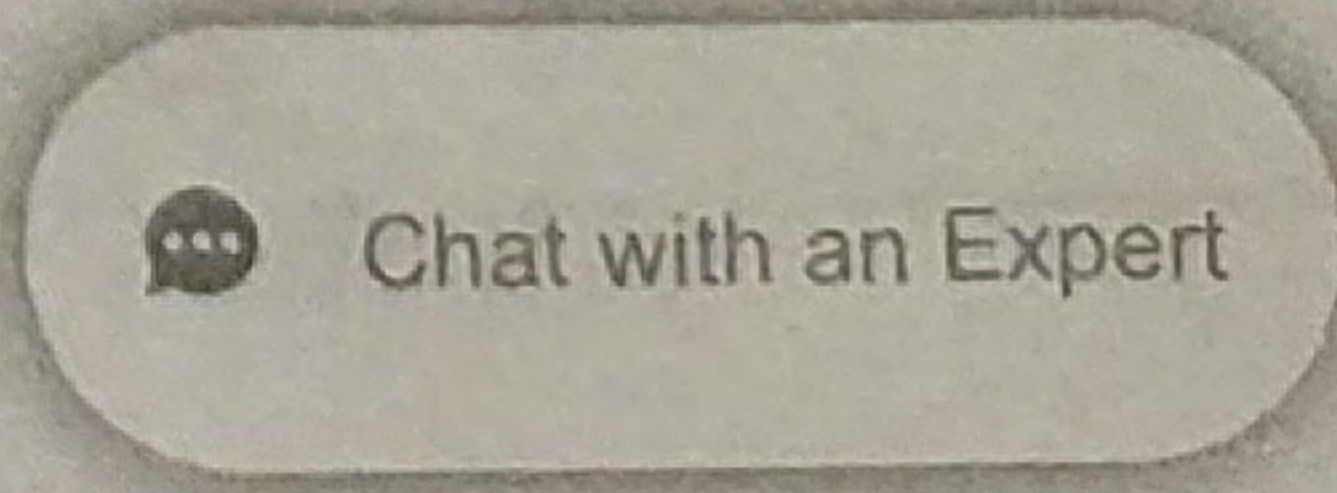
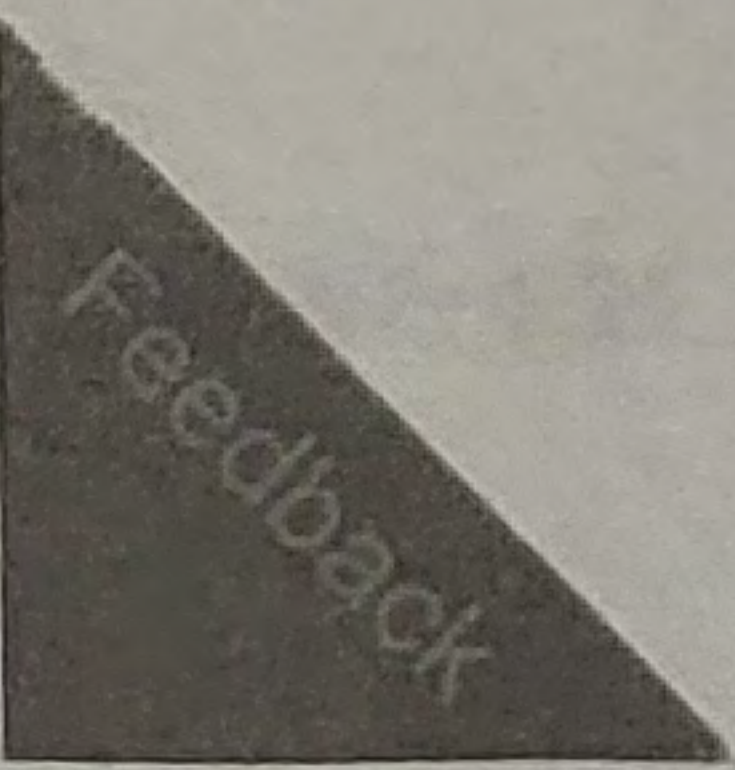
**SHIPPING OPTION**

UPS Ground Shipping: 1-7 Business Days

**PAYMENT**

Card Type: Visa  
Card Number: XXXXXXXXXXXX0441  
Card CodeUsed: Yes  
Expiration Date: 6/2026  
Name on Card: Will Cheever

EMCO Enterprises LLC is a wholly owned subsidiary of Andersen Corporation. EMCO manufactures and supports the limited warranties of Andersen and EMCO storm doors. "Andersen", "EMCO" and all other marks where denoted are trademarks of Andersen Corporation.





CITY OF PORTLAND, MAINE  
389 CONGRESS STREET  
PORTLAND, ME 04101

Questions on your bill?  
Please call: (207) 874-8660 or Email: [swbill@portlandmaine.gov](mailto:swbill@portlandmaine.gov)  
Questions on your impervious surface or credits?  
Please call: (207) 874-8462.

CHEEVER WILBUR D JR  
38 WILLIAM ST  
PORTLAND, ME 04103

**STORMWATER BILL  
QUARTERLY STORMWATER CHARGE**

ACCOUNT NUMBER: 708094  
BILL NUMBER: 477080  
BILL DATE: 11/03/2025  
DUE DATE: 11/25/2025



CITY OF PORTLAND, MAINE  
389 CONGRESS STREET  
PORTLAND, ME 04101

Questions on your bill?  
Please call: (207) 874-8660 or Email: [swbill@portlandmaine.gov](mailto:swbill@portlandmaine.gov)  
Questions on your impervious surface or credits?  
Please call: (207) 874-8462.

CHEEVER WILBUR D JR  
38 WILLIAM ST  
PORTLAND, ME 04103

*\$280  
205 total*

**STORMWATER BILL  
QUARTERLY STORMWATER CHARGE**

ACCOUNT NUMBER: 708094  
BILL NUMBER: 425068  
BILL DATE: 05/01/2025  
DUE DATE: 05/25/2025

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
CHEEVER WILBUR D JR	208258	117-C-019-001	72 WILLIAM ST

DESCRIPTION	AMOUNT
QUARTERLY STORMWATER CHARGE	\$69.75

BUILDING	IMPERVIOUS AREA SURFACE	TOTAL
2129	1738	3867

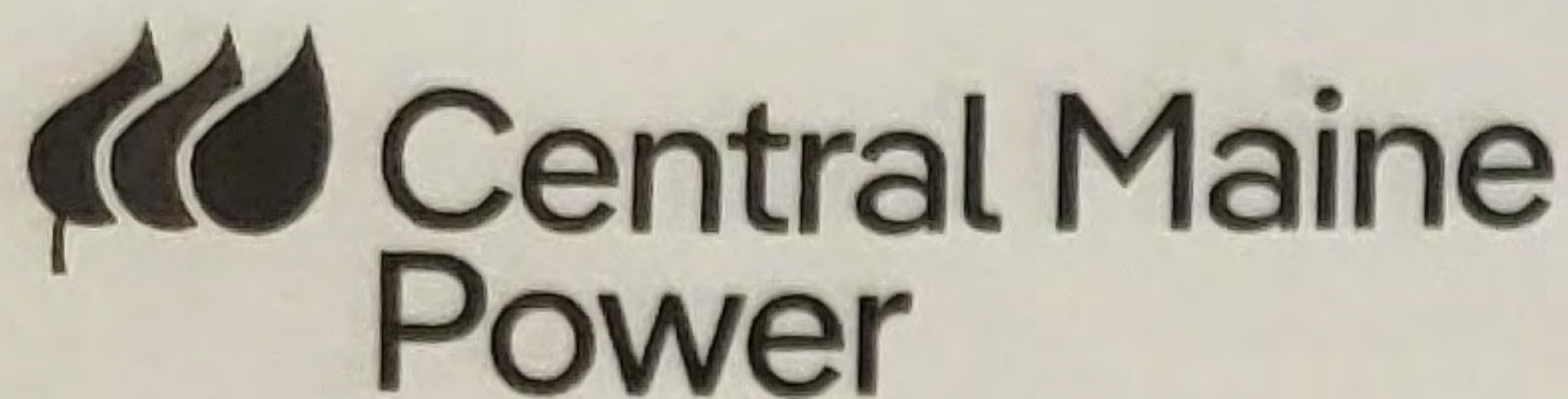
  

BILLABLE UNITS	DWELLINGS	BILLABLE RATE
3	1	\$7.75/month

Current Charges	\$69.75
Previous Balance	\$0.00
Adjustments	\$0.00
Interest	\$0.00
Penalties	\$0.00
<b>Total Amount Due</b>	<b>\$69.75</b>

Current charge is calculated as follows:  
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.  
\*\*Accounts with billing units between 1&2\*\*  
\*Effective July 1-Invoices mailed TWICE/year\*  
Service Period: 4/1/2025 to 6/30/2025  
Payments are not accepted over the phone.

*STARS copy BJB*



An Avangrid company

Manage your account online: [cmpco.com](http://cmpco.com)  
 Customer Service: 800.750.4000  
 Outage reporting line: 800.696.1000

Account Number	Service Location	Amount Due	Date Due
3501-0813-232	WILL CHEEVER 72 WILLIAM ST PORTLAND ME 04104	\$61.13	02/09/2026
Invoice Number 701002855586			

**Your Messages**

The average residential **CMP Delivery** amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at [cmpco.com/PublicPolicyCosts](http://cmpco.com/PublicPolicyCosts).

If you're struggling to manage your electricity bill, our variety of assistance programs are designed to help you stay connected and regain control. You may be eligible for the Arrearage Management Program or Electricity Lifeline Program. View our complete list of programs and services designed to help at [cmpco.com/HelpWithBill](http://cmpco.com/HelpWithBill) or call us at 800.750.4000.

On January 1, the CMP delivery rate, approved by the Maine Public Utilities Commission, changed. For more information about this price change and how it affects your rate, please visit [cmpco.com/Pricing](http://cmpco.com/Pricing).

Thank you for choosing AutoPay - our most convenient payment option. Your payments are made automatically, on time every month. There is no need to send payment with this bill.

Take the guesswork out of your electricity bill with Usage Alerts. You'll get weekly updates from your smart meter, so you know how much electricity you're using long before your bill arrives. Set your own usage target and get notified before costs add up. Sign up at [cmpco.com/MyAccount](http://cmpco.com/MyAccount) today.

**Your Account Summary**

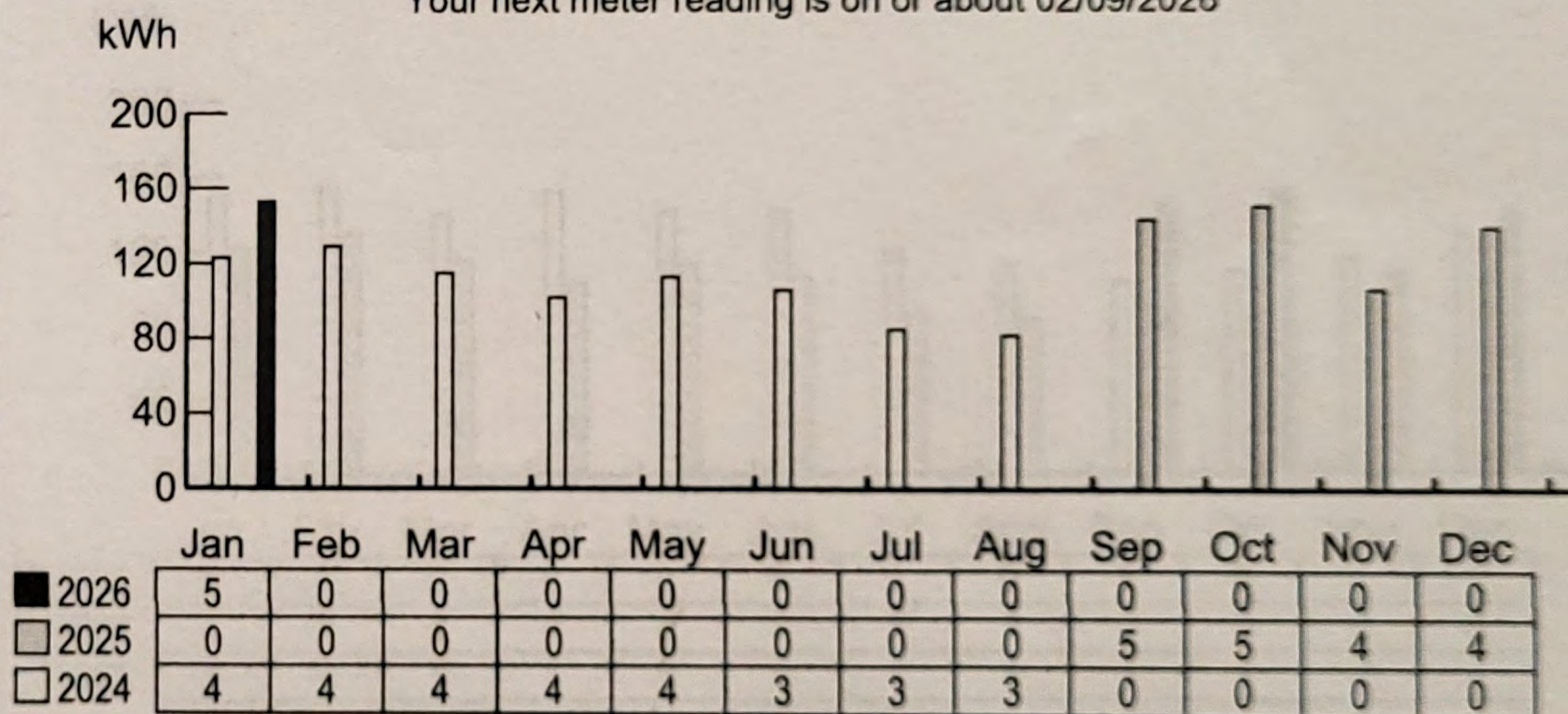
Prior Balance	\$56.08
Payments received through 01/14/2026 - Thank you	-\$56.08
<b>Balance Forward</b>	<b>\$0.00</b>
<b>CMP Delivery</b>	<b>+\$43.72</b>
<b>Non-CMP Supplier Standard Offer</b>	<b>+\$17.41</b>
<b>Please pay by 02/09/2026</b>	<b>\$61.13</b>

*Handwritten:* RB 2/4/26

*Handwritten:* 2025 \$657

**Your Monthly Billed Usage Summary(kWh)**

Your next meter reading is on or about 02/09/2026



Your Average Daily Billed Usage (kWh)

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

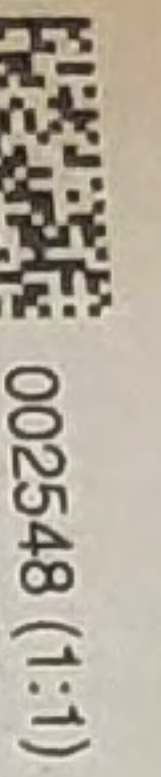
Central Maine Power  
 PO Box 847810  
 Boston, MA 02284-7810

WILL CHEEVER  
 C/O WILL CHEEVER  
 38 WILLIAM ST  
 PORTLAND ME 04103

<b>Account Number</b>	3501-0813-232
<b>Date Due</b>	02/09/2026
<b>Amount Due</b>	\$61.13
<b>Amount Paid</b>	

Please do not write below this line.

100209260035010813232000006113



<b>Customer Name</b>	WILBUR CHEEVER	<b>Account Number</b>	30010229
<b>Service Address</b>	72 WILLIAM ST PORTLAND		
<b>Bill Date: 01/09/2026</b>		<b>Payment Due Upon Receipt</b>	

**Office Hours**  
 8:00 a.m. - 4:30 p.m.  
 Monday through Friday  
 Phone: 207-761-8310

**Web Site and E-Mail**  
 www.pwd.org  
 customerservice@pwd.org

	Member Water Charges	Portland Wastewater Charges	Total
Account Detail			\$105.18
Previous Balance			\$105.18CR
Payment - Thank You			\$0.00
Balance Forward			\$89.16
Total Current Charges	\$24.16	\$65.00	\$89.16
<b>TOTAL AMOUNT DUE</b>			<b>\$89.16</b>

Monthly Usage (Hundred Cubic Feet)			
Month	Days	Water	Waste Water
01/26	27	5.00	5.00
12/25	29	6.00	6.00
11/25	33	8.00	8.00
10/25	30	8.00	8.00
09/25	33	8.00	8.00
08/25	29	8.00	8.00
07/25	33	8.00	8.00
06/25	29	7.00	7.00
05/25	23	3.00	3.00
04/25	32	8.00	8.00
03/25	29	6.00	6.00
02/25	37	7.00	7.00
01/25	28	8.00	8.00

Hundred Cubic Feet = 748 Gallons

Current Charges Detail			
Minimum Charge	\$12.08	\$13.00	
Usage Charge	\$12.08	\$52.00	

**DIRECT PAYMENT - DO NOT PAY**

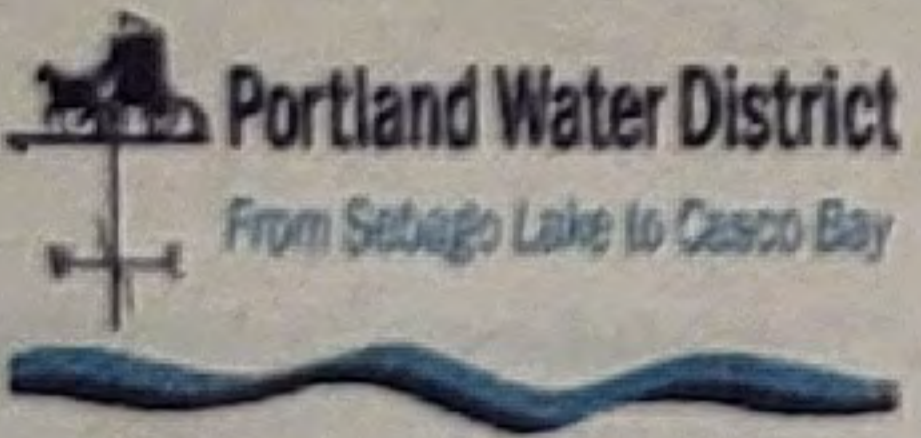
**Customer Meter Summary:**

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17049409	Primary 5/8"	12/22/2025	11/25/2025	2337.00	2332.00	5.00

*B53 1/29/26*

*2025  
 total \$1420*

Refer to back for customer information, online payment options, or to make mailing address changes.



Remit Total Payment to:

Portland Water District  
 PO Box 9751  
 Portland, ME 04104-5051

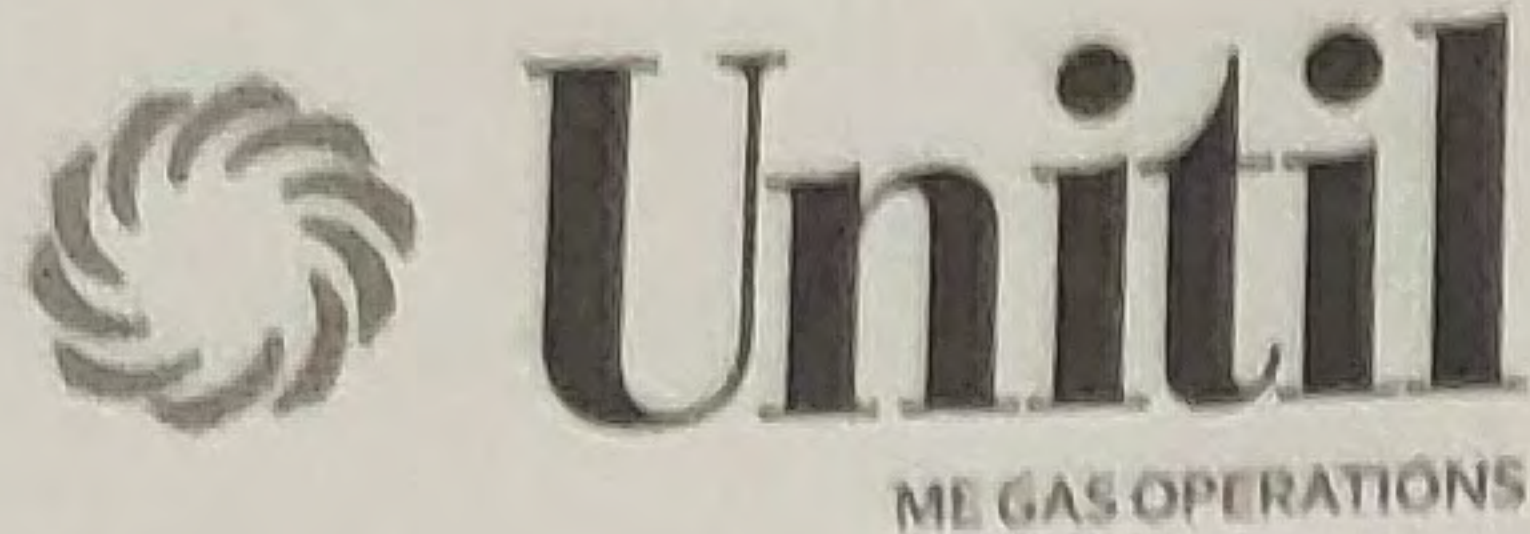
BILL DUE UPON RECEIPT	
ACCOUNT NUMBER:	30010229
AMOUNT ENCLOSED	_____
DIRECT PAYMENT The total amount due will automatically be deducted from your bank account. Thank You.	
<b>TOTAL AMOUNT DUE: \$105.18</b>	

10007650-001737 1737 1 AV 0.584 T6 <B>

WILBUR CHEEVER  
 38 WILLIAM ST  
 PORTLAND ME 04103-4828



2300102290000105180



Customer WILBUR CHEEVER  
 Account Number 5100468500  
 Bill Date 01/21/26  
 Next Meter Read Date 02/17/26  
 \*\*BANK DRAFT\*\*

AMOUNT DUE	PLEASE PAY BY
\$103.22	02/17/26

**OTHER WAYS TO PAY**

**UNI-PAY BANK DRAFT**  
 Sign up for automatic bank draft on the back of this bill or online at unitil.com

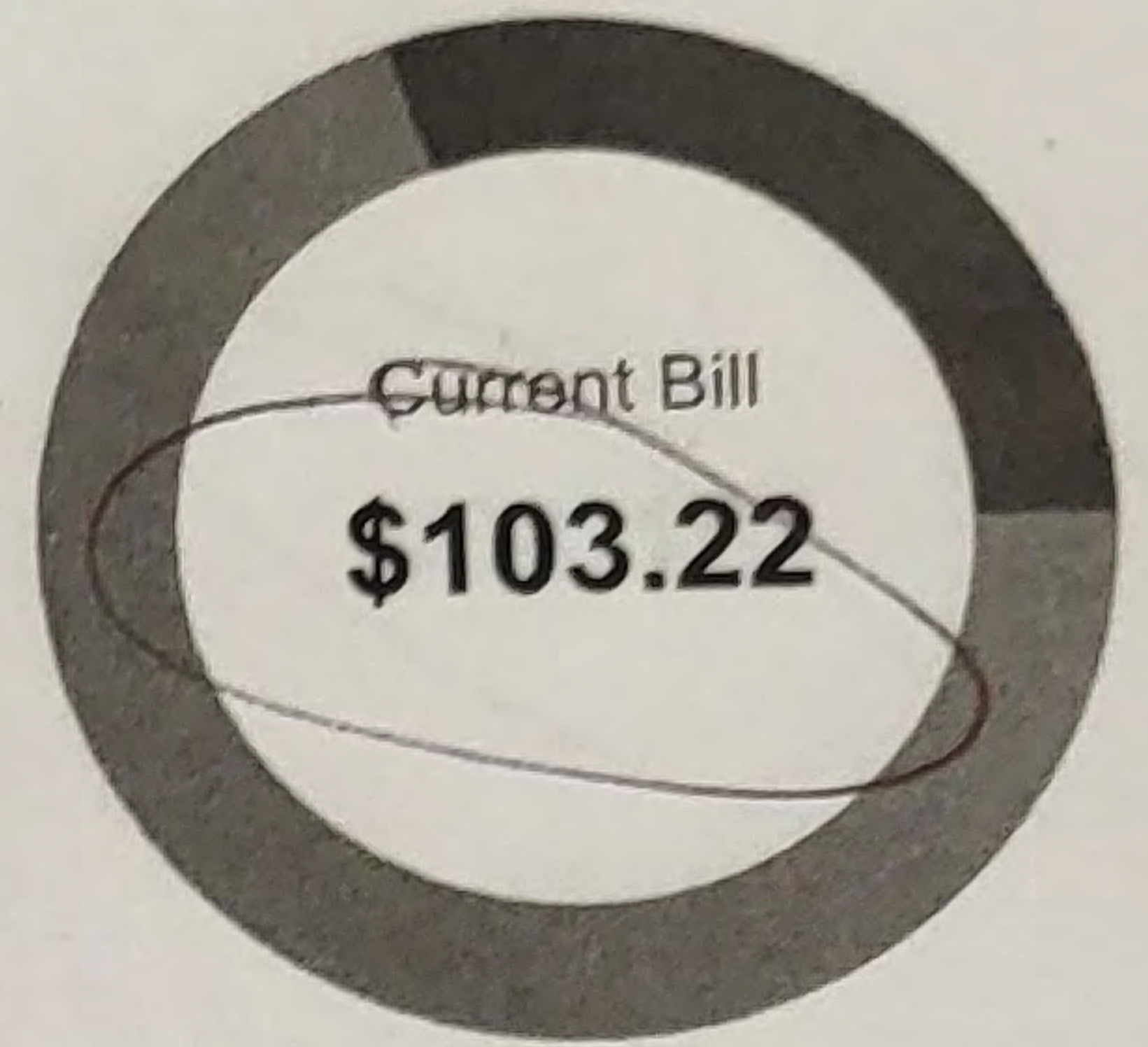
**ONLINE**  
 Pay and view your bill using our secure website at myaccount.unitil.com.

**BY PHONE**  
 Call (888) 301-7700 and follow the prompts.

**BILL SUMMARY** 72 William St House, Portland

Amount of Last Bill	CHEE
Payment - Thank You 01/16/26	\$60.16
Balance Forward	(\$60.16)
	\$0.00

Gas Service	\$71.99
Gas Supplier Service	\$31.23



USAGE AND DETAILS ON PAGE 3

2025  
\$364

BSB  
2/17/26

# The Unitil Scholarship Fund

Science, Technology, Engineering and Math (STEM) scholarships are available for the 2026-2027 academic year.

We are happy to announce that we are again offering scholarships for high school students. Six high school seniors from our service territories in New Hampshire, Maine and Massachusetts who are pursuing degrees in engineering, math, science, or technology will each receive \$5,000 for the first year of undergraduate study.

Unitil Scholarship Fund guidelines and application for the 2026-2027 academic year are available online at [unitil.com/scholarship](http://unitil.com/scholarship). The deadline to submit your completed application is on or before March 31st and recipients will be notified of selection by email no later than May 1st.

If you have any questions regarding our Unitil Scholarship Fund and the application process, please reach out to us via email at [community@unitil.com](mailto:community@unitil.com).



Questions about your bill? Visit [unitil.com](http://unitil.com) or call (888) 301-7700. More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

## PAYMENT INFO

WILBUR CHEEVER  
 38 WILLIAM ST  
 PORTLAND ME 04103 0000

ACCOUNT NUMBER  
 5100468500



AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
\$103.22	02/17/26	BANK DRAFT

**GO PAPERLESS - GO GREEN**  
 Take advantage of paperless billing!  
 More details online at [unitil.com/gopaperless](http://unitil.com/gopaperless)

UNITIL  
 P.O. BOX 981077  
 BOSTON, MA 02298-1077

80050000051004685000000103229

MAINE HARDWARE  
274 ST. JOHN STREET  
PORTLAND, ME 04102-3019  
www.mainehardware.com  
PHONE: (207) 773-5604  
PROUDLY LOCAL, FIERCELY INDEPENDENT  
30DAY RETURN POLICY WITH RECEIPT

CUST NO: 306764    JOB NO: 000    PURCHASE ORDER:    REFERENCE:    TERMS: NET EOM    CLERK: MAW    DATE / TIME: 12/23/25 9:47

TERMINAL: 561

SOLD TO:  
WDC PROPERTIES LLC  
38 WILLIAM STREET  
  
PORTLAND    ME 04103

SHIP TO:

SALESPERSON: MA MA  
TAX: 001 MAINE STATE SALES TAX

**INVOICE: 145145**

2025  
joint  
\$6629

LINE	SHIPPED	ORDERED	UM	SKU	SUGG	UNITS	PRICE/ PER	EXTENSION
1	1	1	EA	9329889	12.99	1	12.60 /EA	12.60



TAXABLE 12.60  
NON-TAXABLE 0.00  
SUBTOTAL 12.60

\*\* AMOUNT CHARGED TO STORE ACCOUNT \*\* 13.30

TAX AMOUNT 0.70  
**TOTAL 13.30**



TOT WT: 0.30



Received By

QUOTE #	QUOTE NAME	QUOTE DATE	QUOTED BY
1750875	YANKEE RESTORATION	Dec 22, 2020	ghatch
PO #	TAG	ORDERED BY	
		ghatch	

LINE #	COMMENT	QTY	NET AMOUNT	EXTENDED
2	AWNING	1	\$399.97	\$399.97

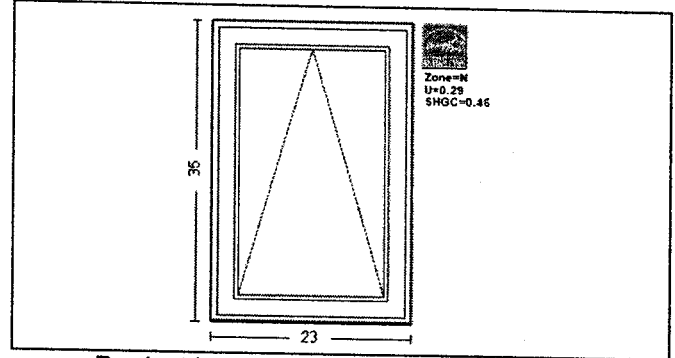
NEAW  
 Frame Size: 23W x 35H  
 Tip-to-Tip: 29-5/8w X 39-11/16h (Total UI: 70")  
 Estate Casement (2011) : (AW)

Recommended Rough Opening 24-1/4W x 36-1/4H

Total Frame Depth: 4-5/8" (c/w Jamb Ext)  
 Exterior Accessories : 3 1/2" Brickmould/Casing with Sill  
 Remove Nailing Fin  
 Jamb Extension : 4 5/8" Jamb Extension FingerJointed  
 Installation Clips  
 Screws And Plugs  
 PVC Color : White  
 Frame Stock : Finger Jointed  
 Frame Finish : Primed  
 Stainless Steel Hardware  
 Crank and Lock Color: White  
 Screen : With Screen  
 Screen Bar Color : White  
 Screen Cloth Color : Grey  
 \*\* Does Not Meet Egress

Glass: LoE Argon  
 Grilles: None

NFRC: Zone=N U=0.29 SHGC=0.46  
 NAFS: LC-PG70 PDP=70psf NDP=-70psf WPRTP=15psf  
 CAI=A3



Product is shown as viewed from outside

*\$1763 w/ tax*

Line	Type	Quantity	Totals		
	Window and Door	2		SUB-TOTAL	\$1,670.58
				LABOR	\$0.00
				FREIGHT	\$0.00
				SALES TAX	\$0.00
				TOTAL	\$1,670.58

This quotation contains highly configured custom make to order products and as such it is not possible to return or exchange product. Cancellation or modifications are only possible to the extent production has not started on the order or non-stock components have not been irrevocably committed to by Kohltech. Certified quotes are valid until the expiration date shown, excluding date specific events such as winter booking. Quotes that are not certified expire immediately.

**We appreciate the opportunity to provide you with this quote!**



# Paradigm Window Solutions

56 Milliken Street  
Portland, Maine 04013

Phone: (877) 994-6369  
www.paradigmwindows.com

Customer  
QUOTATION

Creation Date  
12/23/2020

BILL TO:

*ordered 12/20  
12/23*

SHIP TO:

*Jack  
Front window*

Phone:

Fax:

Phone:

Fax:

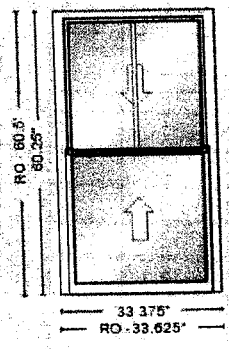
**Thank you for choosing Paradigm Window Solutions!**

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
Yankee Restoration	WDC Properties		
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
dylan.shane@becn.com			720817

Line/Item #	Description	Net Price	Quantity	Extended Price
1-1		\$263.09	2	\$526.18

Comment/Room:  
None Assigned

Product: 8300 Series, Double Hung, Rpl  
 RO: 33.625" x 60.5"  
 TTT Overall Size: 33.375" x 60.25"  
 TTT Unit Size: 33.375" x 60.25"  
 Sash Split: Equal  
 Performance Level: Standard,  
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS  
 3/4" IG Thickness, Clear Opening: 28" x 24.71", 4.805Sq. ft  
 Ratings: U-Factor = 0.28, SHGC = 0.23, VT = 0.41  
 Vinyl Color: White  
 Locks: Standard, Double  
 Hardware: White,  
 Screen: Half Screen, Extruded- Fiberglass,  
 Grids: Contour GBG, Colonial, Unit 1 Glass 1: , Unit 1 Glass 2: 2W1H,  
 Installation Options: Standard Sill Angle,

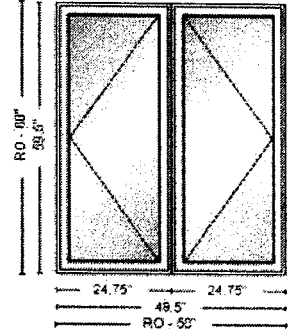


<b>QUOTE NAME</b> Yankee Restoration	<b>PROJECT NAME</b> WDC Properties	<b>CUSTOMER PO#</b>	<b>DATE REQUESTED</b>
<b>SALES REPRESENTATIVE</b> dylan.shane@becn.com	<b>TERMS</b>	<b>SHIP VIA</b>	<b>QUOTE NUMBER</b> 720817

LineItem #	Description	Net Price	Quantity	Extended Price
2-1		\$935.20	1	\$935.20

**Comment/Room:**  
None Assigned

Product: 8300 Series, Casement, NC  
 Casing: 56.1875" x 64.1875"  
 RO: 50" x 60"  
 TTT Overall Size: 49.5" x 59.5"  
 TTT Unit Size: 24.75" x 59.5"  
 Left|Right, Unit 1: Left, Unit 2: Right, Mulls: 0 Degree, Vertical,  
 Performance Level: Standard,  
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS  
 3/4" IG Thickness, Clear Opening: 13.25" x 54.5", 5.015Sq ft  
 Ratings: U-Factor = 0.27, SHGC = 0.25, VT = 0.47  
 Vinyl Color: White  
 Hardware: White, Washability Operator



Screen: Full Screen, Roll Formed- Fiberglass, Reinforce Stiles,  
 Surround (ExtTrim): Flat Casing w/Sill Nose, J-Pocket Filler, Surround  
 (Jambs/Receivers): Receiver, 3/4", 4 Sides,

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Please Note: All Window and Door orders are special order and cannot be returned or credited. This Quotation is for estimate purposes only and all specs, sizes, options, colors, and quantities need to be verified by Contractor, Building Owner, Architect, Project Manager or any governing party before the order is placed. Additionally, it is the responsibility of the contractor to verify that the windows specs meet all local and national building, fire and energy codes specific to the location of the project with the local code enforcement officer or town municipality. Any Modifications to the original quote will require a revised quotation to be provided. After confirming the order for accuracy, provide your signature below for order approval. This quotation is valid for 30 days unless otherwise noted.  
**THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTATION! WE APPRECIATE YOUR BUSINESS!**

SETUP:	\$0.00
LABOR:	\$0.00
FREIGHT:	\$0.00
DEPOSIT:	(\$0.00)
BALANCE:	\$1,541.76
SALES TAX:	\$80.38
SUB-TOTAL:	\$1,461.38
<b>TOTAL:</b>	<b>\$1,541.76</b>

# STATE STREET DISCOUNT

3613 LAFAYETTE RD  
PORTSMOUTH, NH 03801

STATE STREET DISCOUNT  
3613 LAFAYETTE ROAD  
PORTSMOUTH, NH 03801  
Phone (603) 436-7047

Invoice	D29504-1
Date	12-26-20
Store	SSD
Recap	080721 14:50

Bill to
WILL CHEEVER

Pickup Location
STATE STREET WAREHOUSE 3613 LAFAYETTE ROAD PORTSMOUTH, NH 03801

**PAID**

*2020 taxes*

Warehouse	P/O Number	Pickup Date	Terms	Sold At	Bill to Phones	Pickup Phones
WHSE		02-28-22		SSD	(207) 831-0486	(603) 431-7939
Salesperson		Salesperson				
072 JOHN HAM-YING						
jham-ying@ssdiscount.com				T Ema	will@yrestoration.com	
				T Ema	x	
022821						

Item Number	Description	Brand	U/M	Order	Ship	List Price	Extended
AK1200BS	ZEPHYR 30" BREEZE 2 HOOD SS <b>Pick up at WAREHOUSE</b> Serial#1139828BQU	ZEP	EA	1	1	349.00	349.00
CWE19SP2NS1	GE-C 19CF C/D F/D REFRIGERATOR <b>Pick up at WAREHOUSE</b>	GEC	EA	1	0	2069.00	2069.00
CPU	CUSTOMER PICK UP <b>Pick up at WAREHOUSE</b>	MSC		1	0		
FFGH3051VS	FRIGIDAIRE 30" S/I GAS RANGE <b>Pick up at WAREHOUSE</b> Serial#VF04759690	FRI	EA	1	1	1079.00	1079.00
FCM7SKWW	GE 7CF M/D CHEST FREEZER WHITE <b>Pick up at WAREHOUSE</b> Serial#RR181113	GE	EA	1	1	279.00	279.00

# STATE STREET DISCOUNT

3613 LAFAYETTE RD  
PORTSMOUTH, NH 03801

STATE STREET DISCOUNT  
3613 LAFAYETTE ROAD  
PORTSMOUTH, NH 03801  
Phone (603) 436-7047

Invoice	D29504-1
Date	12-26-20
Store	SSD
Recap	080721 14:50

Item Number	Description	Brand	U/M	Order	Ship	List Price	Extended
				Credit Card		3776.00	
						Sales Amount	3776.00
						Sales Tax	.00
						Freight	.00
						Total	3776.00

**BALANCE MUST BE PAID BEFORE RECEIVING PRODUCT**

**PURCHASE AGREEMENT**

It is expressly agreed that title to merchandise and any risk of loss shall pass to customer, and any manufacturer warranty period shall commence, upon transfer of physical possession of goods to customer or to a common carrier engaged by customer or by State Street Discount, at State Street Discount's warehouse (FOB origin). Acceptance of goods constitutes acceptance of these Purchase Terms.



**Invoice**

Date: February 3, 2021  
For: Will Cheever  
Yankee Restoration  
207-831-0486 cell  
will@yrestoration.com

Project Name: **72 William Street – Kitchen Cabinetry**

Design Elements:

- Kitchen cabinetry for approved design, dimensions verified by GC
- Fabuwood Allure Galaxy (Shaker) cabinet line
- "Frost" white paint finish
- 105" tall cabinetry, with 2" cove crown comes to 107"
- Dovetailed drawer boxes
- Soft-closing undermount drawer slides
- Soft-closing door hinges
  
- Includes curbside delivery to job site

Price: \$10,246  
\$563.53 – Maine state sales tax  
Total: \$10,809.53

Deposit to Order: \$7,850 received on 1/16/21 —

Balance Due:

\$2,959.53

*Submitted 2/6/21  
2/12/21*

Please make check made payable to Fiddlehead Designs.

Thank you for your order!

102 Echo Road  
Brunswick, Maine 04011  
207-319-1639  
www.fiddleheaddesigns.com



**Quote**

Date: December 30, 2020  
For: Will Cheever  
Yankee Restoration  
207-831-0486 cell  
will@yrestoration.com

Project Name: **72 William Street – Kitchen Cabinetry**

Design Elements:

- Kitchen cabinetry for attached design, dimensions verified by GC
- Fabuwood Allure Galaxy (Shaker) cabinet line
- "Frost" white paint finish
- 105" tall cabinetry, with 2" cove crown comes to 107"
- Dovetailed drawer boxes
- Soft-closing undermount drawer slides
- Soft-closing door hinges
  
- Includes curbside delivery to job site; please provide labor to unload truck

Price: \$10,246  
\$563.53 – Maine state sales tax  
Total: \$10,809.53

Deposit to Order: \$7,850 – check made payable to Fiddlehead Designs

*12- EFT 12/30/20  
2020 taxes*

102 Echo Road  
Brunswick, Maine 04011  
207-319-1639  
www.fiddleheaddesigns.com

# STONE AGE, INC.

597 Elm Street Biddeford, ME 04005  
 www.stoneageinc.com 207-286-9705 207-286-9420

## INVOICE 4387

<b>Customer Name</b>	<u>Will/Yankee</u>	<b>Date</b>	<u>3/25/2021</u>
<b>Address</b>	<u>_____</u>	<b>Job site address</b>	<u>72 William Street #1</u>
	<u>_____</u>		<u>Portland, ME</u>
<b>Phone</b>	<u>_____</u>	<b>Contact Name</b>	<u>Will</u>
<b>Cell</b>	<u>_____</u>	<b>Contact Number</b>	<u>207-831-0486</u>
<b>Email</b>	<u>will@yrestoration.com</u>		

Please note that a 50% deposit is due prior to  
 template with remaining balance due at  
 installation

**Description of sale:**

3CM Element Stone Winterport Quartz Countertops to include:  
 Pencil edging  
 Drilling of faucet holes  
 One (1) Undermount sink cutout  
 Mounting of Sink  
 No Backsplash  
 Template  
 Install  
 Tax

**Stone Age is not responsible for removal of existing  
 counterop, disconnection or connection of plumbing**

Subtotal	\$ 2,885.00
Tax	
Paid	<del>\$ (1,700.00)</del>
Total	<u>\$ 1,185.00</u>

**Payment Schedule:**

Date Required		Amount	Payment Type
3/8/2021	Deposit	\$ 1,700.00	Visa
	Final		

#105

# STONE AGE, INC.

597 Elm Street Biddeford, ME 04005  
 www.stoneageinc.com 207-286-9705 207-286-9420

## QUOTE

		<b>Date</b>	<u>1/19/2021</u>
<b>Customer Name</b>	<u>Will</u>	<b>Job site address</b>	<u>72 William Street #1</u>
<b>Address</b>	<u></u>		<u>Portland, ME</u>
	<u></u>		<u></u>
<b>Phone</b>	<u></u>	<b>Contact Name</b>	<u>Will</u>
<b>Cell</b>	<u></u>	<b>Contact Number</b>	<u>207-831-0486</u>
<b>Email</b>	<u>will@yrestorations.com</u>		

Please note that a 50% deposit is due prior to  
 template with remaining balance due at  
 installation

**Description of sale:**

3CM Element Stone Winterport Quartz Countertops to include:  
 Pencil edging  
 Drilling of faucet holes  
 One (1) Undermount sink cutout  
 Mounting of Sink  
 3.5" Backsplash  
 Template  
 Install  
 Tax

Stone Age is not responsible for removal of existing  
 counterop, disconnection or connection of plumbing

Subtotal	\$ 3,399.00
Tax	
Paid	
<b>Total</b>	<b>\$ 3,399.00</b>

**Payment Schedule:**

Date Required	Amount	Payment Type
	Deposit	
	Final	

300 RIVERSIDE ST

Phone: 207-553-4812

Fax: 207-771-8882

www.kohltech.com

PORTLAND ME 04103

**DEALER**  
**Quotation**

**EXPIRATION DATE**  
Quote Not Certified

Printed: Dec 22, 2020 12:26 PM

**BILL TO:**

**SHIP TO:**

*#1 kitchen*

*Spans 2020-2021*

QUOTE #	QUOTE NAME	QUOTE DATE	QUOTED BY
1750875	YANKEE RESTORATION	Dec 22, 2020	ghatch
PO #	TAG	ORDERED BY	
		ghatch	

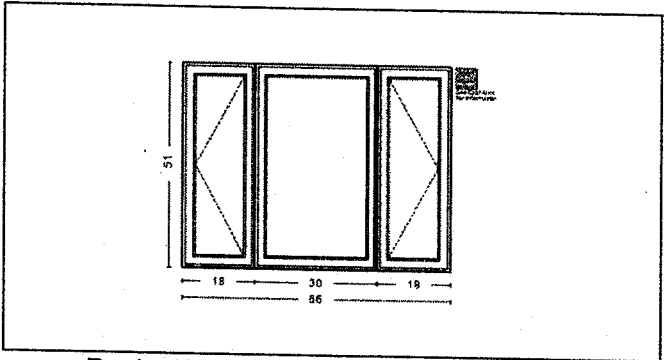
LINE #	COMMENT	QTY	NET AMOUNT	EXTENDED
--------	---------	-----	------------	----------

1 TRIPLE CSMT  
NELV-FX-RV:COMBO  
Frame Size: 66W x 51H  
Tip-to-Tip: 72-5/8w X 55-11/16  
Estate Casement Combo (2C)

1 \$1,270.61 \$1,270.61

Recommended Rough Oper  
Total Frame Depth: 4-5/8" (c  
Exterior Accessories : 3 1/2"  
Remove Nailing Fin  
Jamb Extension : 4 5/8" Jar  
Installation Clips  
Screws And Plugs  
PVC Color : White  
Frame Stock : Finger Jointed  
Frame Finish : Primed  
Stainless Steel Hardware  
Crank and Lock Color: White  
Screen : With Screen  
Screen Bar Color : White  
Screen Cloth Color : Grey  
\*\* Does Not Meet Egress

*Subtotal here 24934*



Product is shown as viewed from outside

Glass: LoE Argon  
Grilles: None

NFRC:  
Win 1,3: Zone=N U=0.28 SHGC=0.46  
Win 2: Zone=N U=0.28 SHGC=0.54  
NAFS: LC-PG55 PDP=55psf NDP=-55psf WPRTP=15psf  
CAI=A3  
T-Mullion

Franciose Drywall  
18 Northeast Lane  
South Portland, ME 04106  
207-749-2707  
[franciosedrywall@icloud.com](mailto:franciosedrywall@icloud.com)

**Invoice**

March 3, 2021

YANKEE RESTORATION & BLDG.  
45 Austin Street  
Portland, ME 04103

Location:  
72 William Street  
Portland, ME

---

Install drywall, tape and finish for paint; provide all materials and labor to complete as follows:

Kitchen Remodel:

As discussed with Will

*800 out 3-12-21*

Total due \$1,200.00

Terms: Net 15

One and one half percent per month (Annual Percentage Rate of 18% will be charged on balances not paid when due. If Necessary, buyer will also pay all collection cost, including reasonable attorney fees. Proposals good for 30 days. May change after 30 days due to material increase. Any alteration of deviation from above will become an extra charge over and above proposed price.

# Anderson Insulation, Inc.

Phone: (800) 472-1717  
Fax: (207) 602-6185  
ME (207) 653-0331

## INVOICE

504986 - 1

P.O. Box 30  
Saco, ME 04072  
www.andersoninsul.com

*Handwritten:*  
P. J. # 2160  
2/15/21

Date: 2/8/2021

Customer Code: YankeeRB

Yankee Restoration & Building  
73 Warren Ave  
Westbrook, ME 04092

### Job Address

72 Williams St - Portland, ME  
Thermal Insulation

PO#:

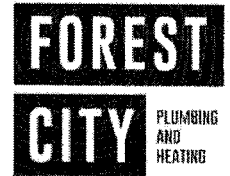
Work Area	Inventory Item
Exterior Walls	R-16 Icynene Open Cell Spray Foam Insulation LDC 70 - 4in
Windows and Doors Foamed	EZ Flow Min Expansion Foam

Sale	\$450.00
Shipping & Handling	\$0.00
Invoice	\$450.00
<b>Balance</b>	<b>\$450.00</b>

Terms: PAY WITHIN 30 DAYS

**Forest City Plumbing and Heating**

186 Harriet St  
South Portland, ME 04106  
(207) 317-1804  
sylvan@forestcityplumbing.com



**INVOICE**

BILL TO  
Will Cheever  
Yankee Restoration & Building  
45 Austin St  
Portland, ME 04103

INVOICE **1286**  
DATE 02/03/2021  
TERMS Net 15  
DUE DATE 02/18/2021

DATE	PARTS AND LABOR	DESCRIPTION	QTY	RATE	AMOUNT
	Toilet setting parts	including flange and valve	1	91.70	91.70
	Lavatory Setting parts		1	48.76	48.76
	PVC Pipe and Fittings		1	81.63	81.63
	Copper and Pro Press Fittings		1	52.19	52.19
	Hours		4.50	100.00	450.00

For work @ 72 Williams St

BALANCE DUE

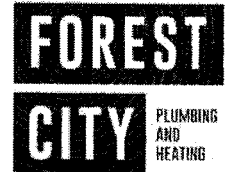
**\$724.28**

- cut out toilet flange that was too low and glued on new one with riser.
- installed new valve for toilet
- set toilet with Sani Seal(for radiant)
- re-connected valves for lavatory in bathroom
- installed faucet and drain.
- connected water lines to valves
- piped up new drain for sink
- cut out old trap for washing machine in basement
- set new laundry sink in place, piped up new drain.
- cut in tees to water lines nearby and installed new valves for laundry sink faucet. connected water lines.

*pd Venne  
2/6/21*

**Forest City Plumbing and Heating**

186 Harriet St  
South Portland, ME 04106  
(207) 317-1804  
sylvan@forestcityplumbing.com



**INVOICE**

**BILL TO**  
Will Cheever  
Yankee Restoration & Building  
45 Austin St  
Portland, ME 04103

INVOICE 1274  
DATE 01/20/2021  
TERMS Net 15  
DUE DATE 02/04/2021

DATE	PARTS AND LABOR	DESCRIPTION	QTY	RATE	AMOUNT
	PVC		1	46.58	46.58
	Pex and Pex fittings	+ Ice Maker Box	1	152.85	152.85
	Hours		5	100.00	500.00

-Stubbed up water lines for toilet and place holders for vanity in bathroom  
-cut out copper drain for kitchen sink and re-piped to cabinet in pvc  
-ran pex for hot and cold water lines for kitchen sink and ice maker box.

**BALANCE DUE \$699.43**

*pd w/ Jerrind*



**PORTLAND GASFITTING**

COMMERCIAL • RESIDENTIAL

(207) 332-3876  
5 EASTFIELD ROAD CAPE ELIZABETH, ME 04107

**JOB INVOICE**

4578

TO Yankee Restoration & Building  
45 Austin Street  
Portland ME 04103

Will  
PHONE 831-0486 DATE OF ORDER 4-26-2021  
ORDER TAKEN BY ESB Locke CUSTOMER'S ORDER NUMBER  
 DAY WORK  CONTRACT  EXTRA  
JOB NAME/NUMBER Gasline to New NCo Range  
JOB LOCATION 72 William Street 1st floor  
JOB PHONE 831-0486 STARTING DATE

TERMS:

QTY.	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK
> 16'	1/2" Counterstrike CSST		96.00	1st Floor Apartment Renovation
1	1/2" Flange Fitting		26.19	Remove old Gasline - CAP OFF
1	1/2" Straight Fitting		17.46	72 William St.
1	1/2" 90		2.15	Install New Gasline
1	1/2 x 3/4 Couplings		4.80	1/2" CSST -
1	1/2" x CL		2.10	Install New GE Gas Range
1	3/4 x CL		2.35	
1	48" Dormant Gas Connector		36.80	

*PW 4/23/21*

OTHER CHARGES			
EXISTING GROUNDING			✓
Leak checked			✓

TOTAL OTHER			
LABOR	HRS.	RATE	AMOUNT
Standard	3	95	285.00

TOTAL  
\$ 472.05

DATE COMPLETED	TOTAL MATERIALS	187.05
----------------	-----------------	--------

TOTAL LABOR	285.00
TOTAL MATERIALS	187.05
TOTAL OTHER	

Work ordered by \_\_\_\_\_  
Signature \_\_\_\_\_  
I hereby acknowledge the satisfactory completion of the above described work.

Thank You	TAX	Inc
	TOTAL	472.05

**Forest City Plumbing and Heating**

186 Harriet St  
South Portland, ME 04106  
(207) 317-1804  
sylvan@forestcityplumbing.com



**INVOICE**

BILL TO  
Will Cheever  
Yankee Restoration & Building  
45 Austin St  
Portland, ME 04103

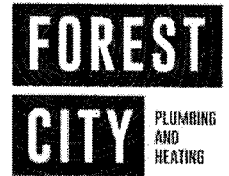
INVOICE 1358  
DATE 04/27/2021  
TERMS Net 7  
DUE DATE 05/04/2021

DATE	PARTS AND LABOR	DESCRIPTION	QTY	RATE	AMOUNT	
	Kohler faucet	K596 Simplice	1	361.67	361.67	
	Basket Strainer materials		1	30.11	30.11	
	PVC Pipe and Fittings		1	49.41	49.41	
	1/2" x 3/8" Compression Valves	pex valves and escuteans	1	39.74	39.74	
	Ice Maker Connection		1	20.47	20.47	
	Shop materials		1	10.00	10.00	
	Hours		2	100.00	200.00	
	Late fee	10% - Applied on Jun 4, 2021			71.14T	
For Work @ 72 Williams St Apt 1					SUBTOTAL	782.54
-installed new valves underneath sink					TAX	3.91
-installed new Kohler kitchen faucet, hooked up to water					TOTAL	786.45
-installed new basket strainer, trap and cleanout for sink drainage						
-put on ice maker supply line for fridge					BALANCE DUE	<b>\$786.45</b>

*Handwritten:* 711.40  
6-15-21 Jerrad

**Forest City Plumbing and Heating**

186 Harriet St  
 South Portland, ME 04106  
 (207) 317-1804  
 sylvan@forestcityplumbing.com



**INVOICE**

**BILL TO**  
 Will Cheever  
 Yankee Restoration & Building  
 45 Austin St  
 Portland, ME 04103

INVOICE 1358  
 DATE 04/27/2021  
 TERMS Net 7  
 DUE DATE 05/04/2021

DATE	PARTS AND LABOR	DESCRIPTION	QTY	RATE	AMOUNT
	Kohler faucet	K596 Simplex	1	361.67	361.67
	Basket Strainer materials		1	30.11	30.11
	PVC Pipe and Fittings		1	49.41	49.41
	1/2" x 3/8" Compression Valves	pex valves and escuteans	1	39.74	39.74
	Ice Maker Connection		1	20.47	20.47
	Shop materials		1	10.00	10.00
	Hours		2	100.00	200.00

For Work @ 72 Williams St Apt 1

**BALANCE DUE**

**\$711.40**

- installed new valves underneath sink
- installed new Kohler kitchen faucet, hooked up to water
- installed new basket strainer, trap and cleanout for sink drainage
- put on ice maker supply line for fridge



**D&T Hardwood Floors**  
 www.dandthardwoodfloors.com  
 76 Williams Street  
 Portland, ME 04103

(207) 632-2176

# JOB ESTIMATE

PHONE: 207-831-0486      DATE: 05-01-2021

JOB NAME/LOCATION: Will  
 75 William St  
 Portland, me

TO \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**JOB DESCRIPTION:**

bedroom	12	X	8	=	96
living room	14	X	12	=	168
living room	17	X	12	=	204
Kitchen	12	X	14	=	168
	13	X	10	=	130

766.896

1290 = 1,455

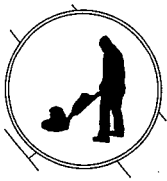
Kitchen 12 X 14 = 168  
 Install labor is \$ 400

> Sanding + 3 coats oil base / sealer  
 and 2 poly (Scotch) total 3 coats

~~2,655~~ #473 3/14/21

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED JOB COST: 1,855  
 ESTIMATED BY: \_\_\_\_\_



# D&T Hardwood Floors

www.DandTHardwoodFloors.com

76 Williams Street  
Portland, ME 04103

(207) 632-2176

# JOB ESTIMATE

PHONE

DATE

207-831-0486 11-2020

JOB NAME/LOCATION

Will

TO

72 2nd Floor William  
St Portland, Me

Kitchen	11	X	13 =	143
Hall	4	X	4 =	16
Sunroom	22	X	9 =	188
bathroom	Scan	V	3 =	27
dining room	72-2	X	12 =	144
bedroom		X	12 =	144
dining room		X	14 =	350
closet	11	V	8 =	88
	13	V	3 =	39

2.50 = (2,872)

1149.89F

4 room fill \$ (475)

Sanding + 1 Sealer and 2 Coats poly  
(Satin) total 3 Coats

#504 MSB

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED JOB COST  
ESTIMATED JOB COST

3,347

JR HOME IMPROVEMENT LLC  
57 Aspen Ave  
South Portland ME  
04106  
2077492048  
[jrhomeimprovementme@gmail.com](mailto:jrhomeimprovementme@gmail.com)

INVOICING  
WDC PROPERTIES LLC  
38 William St  
Portland ME  
04103  
2078310486  
[wdcheever@gmail.com](mailto:wdcheever@gmail.com)

39 hours for painting interior and exterior work at 72 William St. Portland  
Window glazing repairs, exterior painting  
Interior touch ups, drywall and mud work in common stairways

Subtotal \$ 2,169.96  
Total \$ 2,169.96

*Handwritten notes:*  
PA #170  
*[Signature]*

Payment methods accepted  
Check, Zelle

# VP Precision Finishing

V. Patrick O'Reilly  
 75 Lincoln St  
 Bath, ME  
 04530  
 207/210-0090  
 vpprecisionfinishing@gmail.com



**BILL TO**

**Yankee Restoration**  
 will@yrestoration.com

*R. 4/22/26*  
*4/29/26*  
*7141 FT - 3022M*  
*4/20/26*

DATE  
 03/17/2026  
 DUE

On Receipt

INVOICE  
 INV0696

BALANCE DUE  
 USD \$2,725.00

DESCRIPTION	RATE	QTY	DISCOUNT	AMOUNT
Sheetrock Labor	\$350.00	20		\$7,000.00
Sheetrock Materials	\$900.00	1	-\$180.00 20%	\$720.00
Discount represents left over supplies				
Paint Materials	\$1,054.00	1		\$1,054.00
7x GI walls, 10x GL ceiling, 3x GL trim, applicators, cleaning supplies, liners, abrasives, caulking, fillers ect. 4/15 touch up materials \$176				
Paint Labor	\$350.00	21		\$7,350.00
3/26: 8x, 3/27: 8x, 4/15: 2x, 4/16: 3x				
Clean up	\$800.00	1		\$800.00
3/28: 3x				

**Payment Info**

BY CHECK  
 VP Enterprises

<b>TOTAL</b>	<b>\$16,924.00</b>
Payment	-\$14,199.00
Other	03/28/2026
<b>BALANCE DUE</b>	<b>USD \$2,725.00</b>

**OTHER**

Please remit payment via check 14 calender days. 75 Lincoln Street;  
 Bath, ME 04530.

**Stone Surface**

9 Lakes Plaza Dr  
Naples, ME 04055  
(207) 647-3611



**Stone Surface**  
Creative Kitchen & Bath

**INVOICE**

BILL TO  
Cheever 72 William #2

INVOICE 2026INV-14115  
DATE 04/16/2026  
DUE DATE 04/16/2026

DESCRIPTION	QTY	RATE	AMOUNT
Kitchen Countertops - Template, Fabricate and Install Black Pearl (Grp A) polished finish stock granite counter tops including sink prep, eased edge and small round corners.	1	2,250.00	2,250.00

Backsplash - 4" to match tops is standard/optional (No add/deduct)

Sealer - TBD by Material

\*Disclaimer\*  
Due to the current supply chain issues, substitutions of similar material/color/pattern may be required. If substitution is required, we will notify you as soon as possible.

Kitchen Sink - Small Pro - Supply and Mount 18 gauge small professional style single bowl stainless steel sink.	1	250.00	250.00
--	---	--------	--------

\*\*\* Customer to supply \*\*\*  
- Faucet - # holes, spread

*BSS 4/24/26*  
*KIT 73 X 31 X N*

Note to All retail customers:  
\*A 50% payment is required at the time of approved estimate.\*  
Balances due as follows:  
-Cabinets & Hardware/Tile & Flooring/Cash & Carry Items- At time of receipt from factory.  
-Countertops- On day of installation.

SUBTOTAL	2,500.00
TAX	0.00
TOTAL	2,500.00

BALANCE DUE **\$2,500.00**

Thank you for choosing Stone Surface!

Estimate Summary	
Estimate 2025EST-105839	2,500.00
This invoice 2026INV-14115	\$2,500.00
Total invoiced	2,500.00



**Quote**

Date: February 23, 2026

For: Will Cheever  
Yankee Restoration

Project Name: **72 William Street #2 Kitchen Cabinetry**

Design Elements:

- Kitchen cabinetry in approved designs
  - Fabuwood Allure Galaxy door, Dove white paint finished
  - Cabinets to 90", no crown
  - Ceiling height ~100"
  
- Includes curbside delivery to job site

Cabinetry Price: \$7,372  
Maine Sales Tax: \$405.46  
Total: \$7,777.46

Deposit: \$5,825 – received 4/3/26

Balance Due: \$1,952.46

*BSS*      *4/29/26*  
*5070-CHECK*

Please make check payable to Fiddlehead Designs Cabinetry.

Thank you for your business!

102 Echo Road  
Brunswick, Maine 04011  
207-751-4077  
[www.fiddleheaddesigns.com](http://www.fiddleheaddesigns.com)



**Quote**

Date: February 23, 2026

For: Will Cheever  
Yankee Restoration

Project Name: **72 William Street #2 Kitchen Cabinetry**

Design Elements:

- Kitchen cabinetry in attached designs
  - Fabuwood Allure Galaxy door, Dove white paint finished
  - Cabinets to 90", no crown
  - Ceiling height ~100"
- Includes curbside delivery to job site (please provide labor to unload truck)
- Price accurate as of quote date, will be re-priced at order time

Cabinetry Price: \$7,372  
Maine Sales Tax: \$405.46  
Total: \$7,777.46

Deposit to Order: \$5,825 - please make check payable to Fiddlehead Designs Cabinetry

*3/30/26*  
*MSB #14*

102 Echo Road  
Brunswick, Maine 04011  
207-751-4077  
www.fiddleheaddesigns.com

Primary Electric LLC  
 P.O. Box 3794  
 Portland, ME 04104  
 207-766-6473  
 electricprimary@gmail.com



1981 04/07/2026

BILL TO	SHIP TO	JOB DESCRIPTION
Yankee Restoration & Building 73 Warren Avenue Westbrook, ME 04092	Same as recipient	72 Williams Street #2

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Install all electrical devices and lighting for Unit 2		\$ 2,861.54

*Handwritten notes:*  
 MSB  
 #18  
 4/17/26 annual

SUBTOTAL	\$2,861.54
TOTAL DUE	\$2,861.54

Thank you for your business!



ECORAD INC.  
 21 Rue Henri-Gamache  
 St-Jean-Port-Joli, Qc  
 G0R3G0 **Phone** :(418) 598-3273

Invoice 2026-03-20 8456

**Sales Rep. :** Patricia Cloutier  
**Terms :** on reception  
**Ship :**  
**Reference :** 6312v2

**Customer :** WDC Properties  
 WDC Properties  
 Will Cheever  
 72 William St.  
 Portland  
 ME04103  
 (207) 831-0486

**Ship To :**  
 Same  
 (207) 831-0486

Item No.	Description	Ord	Inv.	B/O Qty	Price	Total	Tx
41625006	PLESSIS 26 4	1,00	1,00		1170,00	1170,00	
28222511	PLESSIS 26 4	1,00	1,00		990,00	990,00	
Transport	pick up in Rocky hill, Ct by customer	0,00	0,00		0,00	0,00	

3/24/26  
 #5471

		<b>Subtotal :</b>	2160,00
		<b>Shipping :</b>	
A) Regist : 733219781-001		TX CT 6.35	137,16
B) Regist :			0,00
Total deposit	648,00	<b>TOTAL :</b>	2297,16
		<b>Balance :</b>	1 649,16

# VP Precision Finishing

V. Patrick O'Reilly  
 75 Lincoln St  
 Bath, ME  
 04530  
 207/210-0090  
 vpprecisionfinishing@gmail.com



**BILL TO**  
**Yankee Restoration**  
 will@yrestoration.com

**DATE**  
 03/17/2026  
**DUE**  
 On Receipt

**INVOICE**  
 INV0696

**BALANCE DUE**  
 USD \$14,199.00

DESCRIPTION	RATE	QTY	DISCOUNT	AMOUNT
Sheetrock Labor	\$350.00	20		\$7,000.00
<b>Sheetrock Materials</b> Discount represents left over supplies	\$900.00	1	-\$180.00 20%	\$720.00
<b>Paint Materials</b> 7x GI walls, 10x GL ceiling, 3x GL trim, applicators, cleaning supplies, liners, abrasives, caulking, fillers ect.	\$879.00	1		\$879.00
<b>Paint Labor</b> 3/26: 8x	\$350.00	16		\$5,600.00

## Payment Info

**BY CHECK**  
 VP Enterprises

**OTHER**  
 Please remit payment via check 14 calender days. 75 Lincoln Street; Bath, ME 04530.

**TOTAL** \$14,199.00  
**BALANCE DUE** **USD \$14,199.00**

*Handwritten:*  
 PA #503  
 3/27/26  
 MSB



**INVOICE**

PORTLAND BRANCH  
 QXO  
 400 WARREN AVENUE  
 PORTLAND, ME 04103  
 Telephone: 207-797-7950

INVOICE NO.	TX91341
INVOICE DATE	02/24/26
DUE DATE	03/25/26
CUSTOMER NO.	023086
<b>REMIT TO:</b>	
<b>QXO</b> <b>PO BOX 418527</b> <b>BOSTON, MA 02241 8527</b>	
<b>WAREHOUSE:</b>	
PORTLAND BRANCH QXO 400 WARREN AVENUE PORTLAND, ME 04103 Telephone: 207-797-7950	

**SOLD TO:**

YANKEE RESTORATION & BUILDING  
 73 WARREN AVE  
 WESTBROOK, ME 04092

**SHIP TO:**

Customer Pickup

SLS	SHIP VIA	TERMS
31A	PICKUP	2% 10TH PROX NET 25TH

CUSTOMER PURCHASE ORDER NO.	TAX	JOB # AND NAME	ORDERED BY
OWN USE PDW	5.500	OWN USE	PCG

PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
/PDW30537694	CSL-CSR NC 51X60 LEA NG FS 3/4 RCR-4 FC-3 REMOVE FIN TO J	EA	1	1329.4100	1,329.41
/PDW30537695	CSL-CSR NC 51X60 CROWN OP926315 WS586227 ETA 02/23/26  <b>Deduct 28.42 and pay 1470.89 if paid by 3/10/26</b> <b>Otherwise 1499.31 is due in full by 3/25/26</b>	EA	1	91.7400	91.74

**THANK YOU FOR YOUR BUSINESS**

RECEIVED BY	<b>SUB-TOTAL</b>	<b>TAX</b>	<b>HANDLING/RESTOCK</b>	<b>SHIPPING</b>	<b>TOTAL AMOUNT</b>
	1421.15	78.16	.00	.00	1499.31

THIS SALE IS SUBJECT TO THE TERMS AND CONDITIONS AND RETURN POLICY FOUND AT <https://www.QXO.com/terms-and-conditions-of-sale>  
 BUYER ACKNOWLEDGES AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.



INVOICE

PORTLAND BRANCH  
QXO  
400 WARREN AVENUE  
PORTLAND, ME 04103  
Telephone: 207-797-7950

INVOICE NO.	UA11949
INVOICE DATE	03/18/26
DUE DATE	04/25/26
CUSTOMER NO.	023086

REMIT TO:  
QXO  
PO BOX 418527  
BOSTON, MA 02241 8527

WAREHOUSE:  
PORTLAND BRANCH  
QXO  
400 WARREN AVENUE  
PORTLAND, ME 04103  
Telephone: 207-797-7950

SOLD TO:

*72-2  
WDCP  
#10*

YANKEE RESTORATION & BUILDING  
73 WARREN AVE  
WESTBROOK, ME 04092

SHIP TO:

Customer Pickup

SLS	SHIP VIA	TERMS
31A	PICKUP	2% 10TH PROX NET 25TH

CUSTOMER PURCHASE ORDER NO.	TAX	JOB # AND NAME	ORDERED BY
72 WILLIAM #2 PDW	5.500	72 WILLIAM #2	PCG

PRODUCT	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	EXTENSION
/PDW30565614	8DH RPL 33.875X60.25 LEA FG 2/1 1SA HS OP926311 WS587088 ETA 03/16/26  Deduct 15.49 and pay <u>801.82</u> if paid by 4/10/26 Otherwise 817.31 is due in full by 4/25/26  <i>MJB 3/27/26</i>	EA	2	387.3500	774.70

THANK YOU FOR YOUR BUSINESS

RECEIVED BY

SUB-TOTAL	TAX	HANDLING/RESTOCK	SHIPPING	TOTAL AMOUNT
774.70	42.61	.00	.00	817.31

THIS SALE IS SUBJECT TO THE TERMS AND CONDITIONS AND RETURN POLICY FOUND AT <https://www.QXO.com/terms-and-conditions-of-sale>  
BUYER ACKNOWLEDGES AGREEING TO SUCH TERMS AND CONDITIONS AND RETURN POLICY.

Primary Electric LLC  
P.O. Box 3794  
Portland, ME 04104  
207-766-6473  
electricprimary@gmail.com



1969 03/14/2026

BILL TO	SHIP TO	JOB DESCRIPTION
Yankee Restoration & Building 73 Warren Avenue Westbrook, ME 04092	Same as recipient	72 Williams Street #2

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Demo existing electrical circuits where needed. Relocate all kitchen circuits to be above new ceiling height. Install new range circuit from basement. Install (2) heater circuits from basement. Install all electrical per lay out provided.		\$ 7,805.35

*MBB  
3/20/26  
#12*

SUBTOTAL	\$7,805.35
TOTAL DUE	\$7,805.35

Thank you for your business!



Trades

~~43784~~

45717



GRIFFCO FLOORING

YANKEE  
STREET

CITY, ST

TO  
Bill Cheever

PHONE

JOB NAME

JOB LOCATION

DATE  
2-18-25

Same

72 William St. 3rd Floor Apt.  
Portland, ME.

JOB DESCRIPTION/ WORK TO BE COMPLETED

Supply and Install wall to wall  
carpet over pad in Living room - 2 Bedrooms -

Style Turning Point color # Divergent

15 foot goods

TOTAL \$ 3,850.00

Dep. \$ 2,000.00

balance \$ 1,850.00

**VP Precision Finishing**



V. Patrick O'Reilly  
 75 Lincoln St.  
 Bath, ME  
 04530  
 207/210-0090  
 vpprecisionfinishing@gmail.com

**INVOICE**  
 INV0533

**DATE**  
 Feb 7, 2025

**DUE**  
 On Receipt

**BALANCE DUE**  
 USD \$4,200.00

*Handwritten notes:*  
 4/19/25  
 X 3400 FIRST

**BILL TO**

**Yankee Restoration**

will@yrestoration.com

DESCRIPTION	RATE	QTY	AMOUNT
<b>Wallboard</b> 50 sheets +/- hung and finished @ \$110 per sheet. 8' & 12: 1/2, 3/8, purple board	\$5,500.00	1	\$5,500.00
<b>Patches &amp; Skim</b> Adjustment for patches and skims + requisite plaster repair, patching and skimming for required period renovation.	\$1,500.00	1	\$1,500.00
<b>Primer</b> Finished ceilings and closets; 1x coat finish paint over all designated paintable substrates.	\$2,100.00	1	\$2,100.00
<b>Finish paint</b> Includes all requisite materials and labor. Includes touch up. Excludes stair well to be completed at cost after occupancy. 4/15	\$8,000.00	1	\$8,000.00
<b>Sky light rework</b> Out of sequence sheet rock work: install and finishing on 6x skylights. Install; tape; finish; sand; prime; paint	\$200.00	6	\$1,200.00

**Payment Info**

<b>TOTAL</b>		\$18,300.00
<b>BY CHECK</b>	Payment	-\$4,000.00
VP Enterprises	Check	Feb 14, 2025
<b>OTHER</b>	Payment	-\$5,100.00
Please remit payment via check 14 calendar days. 75 Lincoln Street; Bath, ME 04530.	Check	Feb 22, 2025
	Payment	-\$5,000.00
	Other	Mar 20, 2025

**BALANCE DUE USD \$4,200.00**

On Sun, Mar 30, 2025 at 9:23 PM Vance Patrick O'Reilly <vpprecisionfinishing@gmail.com> wrote:  
 Will,

# VP Precision Finishing



V. Patrick O'Reilly  
75 Lincoln St  
Bath, ME  
04530  
207/210-0090  
vpprecisionfinishing@gmail.com

INVOICE  
INV0542

DATE  
Mar 17, 2025

DUE  
On Receipt

BALANCE DUE  
USD \$5,000.00

BILL TO

## Yankee Restoration

will@yrestoration.com

DESCRIPTION	RATE	QTY	AMOUNT
72 Williams: Draw 5000 progress payment drawn on balance. Balance to be invoiced upon completion of touch ups/stairwell.	\$5,000.00	1	\$5,000.00

### Payment Info

BY CHECK  
VP Enterprises

#### OTHER

Please remit payment via check 14 calendar days. 75 Lincoln Street; Bath, ME 04530.

TOTAL

\$5,000.00

BALANCE DUE

USD \$5,000.00

*VP #5000  
3/20/25*



72 Williams street: Apartment Renovation

February 7th, 2025

Prepared For: Yankee Building & Restoration c/o Will Chever

Prepared By: VP Enterprises; V. Patrick O'Reilly

**Scope:** 800sqft of residential remodel to be wallboarded & painted.

**Considerations:** Period renovation requiring marrying multiple wallboard dimensions to existing plaster. Yankee responsible for ensuring adequate demo and addition of nailers to facilitate wallboard installation. Apartment to be painted top to bottom.

**Time line:** Load in 2/13. Work to commence 2/14 with significant completion of wallboard anticipated 2/17. All touch up coats, patches & priming to be completed by 2/21. Finish paint timeline TBD

**Site Fee:** Covers costs associated with Mobilization, Barging fees, Transportation to Island, waste Disposal,

Description	Quantity	Unit Price	Cost
Wallboard: 3/8th & 1/2 wallboards to be installed as required, level 4 finish.	1	\$ 5,500	\$ 5,500
Patches: all requisite patches and skim coats as required	10	\$ 150	\$ 1,500
Phase #1 Paint: 1x primer all substrates; finished ceilings, finished closets	1	\$ 2,100	\$ 2,100
Finish Paint: 2x Finish coats on all paintable substrates	1	\$ 8,000	\$ 8,000
<b>Total</b>			<b>\$ 17,100</b>

**Payment Schedule:** Deposit of (\$5,000) due upon approval of proposal. VP reserves the right to draw (1x) progress payment as needed with the balance of monies owed to be remitted within (30) calendar days of completion. Any changes to scope, process or materials resulting in additional costs will only be executed upon written orders and becomes an extra charge over and above this estimate.

The above prices, specifications and considerations are considered satisfactory and are hereby accepted. You are authorized to complete the work as outlined above. Payment will be made as outlined above.

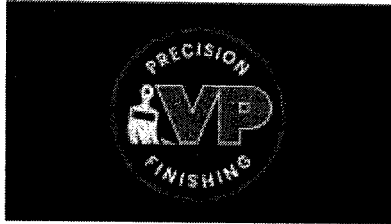
VP Representative: \_\_\_\_\_

Client Signature: \_\_\_\_\_

*P. \$4000 down 2/12/25  
#137*

# VP Precision Finishing

INVOICE  
INV0522



V. Patrick O'Reilly  
75 Lincoln St  
Bath, ME  
04530  
207/210-0090  
vpprecisionfinishing@gmail.com  
m

DATE  
Jan 8, 2025  
DUE  
On Receipt

BALANCE DUE  
USD \$2,430.00

**BILL TO**

**Yankee**

☐ 207.831.0486  
will@yrestoration.com

*VP Precision*  
*#157*  
*1/8/25*

DESCRIPTION	RATE	QTY	AMOUNT
<b>Trash chute supplies</b> 2x4x16 & 8'; tarp 2x, fasteners	\$120.00	1	\$120.00
<b>PPE</b> Respirators, gloves and lenses	\$10.00	6	\$60.00
<b>Labor</b> 6x Labor	\$425.00	6	\$2,550.00
<b>Dump Load</b> 1x. Red dumper charged on Yankee account	\$200.00	1	\$200.00

**Payment Info**

BY CHECK  
VP Enterprises

OTHER  
Please remit payment via check 14 calendar days. 75 Lincoln Street; Bath, ME 04530.

SUBTOTAL	\$2,930.00
DISCOUNT	-\$500.00
TOTAL	\$2,430.00
BALANCE DUE	<b>USD \$2,430.00</b>

\$500 MBD (mutual benefactors discount)



**Quote**

Date: January 30, 2025

For: Will Cheever  
Yankee Restoration

Project Name: **72 William #3 Apartment Kitchen Cabinetry**

Design Elements:

- Kitchen cabinetry in attached designs
  - Fabuwood Allure Galaxy door
  - Dove soft white paint finish
- Dovetailed drawer boxes
- Soft-closing undermount drawer slides
- Soft-closing door hinges
- Kitchen cabinets to 84", no crown molding
  
- Includes delivery to job site – please provide labor to unload truck
- Price accurate as of quote date and will be re-priced at order time

Cabinetry Price: \$4,913  
Maine Sales Tax: \$270.22  
Total: \$5,183.22

Deposit to Order: \$3,885 – please make check payable to Fiddlehead Designs Cabinetry

*2/10/25  
x2186-66544*

102 Echo Road  
Brunswick, Maine 04011  
207-751-4077  
www.fiddleheaddesigns.com



**Invoice**

Date: March 18, 2025

For: Will Cheever  
Yankee Restoration

Project Name: **72 William #3 Apartment Kitchen & Vanity Cabinetry**

Design Elements:

- Kitchen cabinetry in approved designs
  - Fabuwood Allure Galaxy door
  - Dove soft white paint finish
- Dovetailed drawer boxes
- Soft-closing undermount drawer slides
- Soft-closing door hinges
- Kitchen cabinets to 84", no crown molding

Cabinetry Price: \$5,611  
Maine Sales Tax: \$308.61  
Total: \$5,919.61

Deposit: \$3,885 – received 2/11/25

Balance Due: \$2,034.61

Please make check payable to Fiddlehead Designs Cabinetry.

Thank you for your business!

102 Echo Road  
Brunswick, Maine 04011  
207-751-4077  
[www.fiddleheaddesigns.com](http://www.fiddleheaddesigns.com)



**Quote**

Date: March 18, 2025

For: Will Cheever  
Yankee Restoration

Project Name: **72 William #3 Apartment – Additional Kitchen Cabinet**

Design Elements:

- One additional kitchen cabinet
  - Fabuwood Allure Galaxy door
  - Dove soft white paint finish
  - W1815, left hinge, finished both sides
- Includes delivery to Fiddlehead Designs headquarters

Cabinetry Price: \$239  
 Maine Sales Tax: \$13.15  
 Total: \$252.15

~~252.15~~ 286.76  
 2034.61  
 3345.00  


---

 5631.76  
 MSB  
 3/28/25

102 Echo Road  
 Brunswick, Maine 04011  
 207-751-4077  
[www.fiddleheaddesigns.com](http://www.fiddleheaddesigns.com)

Primary Electric LLC  
 P.O. Box 3794  
 Portland, ME 04104  
 207-766-6473  
 electricprimary@gmail.com

*2P325  
 BSS  
 XBUSWHPAT*



**1827** **02/16/2025**

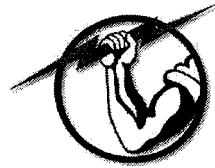
BILL TO	SHIP TO	JOB DESCRIPTION
Yankee Restoration & Building 73 Warren Avenue Westbrook, ME 04092	Same as recipient	72 Williams Street

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	Install 100-amp feed to panel on 3 <sup>rd</sup> floor. Identify, demo, and rework existing circuits for new electrical layout. Install all rough electrical per layout discussed.		\$ 4,925.83

SUBTOTAL	\$4,925.83
TOTAL DUE	\$4,925.83

Thank you for your business!

Primary Electric LLC  
 P.O. Box 3794  
 Portland, ME 04104  
 207-766-6473  
 electricprimary@gmail.com



1842 03/31/2025

BILL TO	SHIP TO	JOB DESCRIPTION
Yankee Restoration & Building 73 Warren Avenue Westbrook, ME 04092	Same as recipient	72 Williams Street finish

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
----------	-------------	------------	-------

Install all devices and lighting in 3<sup>rd</sup> floor unit. Install dedicated circuit for on demand water heater. Install all heat thermostats, new supplied heater, bath heater, hood fan, counter top outlets strips, all recessed lighting, and closet lights.

\$ 3,780.44

*MSJ*  
*ADK*

SUBTOTAL	\$3,780.44
TOTAL DUE	\$3,780.44

Thank you for your business!



**Invoice**

Date: March 18, 2025

For: Will Cheever  
Yankee Restoration

Project Name: **72 William #3 Apartment Kitchen & Vanity Countertops**

Design Elements:

- Kitchen and vanity countertops from Stone Surface
- Invoice from Stone Surface attached

Price: \$3,345

Please make check payable to Fiddlehead Designs Cabinetry.

Thank you for your business!

102 Echo Road  
Brunswick, Maine 04011  
207-751-4077  
[www.fiddleheaddesigns.com](http://www.fiddleheaddesigns.com)

**Stone Surface**

9 Lakes Plaza Dr  
 Naples, ME 04055  
 +12076473611



**Stone Surface**  
 Creative Kitchen & Bath

**INVOICE**

BILL TO  
 Yankee  
 72 William  
 Portland, ME

INVOICE 2025INV-11939  
 DATE 03/17/2025  
 TERMS Due on receipt  
 DUE DATE 03/17/2025

DESCRIPTION	QTY	RATE	AMOUNT
<b>KITCHEN:</b> Template, Fabricate and Install Black Pearl with polished finish (Grp A) stock granite counter tops including sink prep, eased edge and small round corners.	1	2,550.00	2,550.00
Backsplash - TBD by Customer - 4" to match tops is standard/optional (No add/deduct)			
Sealer - TBD by Material -			
<b>*Disclaimer*</b> Due to the current supply chain issues, substitutions of similar material/color/pattern may be required. If substitution is required, we will notify you as soon as possible.			
Supply and Mount 18 gauge professional style 30" single bowl stainless steel sink -----	1	250.00	250.00
Vanity - Template, Fabricate and Install Black Pearl with polished finish granite vanity top including 3.5" back splash, vanity sink prep, eased edge and small round corners.	1	425.00	425.00
Vanity Sink - Large Rectangle Supply and Mount Large rectangle vanity sink, White	1	120.00	120.00

Note to All retail customers:  
 \*A 50% deposit is required at the time of approved estimate.\*  
 Balances due as follows:  
 -Cabinets & Hardware/Tile & Flooring/Cash & Carry Items- At time of scheduled delivery or pickup.  
 -Countertops- On day of installation.

Thank you for choosing Stone Surface!

SUBTOTAL	3,345.00
TAX (5.5%)	0.00
TOTAL	3,345.00
BALANCE DUE	<b>\$3,345.00</b>

**INVOICE**

Darling Plumbing & Heating Inc  
29 Vannah Ave  
Portland, ME 04103

darlingph@aol.com  
+1 (207) 773-9525

*MSB  
4/2/25 = rna*

**Bill to**  
YANKEE RESTORATION & BUILDING  
73 WARREN AVE  
WESTBROOK, ME 04092

**Ship to**  
YANKEE RESTORATION & BUILDING  
73 WARREN AVE  
WESTBROOK, ME 04092

**Invoice details**

P.O. Number: 35526

Terms: Due on receipt  
Invoice date: 03/24/2025  
Due date: 03/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	1		72 WILLIAM ST #3-INSTALLATION OF STERLING 60X30 RIGHT HAND SHOWER STALL-KOHLER SHOWER TRIM W/SLIDE BAR AND HAND WAND-AMERICAN STANDARD 10" ROUGH IN TOILET-KOHLER LAVATORY FAUCET-KITCHEN SINK HOOKUP-EEMAX POINT OF USE WATER HEATER -REWORK DRAINAGE AND REPLACE BRASS WATER LINES W/PEX	1	\$5,600.00	\$5,600.00
2.	1		KITCHEN SINK W/FAUCET & VANITY W/TOP BY OTHERS	1	\$0.00	\$0.00
3.	1		KOHLER KITCHEN FAUCET	1	\$309.00	\$309.00
4.	1		AMERICAN STANDARD BATHROOM FAUCET	1	\$172.00	\$172.00
<b>Total</b>						<b>\$6,081.00</b>



MJJ Construction Inc

**MJJ CONSTRUCTION INC**

**CONTRACT**



12 ISLAND AVE ORONO MAINE 04473      JONNATHAN PINGUIL:      PHONE :508-667-0833

Gmx : [Mijconstruction@gmx.com](mailto:Mijconstruction@gmx.com) / [jonnathan19mjjconstruction@gmail.com](mailto:jonnathan19mjjconstruction@gmail.com)

**Material:**

1: 24 sq shingle

2:

3:

4:

6:

Selection color: Dual grey

**Extras:**

**Contract price :**

**50% DEPOSIT DOWN PAYMENT :**

**50 % LAST DEPOSIT :**

**TERMS & CONDITIONS**

**Contractor : MJJ CONSTRUCTION INC**

**Contract price : 5,500**

**PAYMENT OF FOUNDS :**

Except as otherwise agreed between \_\_\_\_\_ and MJJ CONSTRUCTION, agrees to pay contract the contract price in cash, check, and / or credit card equivalent according to the following schedule: 50% of the contract price plus the cost of

72 William  
3/25 roof  
steep areas  
5500 labor  
4338 materials  
10,338

Full paid

Quote: 4594107  
Date: 06/06/24  
Page: 1

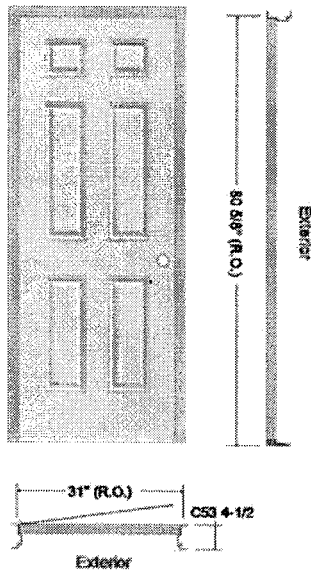
ELDREDGE LBR&HDWE-PORT-BPD

165 PRESUMPCOT ST

PORTLAND ME 04103  
(207)770-3004

Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
1.0000	EA	EXT SU EXTERIOR DOOR UNIT STEEL DOOR, STEEL FRAME, CONTOUR 90MIN, SGL, LH, IS, 2-6, 6-8 HGT, FD90CT60 OVOLO, SGL BORE, ZINCROME STRIKE, RADIUS SPRING HINGES, 3 SPRING, SATIN NICKEL HINGE, C53 (4-1/2 - 5-1/2), WHITE W/S, PUBLIC ACCESS MILL, NO CASING	567.3192/EA	567.32



<b>Total</b>	<b>567.32</b>
<b>Tax 5.5000%</b>	<b>31.20</b>
<b>Grand Total</b>	<b>598.52</b>

72 William St.

One apartment each floor, all are two bedroom apartments

Amenities included in the rent:

Off street parking

Coin operated laundry in basement

Basement storage

Hot water

Living Space square footage per apartment- stairway areas have been deducted

1st floor- full renovation in 2020-2021

1300SF kitchen, one bathroom, living room, dining room, bedroom, 2 rooms out back (7 rooms)

2nd floor- full renovation in 2026

1360SF kitchen, one bathroom, living room, dining room, 3 bedroom possibilities, spare room out back (8 rooms)

3rd floor- full renovation in 2025

900SF kitchen, one bathroom, living room, 2 bedrooms (5 rooms)

All three apartments have been deeply renovated and all three apartments feel like they are getting good value for their money, knowing their rent is less than what others in the area are paying. I prefer to stay a little below market so people that work here have decent places to live.

72 William St. 1st floor renovation  
11.24.2–5.1.2021

Trades	29,984
material/small invoices	8232
Owners time= 350 hours	17,500
Total	55,716

72 William St. 3rd floor renovation  
1.7.2025-5.1.2025

Trades	45,717
materials/small invoice	24,805
Owners time 300 hours	19,500
Total	90,022

72-2 renovation costs  
Project 1.15.26-5.1.26

Floor refinishing	3347	
Porch window work	2170	
Painting/drywall	16,924	
Counters and cabinets	10,277	
Electrical	10,667	
Radiators	1649	
New windows	2316	
Small invoices/bills/material	5022	
Owner labor	15,600	
		Total
		67,972

January rent	72 William			76 William		
	1st floor	2nd floor	3rd floor	1st floor	2nd floor	3rd floor
2008	900	900	700	725	725	725
2009	900	900	750	725	725	725
2010	900	900	750	725	725	725
2011	900	900	750	725	725	725
2012	900	900	750	725	725	725
2013	900	900	750	750	725	725
2014	1000	1100	750	750	750	750
2016	1000	1200	800	1100	900	750
2017	1000	1200	800	1100	900	750
2018	1000	1200	800	1100	950	750
2019	1000	1200	900	1100	950	950
June 2020	1500	1200	950	1200	950	950



Dylan Orr &lt;dorr@portlandmaine.gov&gt;

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## Completeness review requests

1 message

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**Will Cheever** <wdcheever@gmail.com>

Mon, May 11, 2026 at 6:40 AM

To: Rent Board &lt;rentboard@portlandmaine.gov&gt;, "dorr@portlandmaine.gov" &lt;dorr@portlandmaine.gov&gt;

Hi,

I have sent the supporting information you are requesting as 6 separate emails. In summary I am requesting the current rents be restored to what my leases are (or going to be) and that 76-2 is changed to a two bedroom apartment.

Here is what I'm requesting individually for each apartment:

72-2 \$2300/month

72-3 \$2100/month

76-1 \$1500/month

76-2 \$1700/month (and change to a 2 bedroom)

76-3 \$1300/month

I understand all these rents are a little below the market value for the amenities and the location. My aim is to provide decent housing to local working people. I spend in the neighborhood of 2 hours per week managing the properties- collecting rent, paying bills, responding to tenant questions, etc. I know there wasn't clarity around what was management and what was actually working on the buildings and units. Any of the full renovations I worked an average of 20 hours per week on the projects and because I run a construction business I try to manage these improvements as cost effectively as possible.

Thanks-Will

**City of Portland – Housing Safety Division**  
**RENT INCREASE APPLICATION – MAINTENANCE OF NET**  
**OPERATING INCOME**

**Date of Hearing:**

April 22, 2026 - Tabled to May 27, 2026 - Tabled to June 24, 2026

**Owner Name and Address:**

Wilbur Cheever  
38 William St, Portland, ME 04103

**Property Address:**

76 William St, all 3 units

**CBL:**

117-C-017-001

**Tenants/Interested Parties:**

Yes

**City of Portland | Permitting and Inspections**  
Licensing and Housing Safety Division  
Rentboard@portlandmaine.gov | 207-874-8900



June 10, 2026

Re: Notice of Public Hearing

To: Tenants of 76 William St

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, June 24, 2026** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **Wilbur Cheever**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **June 17, 2026** at the link below:

<http://portlandmaine.gov/129/Agendas-Minutes>

**\*Please note:** Written public comment must be received via email ([rentboard@portlandmaine.gov](mailto:rentboard@portlandmaine.gov)) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr  
Rental Registration Coordinator  
City of Portland  
389 Congress St  
Portland, ME 04101

**City of Portland Permitting and Inspections Department Landlord  
Worksheet/Petition for Rent Board Approved Increase Rent Increase using  
Fair Return Standard: Maintenance of Net Operating Income (MNOI)**

**Note to Applicants**

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

**Introductory Information**

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

1. **Presumption of Base Year Net Operating Income**  
It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.
2. **Fair Return**  
A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.
3. **Base Year:**
  - a. Calendar year 2019 is the Base Year.
  - b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
  - c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.
4. **Current Year**  
The "current year" shall be the calendar year preceding the petition.
5. **CPI (Consumer Price Index)**  
The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [Bureau of Labor Statistics Data (bls.gov)].
6. **Limits of Allowable Rent Increases in Any One Year**  
If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

March 31, 2026

Dear Rent Board,

I have owned both my properties for more than 30 years and strive to provide safe, quality housing at a reasonable value. I attempt to keep my rents below market, provide exceptional service and take pride in the spaces my tenants live in.

My starting point for the base rent for both buildings is low mostly due to the fact I had not raised my rents along with the rate the rents were getting inflated all over the city during the two decades prior. I try to only raise my tenants' rents every 3-5 years so I got caught on the low side of this rapid market inflation. This is my basis for asking for the base rent of 2019 to be elevated in both buildings. I had historically used the change in tenancy to bring my leases up closer to market rate which as I understand can't happen without first submitting a request along with the 28 page MNOI form filled out and handed in.

In 72 William St. I have invested \$206,000 in completely rehabbing all three units and updating the exterior over the past five years. At the end of the day I am asking the rent board to look at if I can be closer to market rate for all three units and allow me to recoup on my investment improving all three units making them safer and more comfortable spaces to live in.

At 76 William St. I changed the 2nd floor from a one bedroom to a two bedroom to accommodate a long term tenant's life change. With this change I'm asking the rent board to change the base rate of this unit more significantly than the other two units, although their base rent rates should be elevated as well. How do I update/change this apartment from a one bedroom to a two bedroom listing?

I do apologize for being naive and thinking I could invest in improving the spaces between long term tenants and using that timing and expense to bring the rents up to market rates. I didn't understand the MNOI process (still struggling with it but trying) as the vehicle to present to the rent board for changing the rates for each unit.

I understand you are attempting to be transparent and fair while encouraging landlords to invest in keeping their properties safe places to live. Unfortunately for myself and my tenants the process is cumbersome and difficult to navigate. I have done my best to provide the information you ask for and follow the intricate computations. All my documentation for costs of goods and services is in stored paper invoices and statements which is hard to put in any other format than handing you a box with these documents in them.

Thanks-

A handwritten signature in black ink, appearing to read 'Will Cheever', written over a large, light-colored scribble or mark.

Will Cheever

General Information About the Property

Street Address: 70 William St.

Parcel Number(s): 117-6-17

Year Property Purchased by Current Owner: 1997

Total Number of Units on the Property: 3

Total Number of Units Affected by Proposed Rent Increase: 3

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes  No

If yes, number of Exempt Rental Units and Basis for Exemption: \_\_\_\_\_

Section 1. Landlord Information

Name: Will Cheever

Phone(s): 207-831-0486

Business Address: 38 William St

City, State, Zip: Portland ME 04103

Business E-mail: wcheever@gmail.com

Section 2. Agent Information (if applicable)

Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Business Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Business E-mail: \_\_\_\_\_

Section 3. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 4. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

Second floor changed to 2 bedroom from  
1 bedroom July 1st, 2026  
heat, hot water, off street parking, on site laundry  
all included w/ rent

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

## Section 5. Income and Expense Explanation and Calculation

### Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

### Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.  
If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

## Section 6. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section 19, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

**Check here  if a claim for a Base Year Rent Adjustment is included in this application and complete Section 18 of this Application.**

Section 7. Income Worksheet

	Base Year (2019) <sup>1</sup>	Current Year (2025)
<b>Rental Income</b>		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ <u>36,700</u>	\$ <u>45,900</u>
2. Portion Attributable to Vacancy	\$ <u>3350</u>	\$ _____
<b>Fees (indicate what fee is for):</b>		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
<b>Other Income (list separately by type)<sup>2</sup>:</b>		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
<b>Fees charged by landlord for Utilities</b>		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
<b>Other Utilities (list separately by type):</b>		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
<b>18. TOTAL INCOME</b>	<b>\$ <u>36,700</u></b>	<b>\$ <u>45,900</u></b>

(add only lines 1 and 3-17)

<sup>1</sup> or an alternative year in the event of extenuating circumstances.

<sup>2</sup> Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

## Section 8. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2025)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ 6,958	\$ 8,222
3. License Tax/Fee	\$ _____	\$ _____
4. Rent Board Registration Fees	\$ 98	\$ 98
5. Insurance	\$ 1,797	\$ 2,250
6. Accounting	\$ _____	\$ _____
7. Legal (explain types of legal expenses)	\$ _____	\$ _____
8. Manager /Management Services	\$ _____	\$ _____
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ _____
12. Normal Repairs	\$ 3,693	\$ 11,633
13. Owner-Performed Labor	\$ 500	\$ 6,630
14. Plumbing Maintenance	\$ _____	\$ _____
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ 2,302	\$ 2,675
17. Other Maintenance	\$ _____	\$ _____
18. Parking Lot/Street Maintenance	\$ _____	\$ _____
19. Gas (separately metered only)	\$ 5,525	\$ 6,391 - all utilities
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water	\$ _____	\$ _____
22. Sewer	\$ _____	\$ _____
23. Amortized portion of Capital Expense (see Sections 10, 11 and 12 column (i))	\$ _____	\$ 2,614
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$ 25,573</b>	<b>\$ 40,503</b>

## Section 9. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section 11, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

**Section 10. Amortization Period of Capital Improvements/Expenses**

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**Section 11. Interest Allowance on Capital Improvements**

If an amount was reported as an amortized portion of expenses on Section 11, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddie.com/pmms/archive.html>

**Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.**

Completed Capital Improvement and Expense Worksheet (Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Base Year [add amounts in column (i)]: \$ \_\_\_\_\_

Completed Capital Improvement and Expense Worksheet (Current Year)

This list may include any capital expenses that are still being amortized in the current year. For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
1	2nd floor 2025 windows	1	\$ 911	8.38%	10	\$ 437	\$ 1348	\$ 135	\$ 11	\$ 11 2nd
2	1st floor 2024 windows	1	\$ 3515	8.39%	10	\$ 1688	\$ <del>1688</del> 5205	\$ 520	\$ 43	\$ 43 1st
3	washer- 2023 windows	3	\$ 1982	8.30%	10	\$ 852	\$ 2934	\$ 293	\$ 24	\$ 8
4	roof insulation paving	3	\$ 11,257	8.32%	10	\$ 5405	\$ 16,662	\$ 1666	\$ 139	\$ 46
—	—	—	\$ —	—%	—	\$ —	\$ —	\$ —	\$ —	\$ —
—	—	—	\$ —	—%	—	\$ —	\$ —	\$ —	\$ —	\$ —

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ 17,665

Annual Cost for Current Year [add amounts in column (i)]: \$ 2614

Section 12. Blank Worksheet (Optional – Available for Petitioner Use)

Section 13. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
<u>1/1/19-12/31/19</u>	<u>104</u>	<u>50</u>	<u>3</u>	<u>rent collection, admin, service calls</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
<u>1/1/25</u>	<u>104</u>	<u>65</u>	<u>3</u>	<u>rent collection, admin, service calls</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**Section 14. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

**Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description and Expected Date of Completion	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ \_\_\_\_\_

Section 15. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ <u>36,700</u>	\$ <u>45,900</u>
2. Annual Operating Expenses	\$ <u>25,573</u>	\$ <u>40,503</u>
3. Net Annual Operating Income	\$ <u>11,127</u>	\$ <u>5,397</u>
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		<u>23.41</u> %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ <u>13,752</u>
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ <u>2605</u>
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>3</sup>		\$ <u>72</u>
	Line 7 ÷ 12 ÷ # of Units	

<sup>3</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.



Section 16. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
1	\$ 1500	\$ _____	_____	_____ %	_____ %	\$ _____	_____
2	\$ 1325	\$ _____	7/1/25	_____ %	_____ %	\$ _____	changed to 2 bedroom
3	\$ 1000	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

Section 17. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: \_\_\_\_\_

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
1	\$ 1000	07/01/2024	\$ 1500		\$ 1500	\$	\$ 1500
2	\$ 850	07/01/2025	\$ 1500		\$	\$ 1500	\$ 1700
3	\$ 850	02/01/2019	\$ 850	03/01/2023	\$	\$	\$ 1500
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$
	\$		\$		\$	\$	\$



**Section 18. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section 19 and the following Sections 20 and 21 only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. **Exceptional Expenses in the Base Year.** The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
  - a. Extraordinary amounts were expended for necessary maintenance and repairs
  - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
  - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- B. **Exceptional Circumstances in the Base Year.** The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
  - a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
  - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
  - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. **Other exceptional circumstances: (specify)**

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section 20 will be performed with an Adjusted Gross Income, and that will be substituted for the Section 16 calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- A. Base year rents charged for any comparable units in the same building.
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:<sup>4</sup>

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

<sup>4</sup> These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ 36,700

Proposed Adjusted Gross Income for 2019: \$ 50,400

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

rates for each apartment well below market for the neighborhood

1500  
1500  
1200  

---

4200

Section 19. Income and Operating Expense Worksheet With Adjustment of Base Year

Base Year (2019)

Current Year (2025)

**Rental Income**

1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section 19)

\$ 50,400

\$ 53,424

2. Portion Attributable to Vacancy

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**Fees (indicate what fee is for):**

3. Late fees

\$ \_\_\_\_\_

\$ \_\_\_\_\_

4. List fees, other than utilities, collected for services & amenities not included in rent

\$ \_\_\_\_\_

\$ \_\_\_\_\_

5. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

6. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

7. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**Other Income (list separately by type)<sup>5</sup>:**

8. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

9. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

10. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**Fees charged by landlord for Utilities**

11. Gas

\$ \_\_\_\_\_

\$ \_\_\_\_\_

12. Electricity

\$ \_\_\_\_\_

\$ \_\_\_\_\_

13. Water

\$ \_\_\_\_\_

\$ \_\_\_\_\_

14. Sewer

\$ \_\_\_\_\_

\$ \_\_\_\_\_

15. Garbage & Recycling

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**Other Utilities (list separately by type):**

16. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

17. \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**18. TOTAL INCOME**

\$ 50,400

\$ 53,424

(add only lines 1 and 3-17)

<sup>5</sup> Interest earned by Landlord on Tenant security deposits, other interest or investment income.

Section 20. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

*Proposed*

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ <u>50,400</u>	\$ <u>53,424</u>
2. Annual Operating Expenses	\$ <u>25,573</u>	\$ <u>40,503</u>
3. Net Annual Operating Income	\$ <u>24,827</u>	\$ <u>12,921</u>
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		<u>23.71</u> %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ <u>30,639</u>
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ <u>5912</u>
	Line 6 - Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>6</sup>		\$ <u>161</u>
	Line 7 ÷ 12 ÷ # of Units	

<sup>6</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.



## Section 21. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:



**CITY OF PORTLAND**

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 9436  
ACCOUNT #: 15906  
CBL: 117-C-017-001  
LOCATION: 76 WILLIAM ST

CHRISTIE MARY MARGARET &  
WILBUR CHEEVER JTS  
45 AUSTIN ST  
PORTLAND, ME 04103

Owner of Record as of: April 1, 2019  
CHRISTIE MARY MARGARET &  
WILBUR CHEEVER JTS

**CURRENT BILL RATE DISTRIBUTION**

SCHOOL	11.690	\$3,558.44
COUNTY	0.830	\$252.65
MUNICIPAL	10.790	\$3,284.48
TOTAL	23.310	\$7,095.56

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

Assessed Property Description:

117-C-17  
WILLIAM ST 76  
  
6194 SF  
Acres: 0.142

4808 →  
422 →

**FY20 REAL ESTATE TAX BILL**

BILLING INFORMATION	
LAND VALUE	\$87,400
BUILDING VALUE	\$233,800
TOTAL VALUE	\$321,200
EXEMPTIONS	\$16,800
TAXABLE VALUE	\$304,400
TAX RATE	23.310
TOTAL TAX	\$7,095.56
PAYMENTS/CREDITS	\$0.01
TAX DUE	\$7,095.55

DATE DUE	AMOUNT DUE
10/18/2019	\$3,547.77
03/20/2020	\$3,547.78

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2019.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

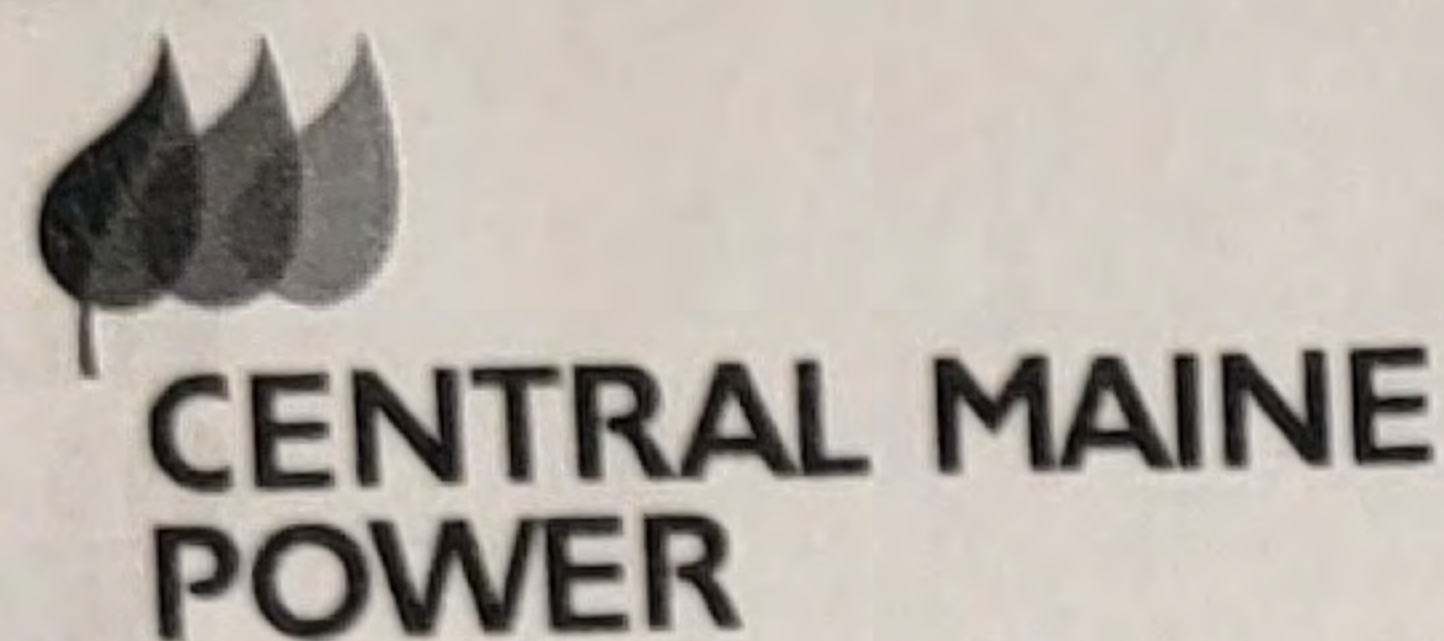
Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is \$319,660,011. For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**  
Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury  
PO Box 16050  
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.  
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.



Account Number	Service Location	Amount Due	Date Due
3501-5333-947	WILL CHEEVER 76 WILLIAM ST HSE MTR PORTLAND ME 04103	\$23.04	02/11/2020
Invoice Number 716000671387			

Manage your account online: [cmpco.com](http://cmpco.com)  
 Customer assistance line: 1.800.750.4000  
 Outage reporting line: 1.800.696.1000

**Your Messages**

We've updated your bill to provide even more usage information – you'll see up to 36 months of usage now! You can access your daily and hourly usage information from your smart meter by enrolling in Energy Manager at [cmpco.com/EnergyManager](http://cmpco.com/EnergyManager).

Resolve to be energy fit in 2020 - and beyond! Our free products and services can help. Save money on energy costs with Usage Alerts, save energy with Energy Manager, and save time with eBill and AutoPay. Visit [cmpco.com](http://cmpco.com) today to learn how you can start saving now.

Understanding how your energy dollars are spent can help you make decisions about how you use energy in your home. Energy Manager and Usage Alerts can help you figure out your energy usage, reduce costs and save! Visit [cmpco.com](http://cmpco.com) today to learn more about these FREE tools.

You can pay your bill without lifting a finger with AutoPay. Your secure payment will be made on time automatically each month. Enroll in AutoPay today at [cmpco.com](http://cmpco.com) and let your bill take care of self.

Powered by your smart meter, our FREE Usage Alerts provide you with weekly energy use reports, an alert if you exceed a set amount of energy or cost and notifications of your energy usage by text, email, phone call or all three. Sign up for Usage Alerts today at [cmpco.com](http://cmpco.com) and start saving now.

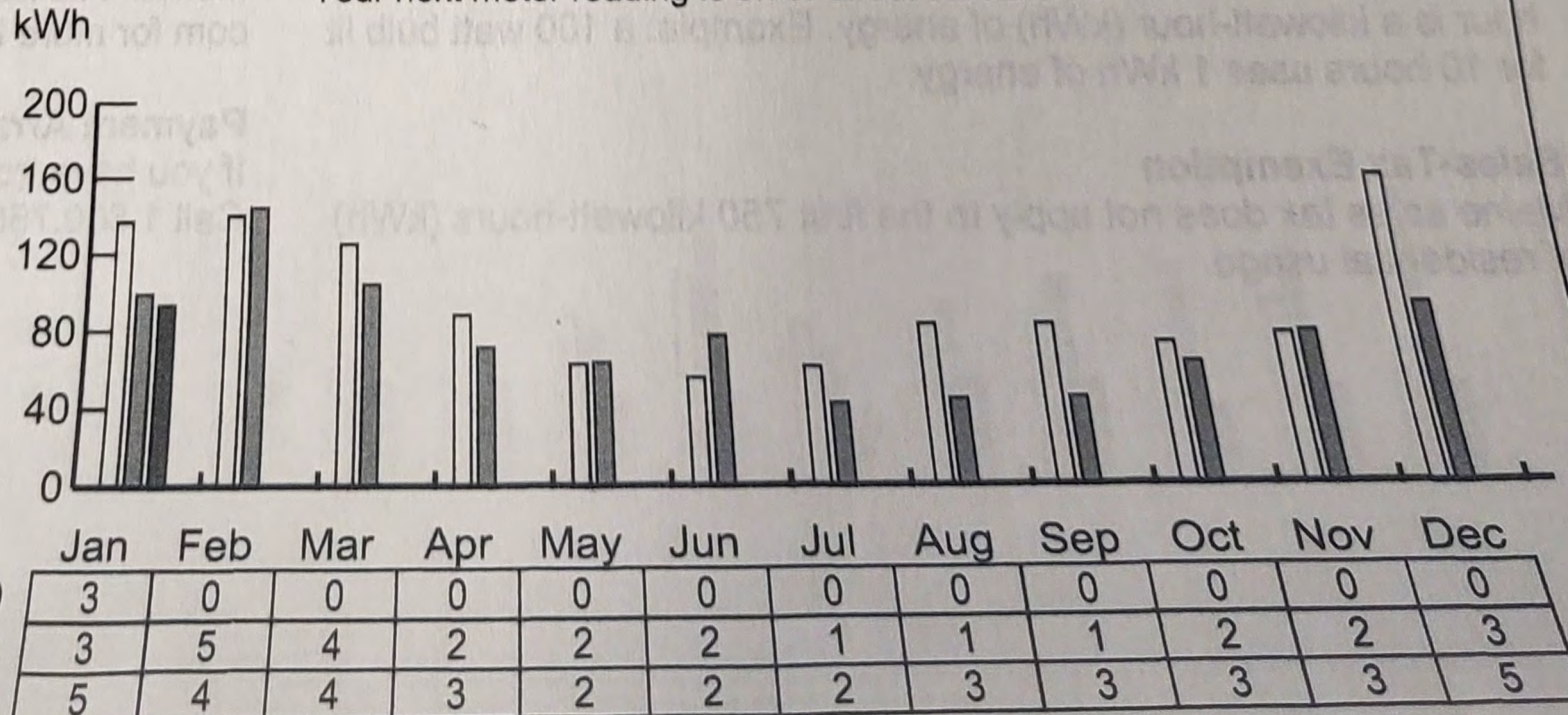
**Your Account Summary**

Prior Balance	\$28.10
Payments received through 01/15/2020 - Thank you	-\$28.10
Balance Forward	\$0.00
Electricity Delivery Central Maine Power	+\$15.35
Electricity Supply Standard Offer	+\$7.69
<b>Please pay by 02/11/2020</b>	<b>\$23.04</b>

2019  
 10/15

**Your Monthly Usage Summary(kWh)**

Your next meter reading is on or about 02/12/2020



**Your Average Daily Usage (kWh)**

010236 1/2

Description:

Quantity	Description	Unit Price	Amount
172.0	#2 Fuel	\$2.529	\$434.99

Sub Total: \$434.99

Tax Total: \$0.00

Invoice Total: \$434.99

Prev. Balance: \$0.00

USD Total Due: \$434.99

A cash discount of \$17.20 can be taken, if paid by 12/10/2019.

2019  
\$3526

\$ 417.79  
17.20  
\$4330

**We have a new Phone Number 207-352-7800**

For Fuel or Service At: Will Cheever  
76 William St Tag#4363  
Portland, ME 04102

Lampron Energy  
PO Box 294 82 Main Street  
Bridgton, ME 04009  
207-839-6054

Account #: 10026361  
Invoice #: 25244  
Transaction Date: 12/3/19



**Portland  
Water District**

**Send Correspondence to:**  
**Address:**  
 225 Douglass St.  
 P.O. Box 3553  
 Portland, ME 04104-3553  
**Office Hours:**  
 8:00 a.m. - 4:30 p.m.  
 Monday through Friday  
 Phone: 207.761.8310  
**Web Site and E-Mail:**  
 www.pwd.org  
 customerservice@pwd.org

<b>Customer Name</b>	CHEEVER WILBER	<b>Account Number</b>	124873-02
<b>Service Address</b>	76 WILLIAM ST PORTLAND		
*****		<b>Payment due by 02/03/2020.</b>	*****
			Page 1 of 1

**Account Detail:**

	MEMBER WATER CHARGES	CITY OF PORTLAND* WASTEWATER CHARGES	TOTAL
PREVIOUS BALANCE			\$110.03
Payment - Thank You			\$110.03 CR
BALANCE FORWARD			\$0.00
CURRENT CHARGES			
Consumption Charge	\$26.83	\$83.20	\$110.03
Total Current Charges	\$26.83	\$83.20	\$110.03
<b>TOTAL AMOUNT DUE</b>			<b>\$110.03</b>

*2019  
\$1132*

*AD 2/3  
EPI*

\* WASTEWATER RATES ARE SET BY THE CITY OF PORTLAND

**Customer Meter Summary:**

METER TYPE: P = Primary S = Submeter R = Reverse Submeter F = Fireline

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	BILL DATE	CURRENT METER READING	PRIOR METER READING	CONSUMPTION (HCF)
A17049410	P	01/03/20	12/04/19	01/10/20	1314	1306	8

**Notes**

**YOUR  
13 MONTH CONSUMPTION SUMMARY**  
(Hundred Cubic Feet)

Month	Water	Waste Water	Days
01/20	08	8	30
12/19	08	8	33
11/19	07	7	30
10/19	09	9	33
09/19	04	4	28
08/19	07	7	31
07/19	04	4	29
06/19	07	7	31
05/19	10	10	35
04/19	05	5	24
03/19	07	7	28
02/19	07	7	29
12/18	06	6	30

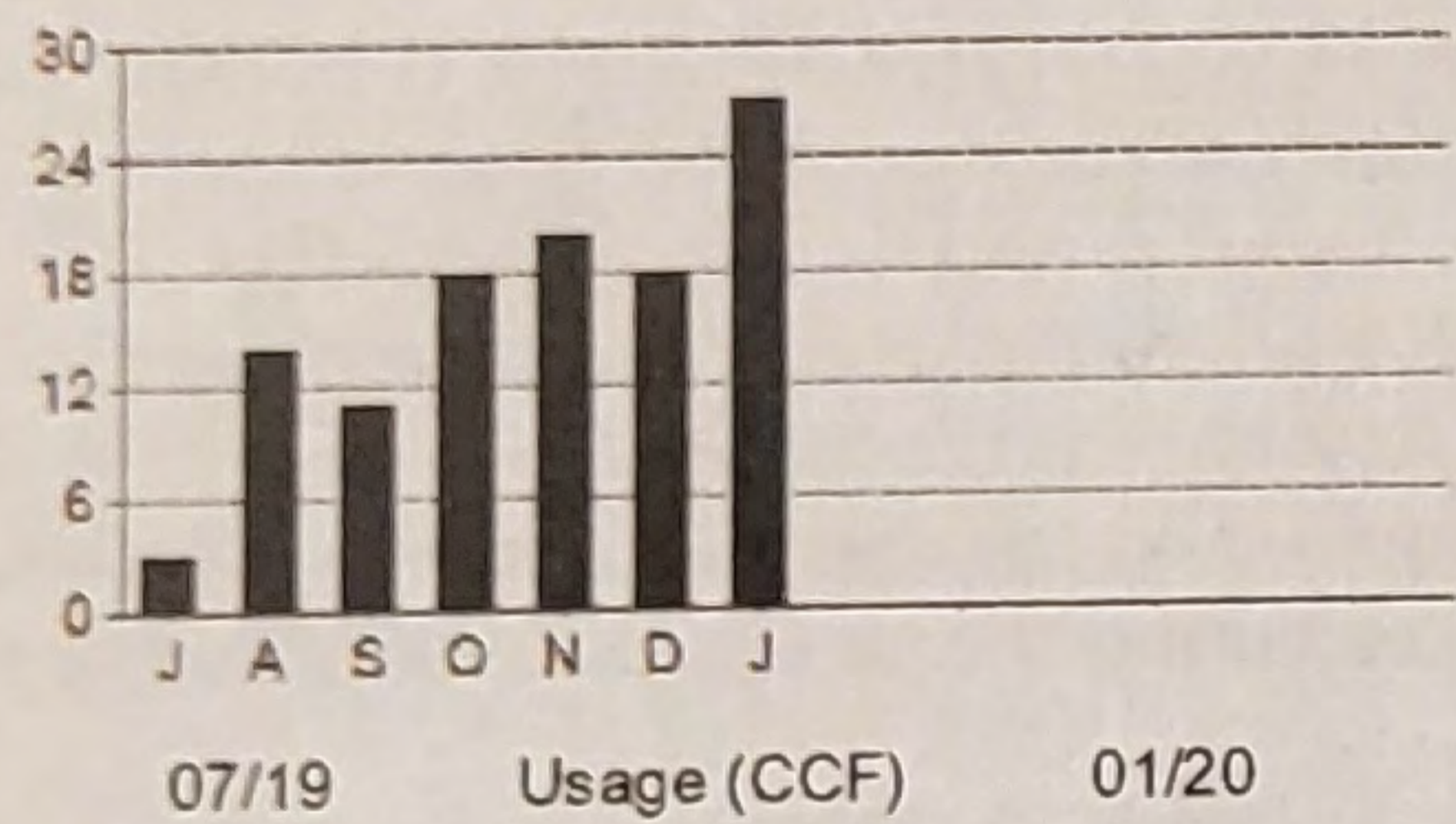
Hundred Cubic Feet = 748 Gallons



energy for life

AMOUNT DUE **\$53.37**

ACCOUNT NUMBER 5100209503 BILL DATE 01/21/20 PLEASE PAY BY 02/18/20 NEXT METER READING DATE 02/18/20



76 WILLIAM ST FL 1, PORTLAND

CHEE

Page 1 of 1

AT A GLANCE			
AMOUNT OF LAST BILL	\$45.03	TOTAL CURRENT CHARGES	\$53.37
PAYMENT - THANKYOU 01/13/20	(\$45.03)	PLEASE PAY AMOUNT	<b>\$53.37</b>

METER NUMBER	METER READING PREVIOUS	METER READING PRESENT	METER CONSTANT	METERED USAGE	NUMBER OF DAYS	METERED DEMAND	RATE CODE
E59917	9469	9495		26.00 CCF	31		R1
BALANCE FORWARD							\$0.00

GAS SERVICE		PERIOD			
METERED USAGE		12/17/19 - 01/17/20	26 CCF x 1.04771 =	27.24 THERMS	
DELIVERY CHARGES					26.20
CUSTOMER CHARGE					10.49
DISTRIBUTION CHARGE FIRST	27.24	Therms	x	\$0.3848	10.49
ERC	27.24	Therms	x	\$0.0059	0.16
<b>Total Current GA Charges</b>					<b>\$36.85</b>

GAS SUPPLIER SERVICE		PERIOD			
SUPPLY CHARGES AT COST		12/17/19 - 01/17/20			
COST OF GAS	27.24	Therms	x	\$0.6069	16.52
<b>Total Current GS Charges</b>					<b>\$16.52</b>

MESSAGES

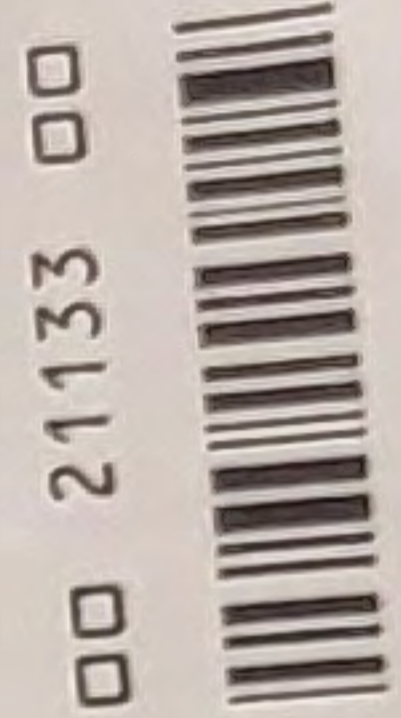
Unitil offers a Low-Income Discount Program to all income-eligible heating and non-heating customers identified by the Maine State Housing Authority as eligible for LIHEAP funds and will provide for a 30% discount off the total billed charges. Please visit our website or contact our Customer Service Center for details.

*2019*  
*5343*

TOTAL CURRENT BILL \$53.37  
TOTAL AMOUNT DUE \$53.37

**CITY OF PORTLAND, MAINE**  
 389 Congress Street  
 Portland, ME 04101

**STORMWATER BILL**



Questions on your bill? Please call: (207) 874-8660  
 or email us at: [swbill@portlandmaine.gov](mailto:swbill@portlandmaine.gov)  
 Questions on your impervious space or credits? Please call: (207) 874-8462

ACCOUNT#: **708092**  
 DATE: **10/25/2019**  
 DATE DUE: **11/21/2019**  
 TAX YEAR: **2020** PERIOD: **October - December**  
 CBL: **117 C017001**  
 AMOUNT DUE: **\$75.60**

RE: 708092  
 CHRISTIE MARY MARGARET &  
 WILBUR CHEEVER JTS  
 38 WILLIAM ST  
 PORTLAND, ME 04103

*2019 total*

*\$223*

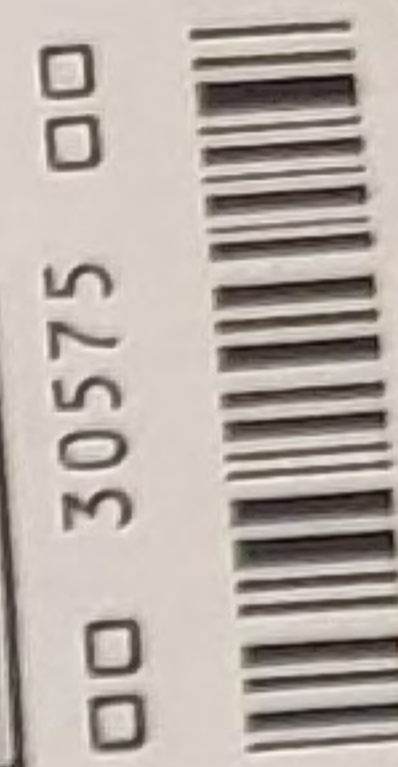
**BILLING CYCLE QUARTERLY**

PROPERTY LOCATION	<b>76 WILLIAM ST</b>	OUTSTANDING BALANCE	<b>\$0.00</b>
BUILDING IMPERVIOUS AREA	<b>2,109 SQ/FT</b>	CURRENT CHARGES (see below)	<b>\$75.60</b>
SURFACE IMPERVIOUS AREA	<b>2,529 SQ/FT</b>	CREDITS APPLIED	<b>\$0.00</b>
TOTAL IMPERVIOUS AREA	<b>4,638 SQ/FT</b>	INTEREST CHARGES	<b>\$0.00</b>
BILLABLE UNITS (per 1200 sq ft)	<b>4</b>	TOTAL AMOUNT DUE	<b>\$75.60</b>
PROPERTY DWELLING(S) AT LOCATION	<b>1</b>		
MONTHLY RATE PER BILLABLE UNIT	<b>\$6.30</b>		

Current Charge is calculated as follows:  
 Billable units divided by the property dwelling(s) at location multiplied by the current monthly rate.

**PAY YOUR BILL ONLINE AT: [PORTLANDMAINE.GOV/STORMWATERBILLING](http://PORTLANDMAINE.GOV/STORMWATERBILLING)**

*Handwritten initials and number 483*



City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		<b>FY 2019</b>		For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT	
\$3,410.22	\$3,410.21	\$3,410.22	\$0.00	\$3,410.21	

CBL: 117-C-017-001

CHRISTIE MARY MARGARET &  
WILBUR CHEEVER JTS  
45 AUSTIN ST  
PORTLAND, ME 04103

*2018*  
*\$688*

ACCOUNT NUMBER: 15906  
ACRES: 0.142  
BILL NUMBER: 9328

Owner of Record as of: April 1, 2018  
CHRISTIE MARY MARGARET &

Assessed Property Description:  
117-C-17  
WILLIAM ST 76  
6194 SF

CURRENT BILLING DISTRIBUTION		
Education	\$3,376	49.50%
Public Safety	\$1,214	17.80%
Debt Service	\$955	14.00%
Public Works	\$368	5.40%
County Tax	\$239	3.50%
Rec & Fac Mgmt	\$191	2.80%
Health & Human Svcs	\$164	2.40%
Library	\$157	2.30%
Metro	\$102	1.50%
General Government	\$55	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	\$87,400
Building Value	\$233,800
Total Value	\$321,200
Exemptions	\$17,800
Taxable Value	\$303,400
Tax Rate	22.48
TOTAL TAX DUE	\$3,410.21
AMOUNT PAID	<u>\$3,410.22</u>

**KEEP THIS PORTION FOR YOUR RECORDS**  
FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

*#4703*

# INVOICE

CITY OF PORTLAND  
LICENSING & REGISTRATION  
389 Congress Street  
Portland, Maine 04101  
(207) 756-8131



Page #: 1

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00012908	10/25/2018	12/31/2018	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
20173494	Long Term Rental Registration Fee	\$97.50
<b>SUB TOTAL</b>		<b>\$97.50</b>

Wilbur Cheever - 72 William St Portland, ME

### DISCOUNTS

3 No Smoking Lease

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00012783	10/25/2018	12/31/2018	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
20173495	Long Term Rental Registration Fee	\$97.50
<b>SUB TOTAL</b>		<b>\$97.50</b>

Wilbur Cheever - 76 William St Portland, ME

### DISCOUNTS

3 No Smoking Lease

TOTAL **\$195.00**

### BILLING CONTACT

WILBUR CHEEVER

45 Austin St  
Portland, Me 04103

Make checks payable to the City of Portland, ATTN: Licensing & Registration, 389 Congress Street, Portland, ME 04101

## DWELLING FIRE PREMIUM INVOICE



Billed On: 02/14/2019  
 Due By: 03/07/2019  
 Policy Number: 1115578-1  
 Agent Code: 18-307  
 Online Access #: 0629272

REFER BILLING AND POLICY QUESTIONS TO YOUR AGENT  
 (207) 856-5500  
 Anderson-Watkins Associates, Inc.  
 31 Central St  
 Westbrook, ME 04092

MAIL TO:  
 Wilbur D. Cheever Jr  
 45 Austin St  
 Portland, ME 04103-4514

Policy Account Information

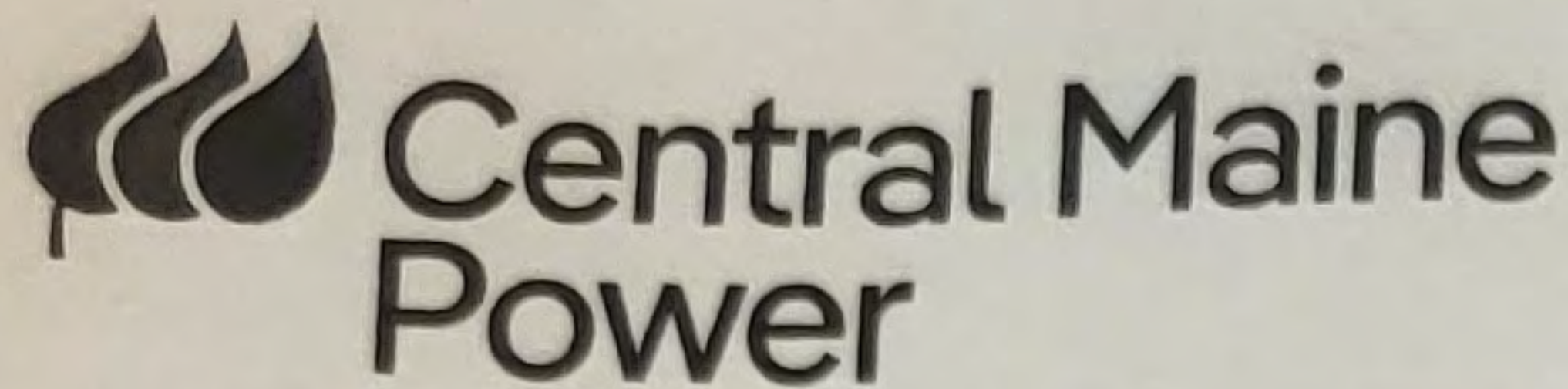
POLICY NUMBER	POLICY TYPE	POLICY PERIOD	PAYMENT PLAN	PAID TO DATE	UNPAID BALANCE
1115578-1	Dwelling Fire	03/07/2019 TO 03/07/2020	1-Pay	\$0.00	\$1,797.00

*Ho William*

*#4701*

Thank you for your last payment of \$1,742.00 received on 02/28/2018

<p><b>***** Current Payment Transaction *****</b></p> <p>CURRENT DUE..... \$1,797.00</p> <p>INSTALLMENT SERVICE CHARGE.. N/A</p> <p><b>MINIMUM AMOUNT DUE..... \$1,797.00</b></p> <p><b>PLEASE PAY BY 03/07/2019</b></p> <p>SEE REVERSE SIDE OF INVOICE FOR FURTHER INFORMATION</p> <p><i>Did you know you can pay your premium electronically?</i>                  Online: <a href="http://www.concordgroupinsurance.com">www.concordgroupinsurance.com</a>                  By Phone: 1.800.584.1223                  We accept the following payment types:                  *Credit Card (MasterCard, Visa, Discover) *ATM Debit Card *                  *ACH/Electronic Check*</p>	<p><b>***** Future Payment Schedule *****</b></p> <p><b>* No Scheduled Installments at this time *</b></p> <p>Ways To Save: speak with your independent agent about updating coverages, limits and deductibles, switching to annual, two and four pay plans or updating your insurance score as these changes may reduce the cost of your insurance.</p>
--	--



An Avangrid company

Manage your account online: [cmpco.com](http://cmpco.com)  
 Customer Service: 800.750.4000  
 Outage reporting line: 800.696.1000

**Your Messages**

The average residential **CMP Delivery** amount includes about \$15 per month in non-CMP costs to support Maine public policy initiatives including net energy billing subsidies, low income assistance and energy efficiency. Learn more about CMP rates and public policy costs at [cmpco.com/PublicPolicyCosts](http://cmpco.com/PublicPolicyCosts).

If you're struggling to manage your electricity bill, our variety of assistance programs are designed to help you stay connected and regain control. You may be eligible for the Arrearage Management Program or Electricity Lifeline Program. View our complete list of programs and services designed to help at [cmpco.com/HelpWithBill](http://cmpco.com/HelpWithBill) or call us at 800.750.4000.

On January 1, the CMP delivery rate, approved by the Maine Public Utilities Commission, changed. For more information about this price change and how it affects your rate, please visit [cmpco.com/Pricing](http://cmpco.com/Pricing).

Thank you for choosing AutoPay - our most convenient payment option. Your payments are made automatically, on time every month. There is no need to send payment with this bill.

Take the guesswork out of your electricity bill with Usage Alerts. You'll get weekly updates from your smart meter, so you know how much electricity you're using long before your bill arrives. Set your own usage target and get notified before costs add up. Sign up at [cmpco.com/MyAccount](http://cmpco.com/MyAccount) today.

Account Number	Service Location	Amount Due	Date Due
3501-5333-947	WILL CHEEVER 76 WILLIAM ST HSE MTR PORTLAND ME 04103	\$63.13	02/09/2026
Invoice Number	720002495120		

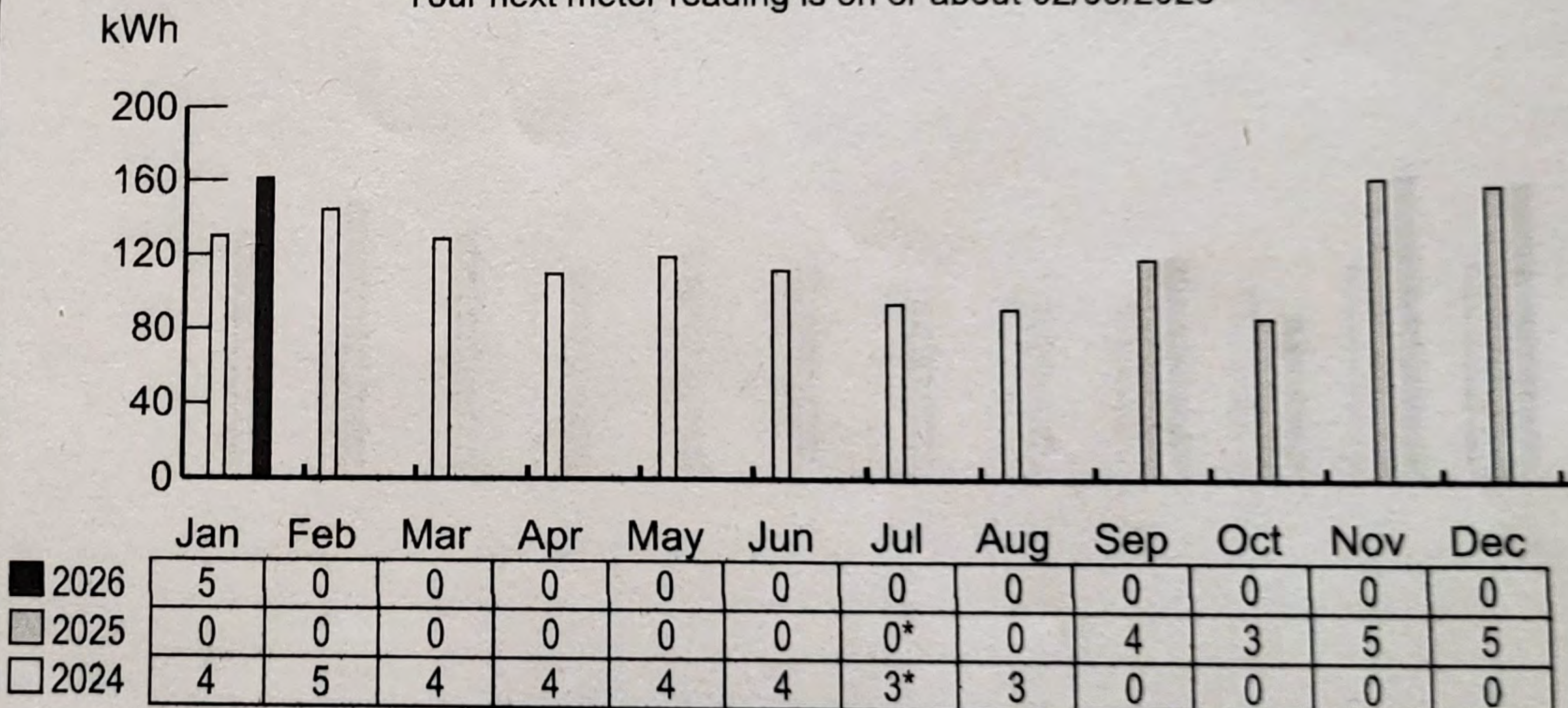
**Your Account Summary**

Prior Balance	\$60.11
Payments received through 01/14/2026 - Thank you	-\$60.11
Balance Forward	\$0.00
CMP Delivery	+\$44.79
Non-CMP Supplier Standard Offer	+\$18.34
<b>Please pay by 02/09/2026</b>	<b>\$63.13</b>

2/4/26  
 BSB  
 2025  
 total \$467

**Your Monthly Billed Usage Summary(kWh)**

Your next meter reading is on or about 02/09/2026



Your Average Daily Billed Usage (kWh)

\*Estimated Reading

Please return this stub with your payment. Please allow 7 to 10 business days for processing. Do not send cash or coins, and do not return with staples or paper clips. Thank you.

Central Maine Power  
 PO Box 847810  
 Boston, MA 02284-7810

WILL CHEEVER  
 C/O WILL CHEEVER  
 38 WILLIAM ST  
 PORTLAND ME 04103

<b>Account Number</b>	3501-5333-947
<b>Date Due</b>	02/09/2026
<b>Amount Due</b>	\$63.13
<b>Amount Paid</b>	

Please do not write below this line.

100209260035015333947000006313



Customer: WILBUR CHEEVER  
 Account Number: 5100209503  
 Bill Date: 02/20/25  
 Next Meter Read Date: 03/20/25

AMOUNT DUE	PLEASE PAY BY
<b>\$605.74</b>	<b>03/17/25</b>

**OTHER WAYS TO PAY**

**UNI-PAY BANK DRAFT**  
 Sign up for automatic bank draft on the back of this bill or online at unitil.com

**ONLINE**  
 Pay and view your bill using our secure website at myaccount.unitil.com.

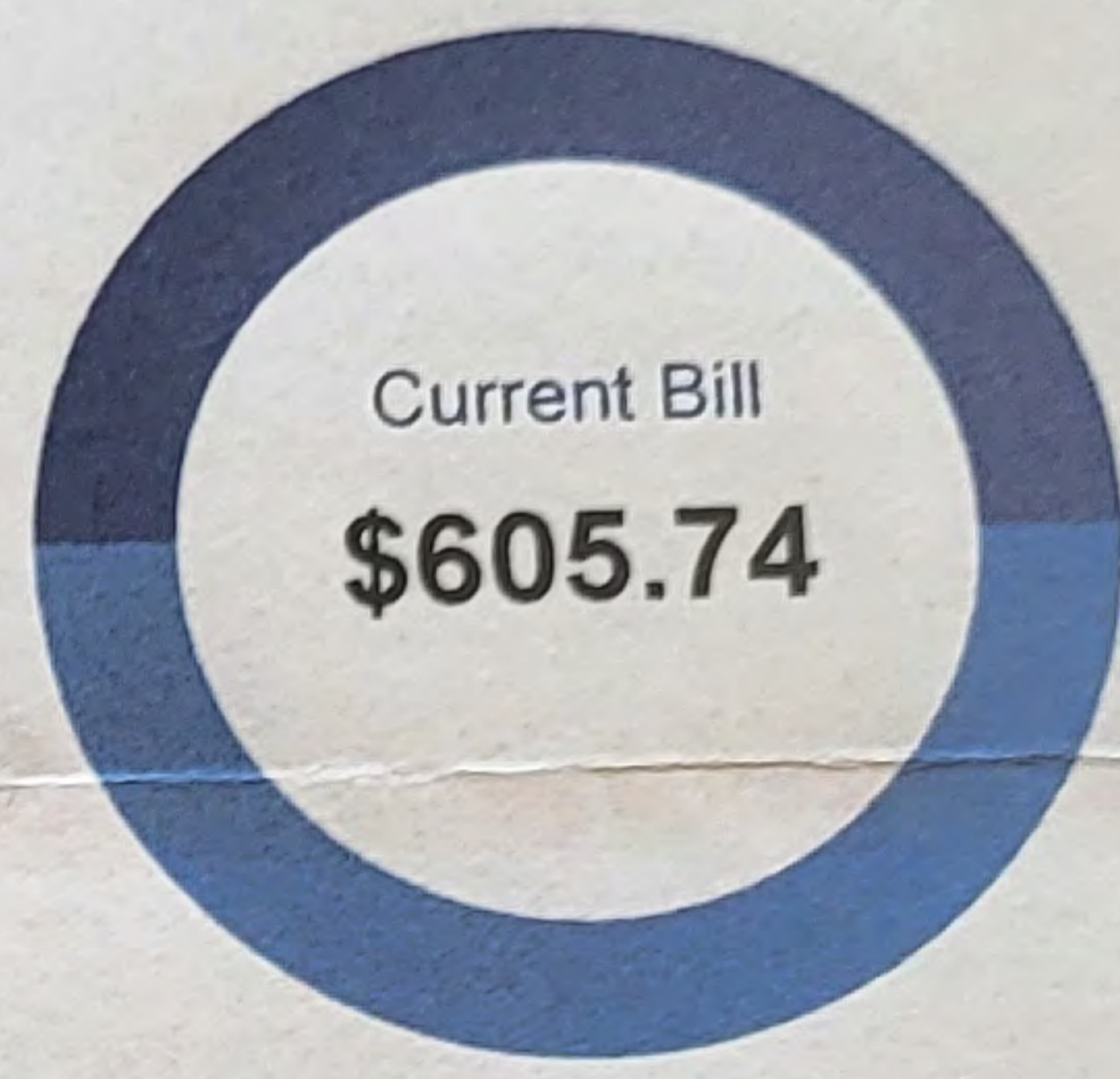
**BY PHONE**  
 Call (888) 301-7700 and follow the prompts.

**BILL SUMMARY** 76 William St Fl 1, Portland

Amount of Last Bill	CHEE
Payment - Thank You 02/18/25	\$502.67
Balance Forward	(\$502.67)
	\$0.00

Gas Service	\$303.85
Gas Supplier Service	\$301.89



2025  
 total  
 \$2942

3/22/25  
 8133529033

USAGE AND DETAILS ON PAGE 3

# Financial Assistance

Support for your energy needs.

[unitil.com/financial-assistance](http://unitil.com/financial-assistance)

**Payment Plans**

The unexpected can happen to any of us. If you fall behind on your account, our Customer Service Team can help create a personalized plan to get you back on track.

**Budget Billing**

Our residential customers can enjoy the convenience of our Budget Billing Program. This program helps distribute your payments evenly throughout the year to avoid fluctuating costs.

**Find State-Specific Programs**

Local and state organizations in our service areas offer highly supportive programs for qualified customers to increase energy efficiency and manage energy costs.

UB250220\_1.XML-775-000000272

Questions about your bill? Visit [unitil.com](http://unitil.com) or call (888) 301-7700. More information on reverse.

Please pay upon receipt and by date listed below to avoid interest charges of 1% per month.

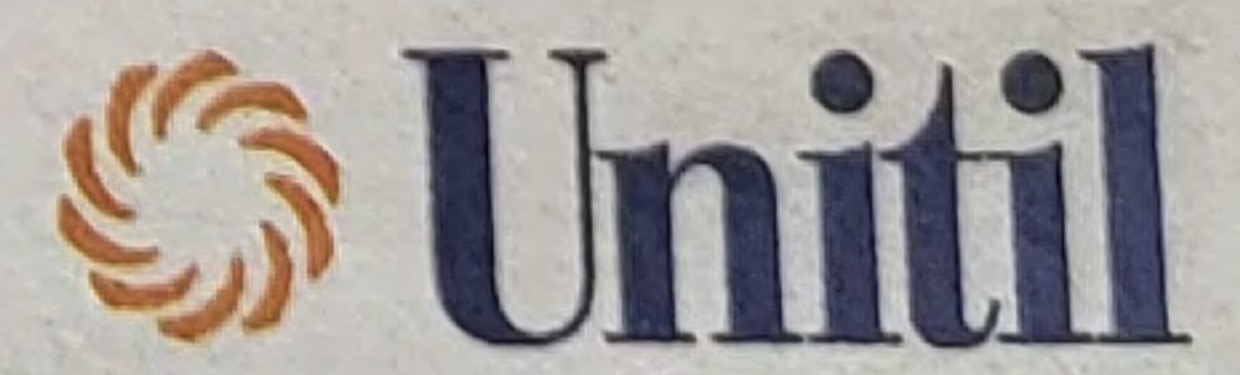
## PAYMENT INFO

000388 000000272

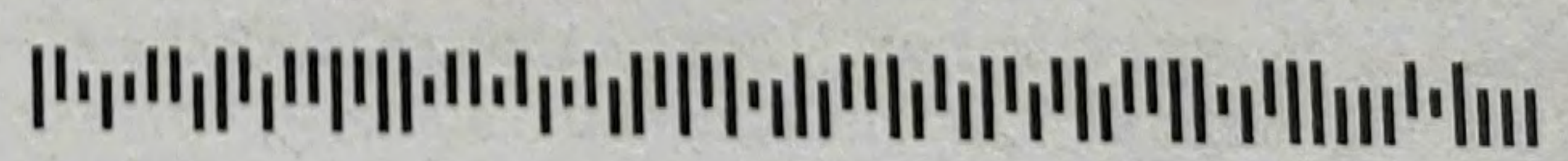


WILBUR CHEEVER  
 38 WILLIAM ST  
 PORTLAND ME 04103 0000

ACCOUNT NUMBER  
 5100209503



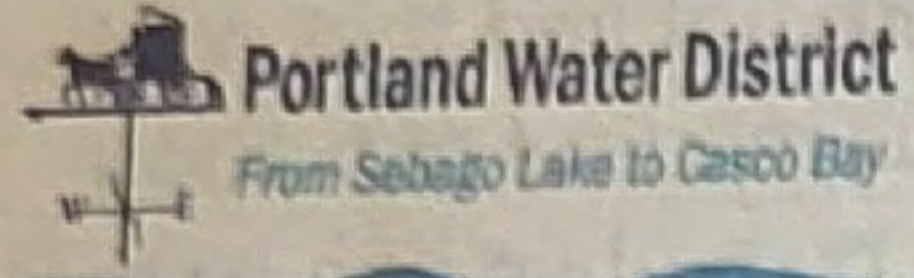
AMOUNT DUE	PLEASE PAY BY	AMOUNT PAID
\$605.74	03/17/25	



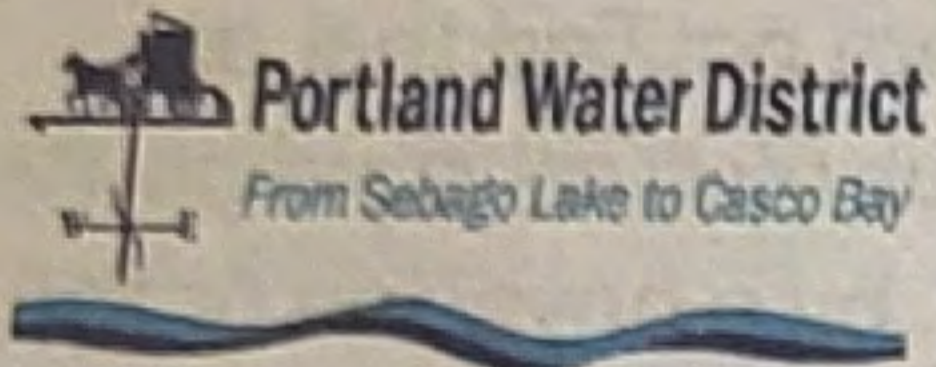
UNITIL  
 P.O. BOX 981077  
 BOSTON, MA 02298-1077

**GO PAPERLESS - GO GREEN**  
 Take advantage of paperless billing!  
 More details online at [unitil.com/gopaperless](http://unitil.com/gopaperless)

80050000051002095030000605749



2856195  
**Customer Name** WILBUR CHEEVER **Account Number** 30010348  
**Service Address** 76 WILLIAM ST PORTLAND



2971744  
**Customer Name** WILBUR CHEEVER **Account Number** 30010348  
**Service Address** 76 WILLIAM ST PORTLAND

**Bill Date: 02/13/2026** **Payment Due Upon Receipt**

**Office Hours**  
 8:00 a.m. - 4:30 p.m.  
 Monday through Friday  
 Phone: 207-761-8310

**Web Site and E-Mail**  
 www.pwd.org  
 customerservice@pwd.org

Account Detail	Member Water Charges	Portland Wastewater Charges	Total
Previous Balance			\$201.30
Payment - Thank You			\$201.30CR
Balance Forward			\$0.00
Total Current Charges	\$53.80	\$182.00	\$235.80
<b>TOTAL AMOUNT DUE</b>			<b>\$235.80</b>

*Handwritten: 2025 total \$2600*

Monthly Usage (Hundred Cubic Feet)			
Month	Days	Water	Waste Water
02/26	37	14.00	14.00
01/26	27	12.00	12.00
12/25	29	12.00	12.00
11/25	33	11.00	11.00
10/25	30	10.00	10.00
09/25	33	13.00	13.00
08/25	29	13.00	13.00
07/25	33	14.00	14.00
06/25	29	9.00	9.00
05/25	23	9.00	9.00
04/25	32	12.00	12.00
03/25	29	12.00	12.00
02/25	37	14.00	14.00

Hundred Cubic Feet = 748 Gallons

**Current Charges Detail**

Minimum Charge	\$12.67	\$13.00
Usage Charge	\$41.13	\$169.00

**DIRECT PAYMENT - DO NOT PAY**

**Customer Meter Summary:**

METER NUMBER	METER TYPE	READ DATE	PRIOR READ DATE	CURRENT READING	PRIOR READING	USAGE (HCF)
A17049410	Primary 5/8"	01/28/2026	12/22/2025	2071.00	2057.00	14.00

*Handwritten: RSR 3/15/26*

10007650-001742 1742 1 AV 0.584 T6 <B>

WILBUR CHEEVER  
 38 WILLIAM ST  
 PORTLAND ME 04103-4828

**DIRECT PAYMENT** The total amount due will automatically be deducted from your bank account. Thank You.

**TOTAL AMOUNT DUE: \$201.30**



2300103480000201305

2025 total 76 William  
\$7890

**INVOICE**

Darling Plumbing & Heating Inc  
29 Vannah Ave  
Portland, ME 04103

darlingph@aol.com  
+1 (207) 773-9525

**Bill to**  
CHEEVER, WILL  
MR. WILL CHEEVER  
38 WILLIAM ST  
PORTLAND, ME 04103

**Ship to**  
CHEEVER, WILL  
MR. WILL CHEEVER  
38 WILLIAM ST  
PORTLAND, ME 04103

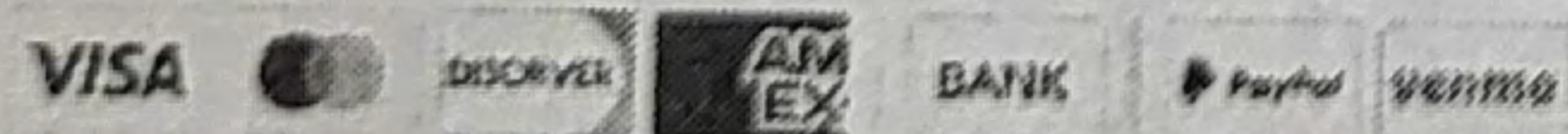
**Invoice details**

P.O. Number: 36452

Terms: Due on receipt  
Invoice date: 12/23/2025  
Due date: 12/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1	INSTALLATION OF KITCHEN SINK PLUMBING	1	\$0.00	\$0.00
2.		LS1	SERVICE CALL	1	\$135.00	\$135.00
3.		1	BASKET STRAINER	1	\$25.00	\$25.00
4.		1	1 1/2 PVC DESANCO	1	\$6.35	\$6.35
5.		1	1 1/2 PVC LONG SWEEP	1	\$4.00	\$4.00
6.		1	1 1/2 PVC P-TRAP	1	\$8.00	\$8.00
7.		1	1 1/2 PVC PIPE	1	\$2.00	\$2.00

**Ways to pay**



**Total**

**\$180.35**

[View and pay](#)

1/9/26  
OSB  
KHTC-MB/AX



**CITY OF PORTLAND**  
389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2024 to June 30, 2025

BILL #: 2504470  
ACCOUNT #: 9849  
PARCEL ID #: 117-C-017-001  
LOCATION: 76 WILLIAM ST

**CURRENT BILL RATE DISTRIBUTION**

SCHOOL	7.880	\$4,316.66
COUNTY	0.560	\$306.77
MUNICIPAL	6.570	\$3,599.05
TOTAL	15.010	\$8,222.48

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

**FY25 REAL ESTATE TAX BILL**

**BILLING INFORMATION**

LAND VALUE	\$92,900
BUILDING VALUE	\$454,900
TOTAL VALUE	\$547,800
EXEMPTIONS	\$0
TAXABLE VALUE	\$547,800
TAX RATE	15.010
TOTAL TAX	\$8,222.48
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$8,222.48

CHEEVER WILBUR D JR  
38 WILLIAM ST  
PORTLAND, ME 04103

Assessed Property Description:  
117-C-17  
WILLIAM ST 76

*escrow 10/1/24*  
*9/26/25*

Owner of Record as of: April 1, 2024  
CHEEVER WILBUR D JR

6194 SF  
Acres: 0.142

DATE DUE	AMOUNT DUE
10/18/2024	\$4,111.24
03/14/2025	\$4,111.24

**INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
For this tax bill, that date is April 1, 2024.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

**Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is \$374,509,262.**  
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**  
Please make check or money order payable to City of Portland and mail to:



CITY OF PORTLAND, MAINE  
389 CONGRESS STREET  
PORTLAND, ME 04101

Questions on your bill?

Please call: (207) 874-8660 or Email: [swbill@portlandmaine.gov](mailto:swbill@portlandmaine.gov)

Questions on your impervious surface or credits?

Please call: (207) 874-8462.

**STORMWATER BILL**  
**QUARTERLY STORMWATER CHARGE**

ACCOUNT NUMBER: 708092

BILL NUMBER: 401765

BILL DATE: 02/03/2025

DUE DATE: 02/25/2025

CHEEVER WILBUR D JR  
38 WILLIAM ST  
PORTLAND, ME 04103

*\$379 2025 total*

CUSTOMER NAME	CUSTOMER #	PARCEL ID	PROPERTY LOCATION
CHEEVER WILBUR D JR	208256	117-C-017-001	76 WILLIAM ST

**DESCRIPTION** **AMOUNT**

BUILDING	IMPERVIOUS AREA SURFACE	TOTAL		AMOUNT
2109	2529	4638	Current Charges	\$93.00
			Previous Balance	\$0.00
			Adjustments	\$0.00
			Interest	\$0.00
			Penalties	\$0.00
			<b>Total Amount Due</b>	<b>\$93.00</b>

Current charge is calculated as follows:  
Billable units divided by Dwellings multiplied by Billable Rate less any Stormwater Credit.  
Service Period: 1/1/2025 to 3/31/2025

*Autopay  
2/21/25  
BDB*

PAY YOUR BILL ONLINE AT: [PORTLANDMAINE.GOV/STORMWATERBILLING](http://PORTLANDMAINE.GOV/STORMWATERBILLING)  
PAY YOUR BILL ONLINE AT: [PORTLANDMAINE.GOV/STORMWATERBILLING](http://PORTLANDMAINE.GOV/STORMWATERBILLING)



# ADAMS & SONS PAVING

Marty Adams  
25 Briar Ln Arundel Me 04046  
adams4paving@gmail.com  
cell: 207-467-1507  
www.adams4paving.com

FREE ESTIMATES

## 207-286-3223

FULLY INSURED

WORKMANSHIP GUARANTEED

### Proposed work for Driveway

- Stage 1: Edge back grass All sides
- Stage 2: Dig out old pavement
- Stage 3:
- Add gravel to shim and level grade to pitch rain water

-Install approx. 7/8 inches of reclaim with paver to maintain proper drainage and compact with roller  
Let settle for approx. \_\_\_\_\_ days if needed

Stage 4:  
Install approx. 3 inches of asphalt surface mix with paver and compact

\*Stay off new pavement for 9 days

Total Sq. Ft. \_\_\_\_\_

Cost for work described above \$ 4000.00

ALL EXTRAS (optional add-ons for an additional cost)

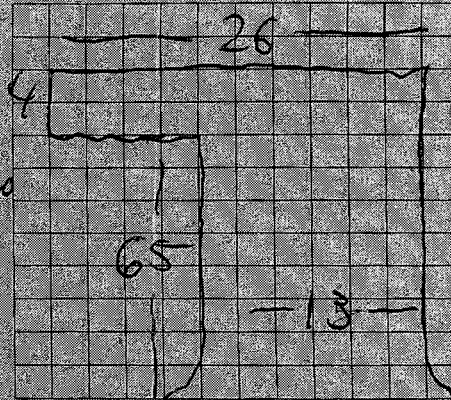
4.	\$
5.	\$
6.	\$
7.	\$

Total Cost \$ 4000.00

1/3 Deposit due to schedule work \$ 1200.00

Balance due upon completion of work \$ 2800.00

Name: Will Chevers  
 Address: 76 William St  
 City: Portland Me  
 Phone #: 207-831-0486  
 Email: \_\_\_\_\_



5-27-21

**Terms and conditions:** Adams Paving proposes to furnish materials and labor to complete the work described above in a professional and prompt manner. Adams Paving may be excused for delays due to weather conditions or other unavoidable contingencies. Any alterations or additions must be covered by a change order. Adams Paving reserves the right to stop work and be paid for the portion of work that has been completed should a dispute arise. **One third payment is required by customer to schedule work.** Remaining balance due upon completion of work unless other terms are stated above. Adams Paving guarantees its workmanship and that materials used are of highest available quality. Adams Paving is not responsible to repair damage caused by weather, animals or the customer. If clay is found when excavating driveway a geotextile liner and additional twelve inch gravel sub-base is recommended for an additional cost TBD with acceptance of change order. If customer opts not to take advice to excavate clay and install liner to prevent settling Adams Paving will not be liable to repair any settling, cracking or deterioration of the driveway. This offer may be withdrawn if not accepted in five business days if required by scheduling. We will tape off the end of driveway, do not drive on new pavement for 9 days.

Sign: [Signature] Date: 5-24-21 Sign: \_\_\_\_\_ Date: \_\_\_\_\_  
 Marty Adams pres. Customer name: \_\_\_\_\_

Check out photos of our work online at [www.adams4paving.com](http://www.adams4paving.com)

ADAMS 600001391



# Paradigm Window Solutions

56 Milliken Street  
Portland, Maine 04013

Phone: (877) 994-6369  
www.paradigmwindows.com

Customer (Sell)  
**QUOTATION**

Creation Date  
6/4/2024

**BILL TO:**

**SHIP TO:**

*Good order - 76 William 1st floor  
#10*

Phone:

Fax:

Phone:

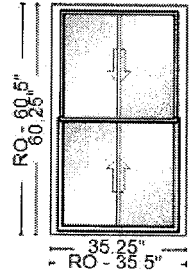
Fax:

**Thank you for choosing Paradigm Window Solutions!**

QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
YANKEE RESTYERATION #23086	WDC PROPERTIES		
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
patrick.gillespie@becn.com			869097

LineItem #	Description	Net Price	Quantity	Extended Price
1-1		\$394.00	3	\$1,182.00

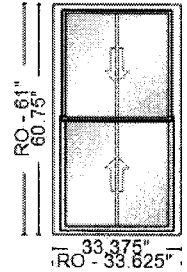
**Comment/Room:** Product:8300 Series, Double Hung, Rpl  
 RO:35.5" x 60.5"  
 TTT Overall Size:35.25" x60.25"  
 TTT Unit Size:35.25" x 60.25"  
 Sash Split:Equal  
 Performance Level:Standard,  
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS  
 3/4" IG Thickness, Clear Opening:29.875" x24.71", 5.126Sq ft  
 Ratings:U-Factor = 0.29, SHGC = 0.25, VT = 0.47  
 Vinyl Color: White  
 Locks: Standard, Double  
 Hardware: White,  
 Screen: Half Screen, Extruded- Fiberglass, White, Sash Options:Vent Stop,  
 Standard (Double), 4",  
 Grids: Contour GBG, Colonial, 2W1H, Not Applicable,  
 Installation Options:Standard Sill Angle,



QUOTE NAME	PROJECT NAME	CUSTOMER PO#	DATE REQUESTED
YANKEE RESTYERATION #23086	WDC PROPERTIES		
SALES REPRESENTATIVE	TERMS	SHIP VIA	QUOTE NUMBER
patrick.gillespie@becn.com			869097

LineItem #	Description	Net Price	Quantity	Extended Price
2-1		\$392.41	1	\$392.41

**Comment/Room:** Product:8300 Series, Double Hung, Rpl  
 RO:33.625" x 61"  
 TTT Overall Size:33.375" x60.75"  
 TTT Unit Size:33.375" x 60.75"  
 Sash Split:Equal  
 Performance Level:Standard,  
 Glass Options: Double Glazed, LowE, Argon, Annealed, SS  
 3/4" IG Thickness, Clear Opening:28" x24.96", 4.853Sq ft  
 Ratings:U-Factor = 0.29, SHGC = 0.25, VT = 0.47  
 Vinyl Color: White  
 Locks: Standard, Double  
 Hardware: White,  
 Screen: Half Screen, Extruded- Fiberglass, White, Sash Options:Vent Stop,  
 Standard (Double), 4",  
 Grids: Contour GBG, Colonial, 2W1H, Not Applicable,  
 Installation Options:Standard Sill Angle,



CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SETUP:	\$0.00
LABOR:	\$0.00
FREIGHT:	\$0.00
DEPOSIT:	(\$0.00)
BALANCE:	\$1,661.00
SALES TAX:	\$86.59
SUB-TOTAL:	\$1,574.41
<b>TOTAL:</b>	<b>\$1661.00</b>

**We appreciate the opportunity to provide you with this quote!**

Please Note: All Window and Door orders are special order and cannot be returned or credited. This Quotation is for estimate purposes only and all specs, sizes, options, colors, and quantities need to be verified by Contractor, Building Owner, Architect, Project Manager or any governing party before the order is placed. Additionally, it is the responsibility of the contractor to verify that the windows specs meet all local and national building, fire and energy codes specific to the location of the project with the local code enforcement officer or town municipality. Any Modifications to the original quote will require a revised quotation to be provided. After confirming the order for accuracy, provide your signature below for order approval. This quotation is valid for 30 days unless otherwise noted. THANK YOU FOR THE OPPORTUNITY TO PROVIDE THIS QUOTATION! WE APPRECIATE YOUR BUSINESS!

**ELDREDGE**  
LUMBER & HARDWARE  
**Customer Quote**

Quote: 4594107  
Date: 06/06/24  
Page: 1

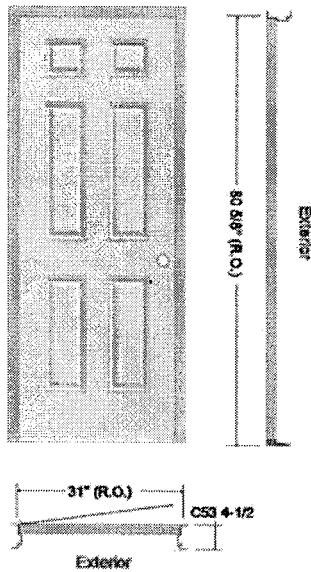
ELDREDGE LBR&HDWE-PORT-BPD

165 PRESUMPCOT ST

PORTLAND ME 04103  
(207)770-3004

Reference:

Quantity	UOM	Item/Description	Price/UOM	Amount
1.0000	EA	EXT SU EXTERIOR DOOR UNIT STEEL DOOR, STEEL FRAME, CONTOUR 90MIN, SGL, LH, IS, 2-6, 6-8 HGT, FD90CT60 OVOLO, SGL BORE, ZINCROME STRIKE, RADIUS SPRING HINGES, 3 SPRING, SATIN NICKEL HINGE, C53 (4-1/2 - 5-1/2), WHITE W/S, PUBLIC ACCESS MILL, NO CASING	567.3192/EA	567.32



<b>Total</b>	<b>567.32</b>
<b>Tax 5.5000%</b>	31.20
<b>Grand Total</b>	<b>598.52</b>

76 William St.

3 floors, one apartment per floor

1st and 3rd floors currently rented as one bedroom, asking 2nd floor be converted to 2 bedroom apartment

The apartment rental price includes heat, hot water, off street parking, coin operated laundry in basement

1st floor 1080 SF

1 bedroom, 1 bathroom, kitchen, eat in area, dining room, living room (6 rooms)

2nd floor 1065 SF

2 bedrooms, 1 bathroom, kitchen, eat in area, living room (6 rooms)

3rd floor 600 SF plus 300 SF of storage space

1 bedroom, 1 bathroom, kitchen, eat in area, living room, huge storage space (6 rooms)

Before I bought the building the 2nd floor had historically been rented as a two bedroom unit for many previous years. The previous owners lived on the first floor, which is a very large one bedroom apartment.

All three tenants have told me they are getting a great deal, these apartments have not been deeply renovated but are in good usable condition. I know I could rent these units for more money than I presently receive but I strive to give people decent places in the city to live that are reasonable for people that work here.

January rent	72 William			76 William		
	1st floor	2nd floor	3rd floor	1st floor	2nd floor	3rd floor
2008	900	900	700	725	725	725
2009	900	900	750	725	725	725
2010	900	900	750	725	725	725
2011	900	900	750	725	725	725
2012	900	900	750	725	725	725
2013	900	900	750	750	725	725
2014	1000	1100	750	750	750	750
2016	1000	1200	800	1100	900	750
2017	1000	1200	800	1100	900	750
2018	1000	1200	800	1100	950	750
2019	1000	1200	900	1100	950	950
June 2020	1500	1200	950	1200	950	950



Dylan Orr &lt;dorr@portlandmaine.gov&gt;

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## Completeness review requests

1 message

---

**Will Cheever** <wdcheever@gmail.com>

Mon, May 11, 2026 at 6:40 AM

To: Rent Board &lt;rentboard@portlandmaine.gov&gt;, "dorr@portlandmaine.gov" &lt;dorr@portlandmaine.gov&gt;

Hi,

I have sent the supporting information you are requesting as 6 separate emails. In summary I am requesting the current rents be restored to what my leases are (or going to be) and that 76-2 is changed to a two bedroom apartment.

Here is what I'm requesting individually for each apartment:

72-2 \$2300/month

72-3 \$2100/month

76-1 \$1500/month

76-2 \$1700/month (and change to a 2 bedroom)

76-3 \$1300/month

I understand all these rents are a little below the market value for the amenities and the location. My aim is to provide decent housing to local working people. I spend in the neighborhood of 2 hours per week managing the properties- collecting rent, paying bills, responding to tenant questions, etc. I know there wasn't clarity around what was management and what was actually working on the buildings and units. Any of the full renovations I worked an average of 20 hours per week on the projects and because I run a construction business I try to manage these improvements as cost effectively as possible.

Thanks-Will

**City of Portland – Housing Safety Division**  
**RENT INCREASE APPLICATION – MAINTENANCE OF NET**  
**OPERATING INCOME**

**Date of Hearing:**

May 27, 2026 - Tabled to June 24, 2026

**Owner Name and Address:**

Meloon George H Inc  
963 Washington Ave, Portland, ME 04103

**Representative:**

Jeremy Hutchings  
1888 Gray Ct, Gardnerville, NV 89410

**Property Address:**

963 Washington Ave, all 4 units

**CBL:**

171-A-011-001

**Tenants/Interested Parties:**

Yes

**City of Portland | Permitting and Inspections**  
Licensing and Housing Safety Division  
Rentboard@portlandmaine.gov | 207-874-8900



**June 10, 2026**

Re: Notice of Public Hearing

To: Tenants of 963 Washington Ave

This is a notice of a public hearing before the Rent Board at their next scheduled meeting on **Wednesday, June 24, 2026** at 5pm. This meeting will be held via Zoom.

The property owner for the above address, **Meloon George H Inc**, has submitted a "Landlord Worksheet/Petition for Rent Board Approved Rent Increase".

The Zoom link will be accessible by **June 17, 2026** at the link below:

<http://portlandmaine.gov/129/Agendas-Minutes>

**\*Please note:** Written public comment must be received via email ([rentboard@portlandmaine.gov](mailto:rentboard@portlandmaine.gov)) by 12pm the day before the scheduled meeting. Please make sure that the subject line reads "Written Public Comment".

Thank you,

Dylan Orr  
Rental Registration Coordinator  
City of Portland  
389 Congress St  
Portland, ME 04101

April 29, 2026

City of Portland Maine  
389 Congress Street  
Portland, ME 04101  
Attn: Rent Control Board

Re: 963 Washington Avenue

Dear Rent Control Board,

I am petitioning the Board, on behalf of my parents, Donald and Frances Hutchings, to approve an adjustment to the base year operating income and expenses charged to the four residential apartments located at 963 Washington Avenue (Parcel 171 A011001, License # 20160870). An authority to represent is attached as Exhibit A, which allows me to submit this petition and represent my parents at any hearings on this matter.

Historically, the property has been operated as Meloon's, Inc., a florist shop and greenhouse. My parents bought the florist shop from my grandparents and ran it for many years, eventually converting it into a mix of rental units as they wound down the business and retired. Currently, the two-story property has four residential tenants, a commercial tenant, and a small office my parents keep for personal use. There is a partial basement that is unfinished and serves as utility space. A representative photo of the property is attached as Exhibit B.

The petition to adjust the base year operating income and expenses is attached as Exhibit C. There are several special circumstances peculiar to this property that rebut the presumption that the 2019 base year is representative of a fair return on investment. The special circumstances are detailed within the petition and summarized as follows:

1. **Rents Below Market.** The 2019 rents were below market rates. This is supported by the appraisal attached as Exhibit D and summarized below in Figure 1.

Figure 1

	<b>2019 Actual Rent</b>	<b>2019 Appraised Rent</b>	<b>Difference</b>	<b>%</b>
<b>Residential Rent</b>				
Apartment #1	\$ 1,075.00	\$ 1,400.00	\$ 325.00	30%
Apartment #2	\$ 1,000.00	\$ 1,350.00	\$ 350.00	35%
Apartment #3	\$ 1,275.00	\$ 1,400.00	\$ 125.00	10%
Apartment #4	\$ 1,400.00	\$ 1,500.00	\$ 100.00	7%

2. **Rent Increases Below Market.** The rent control board allows for rent increases using the annual Consumer Price Index for All Urban Consumers for the Greater Boston Metro area. Based on Section XV of the rent control application this would have allowed for an increase of approximately 23.41%. As you can see from the summary provided in Figure 2 below the actual rent increases since 2019 have been significantly lower than allowed.

Figure 2

Residential Rent	2019 Actual Rent	2026 Actual Rent	Difference	% Increase
Apartment #1	\$ 1,075.00	\$ 1,182.50	\$ 107.50	10%
Apartment #2	\$ 1,000.00	\$ 1,155.00	\$ 155.00	16%
Apartment #3	\$ 1,275.00	\$ 1,455.00	\$ 180.00	14%
Apartment #4	\$ 1,400.00	\$ 1,400.00	\$ -	0%

3. **Expenses Below Market.** This property was a place of business, historically. As such, most basic expenses that are typically borne by a tenant (water, sewer, trash, snowplow, lawn care etc.) were not charged by my parents because the florist shop covered those costs as a business expense. However, the florist business has closed, but my parents did not change their business model and continue to bear these expenses as well as additional costs that have been added like the stormwater fee. Exasperating the expenses borne by my parents is the recent spike in utility costs. These facts are demonstrated in the Tax Form 8825 attached as Exhibit D for 2019 and Exhibit E for 2024. Expense Line 12 on these forms show that the utilities increased from \$5,853 to \$12,341 accounting for more than a 110% increase in five years. Figure 3 below is a table showing the difference expenses currently paid for by the landlord versus the tenants. The costs shown in Figure 3 are the pro rata costs being paid by the landlord for each of the apartments based on the size of each apartment in relation to the overall size of the building.

Figure 3

Unit	Tenant	Paid by Landlord and Not Passed to Tenant									
	Power	Gas	Water Sewer	Stormwater	Trash	Phone	Snow Removal Landscape	Security	Pest Control	Property Management	Total
1	X	\$ 22.33	\$ 36.94	\$ 11.21	\$ 24.06	\$ 7.34	\$ 53.24	\$ 7.93	\$ 17.57	\$ 44.70	\$225.31
2	X	\$ 22.33	\$ 36.94	\$ 11.21	\$ 24.06	\$ 7.34	\$ 53.24	\$ 7.93	\$ 17.57	\$ 44.70	\$225.31
3	X	\$ 25.53	\$ 33.77	\$ 10.25	\$ 22.00	\$ 6.71	\$ 48.67	\$ 7.25	\$ 16.06	\$ 40.87	\$211.11
4	X	\$ 33.07	\$ 43.75	\$ 13.28	\$ 28.50	\$ 8.70	\$ 63.06	\$ 9.39	\$ 20.81	\$ 52.94	\$273.49

4. **Management burden.** Now in their eighties, my folks have started experiencing memory loss. They simply do not understand the ramifications that rent control has had on their revenue source and it has become apparent that management of the property is too burdensome. This will require us (their adult children) to hire a property management firm to perform the day-to-day activities needed. This service has been estimated at 10% of the gross residential rents.

These special circumstances have combined to produce a profit from the four residential apartments of \$9,822.49 in 2025 (see Figure 4 below). This assumes that the six months of vacancy were realized at \$1,455 per month.

Figure 4

Residential Rent	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Apartment #1	\$1,075.00	\$1,075.00	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$1,182.50	\$13,975.00
Apartment #2	\$1,050.00	\$1,050.00	\$1,050.00	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00	\$1,155.00	\$13,545.00
Apartment #3	\$1,325.00	\$1,350.00	Vacancy	Vacancy	Vacancy	Vacancy	Vacancy	Vacancy	\$1,455.00	\$1,455.00	\$1,455.00	\$1,455.00	\$8,495.00
Apartment #4	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$16,800.00
													Subtotal
													\$52,815.00
Commercial Rent	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Office	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,350.00
													Subtotal
													\$21,350.00
													Total Revenue
													\$74,165.00
													Total Expense
													\$51,722.51
													Residential Net
													\$1,092.49
													Total Net
													\$22,442.49

This petition requests approval to adjust the current rent and expenses to realize a fair return on this property. There are three main elements to the adjustment request as summarized below.

- Base Year Adjustment.** We request approval to adjust the base year rents to what was determined by the 2019 fair market appraisal attached as Exhibit D and summarize above in Figure 1 under the 2019 Appraised Rent column.
- Rent Increases.** Section XV of the petition supports an increase to the rents of 23.41% or \$570.65 per unit per month. However, this amount exceeds the maximum allowed rent increase of 10% in any given 12-month period. Therefore, we request approval for an annual rent increase over time as summarized below in Figure 5. This schedule of increases accounts for the increase in the base rent as well.
- Pass Through Expenses.** Finally, we request approval to pass through the actual expenses incurred as summarized in Figure 3 to the tenants. These expenses would be based upon the size of each unit pro rata in relation to the overall size of the structure. By approving a pass through of the actual expenses incurred to the tenants, we would not have to make another petition to adjust the expenses in the future.

Figure 5

Residential Rent	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Apartment #1	\$ 1,182.50	\$ 1,300.75	\$ 1,430.83	\$ 1,573.91	\$ 1,731.30	\$ 1,904.43	\$ 1,978.46
Apartment #2	\$ 1,155.00	\$ 1,270.50	\$ 1,397.55	\$ 1,537.31	\$ 1,691.04	\$ 1,860.14	\$ 1,950.96
Apartment #3	\$ 1,455.00	\$ 1,600.50	\$ 1,760.55	\$ 1,936.61	\$ 2,105.05	\$ 2,236.76	CPI Adjusted
Apartment #4	\$ 1,400.00	\$ 1,540.00	\$ 1,694.00	\$ 1,863.40	\$ 2,049.74	\$ 2,244.14	CPI Adjusted

In summary, the requested rent increase is a logical and fair proposal to bring the residential rents for the four units at 963 Washington Avenue more in line with current market rates as shown in Exhibit G.

Thank you for your consideration of this petition. I look forward to meeting with the Board to discuss particulars of this case in more detail. In the meantime, please do not hesitate to contact me by email [jeremyhutchings1991@gmail.com](mailto:jeremyhutchings1991@gmail.com) or by phone 775.790.3342 with any questions.

Sincerely,

Jeremy J. Hutchings, PE

Attachments

**Exhibit A – Authority to Represent**

**To:** City of Portland Housing Safety Office / Portland Rent Board

**PROPERTY INFORMATION:**

**Address:** 963 Washington Avenue, Portland, ME 04103  
**Parcel:** 171 A011001  
**License#:** 20160870

**OWNER INFORMATION:**

**Names:** Donald Hutchings and Frances Hutchings  
(dba) Meloon George H Inc.  
**Address:** 9 George Perley Road, Gray, ME 04039  
**Email:** [frannybhutchings@gmail.com](mailto:frannybhutchings@gmail.com)

**REPRESENTATIVE INFORMATION:**

**Name:** Jeremy Hutchings  
**Address:** 1888 Gray Court, Gardnerville, NV 89410  
**Phone:** 775.790.3342  
**Email:** [jeremyhutchings1991@gmail.com](mailto:jeremyhutchings1991@gmail.com)

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**AUTHORIZATION STATEMENT**

We, **Donald Hutchings and Frances Hutchings**, certify that we own, possess, and control the property referenced above. We hereby designate and authorize **Jeremy Hutchings** to act as our authorized agent to represent our interests before the City of Portland Rent Board and the Housing Safety Office.

This authorization specifically includes, but is not limited to, the following powers:

- To execute and submit the **Landlord Application for Rent Increase** (Petition for Fair Rate of Return).
- To represent the property at all Rent Board hearings, meetings, and deliberations.
- To discuss and manage rental registration, utility pass-throughs, and city fee adjustments.
- To receive all official correspondence and notices related to rent control for this property.

This authorization shall remain valid until revoked in writing.

**SIGNATURES:**

Donald Hutchings \_\_\_\_\_ 4/24/26  
**Donald Hutchings, Owner** **Date**

Frances B Hutchings \_\_\_\_\_ 4-24-26  
**Frances Hutchings, Owner** **Date**

**Exhibit B – Representative Photo of The Property**



Historically this was Meloon’s Florist.

**Exhibit C – Petition for Rent Board Approved Rent Increase**

# City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

## Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

## Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

### 1. Presumption of Base Year Net Operating Income

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

### 2. Fair Return

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

### 3. Base Year:

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

### 4. Current Year

The "current year" shall be the calendar year preceding the petition.

### 5. CPI (Consumer Price Index)

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

### 6. Limits of Allowable Rent Increases in Any One Year

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

## General Information About the Property

Street Address: \_\_\_\_\_

Parcel Numbers(s): \_\_\_\_\_

Year Property Purchased by Current Owner: \_\_\_\_\_

Total Number of Units on the Property: \_\_\_\_\_

Total Number of Units Affected by Proposed Rent Increase: \_\_\_\_\_

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes No

If yes, number of Exempt Rental Units and Basis for Exemption: \_\_\_\_\_

## Section 1. Landlord Information

Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Business Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Business E-mail: \_\_\_\_\_

## Section 2. Agent Information (if applicable)

Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Business Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Business E-mail: \_\_\_\_\_

## Section 3. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Section 4. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

## Section 5. Income and Expense Explanation and Calculation

### Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

### Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.  
If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

## Section 6. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

#### Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section 19, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

**Check here  if a claim for a Base Year Rent Adjustment is included in this application and complete Section 18 of this Application.**

## Section 7. Income Worksheet

	Base Year (2019) <sup>1</sup>	Current Year (2025)
<b>Rental Income</b>		
1. Gross scheduled rental income (total for the calendar year) including uncollected rent.	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
<b>Fees (indicate what fee is for):</b>		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
<b>Other Income (list separately by type)<sup>2</sup>:</b>		
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
<b>Fees charged by landlord for Utilities</b>		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
<b>Other Utilities (list separately by type):</b>		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
<b>18. TOTAL INCOME</b>	<b>\$ _____</b>	<b>\$ _____</b>

(add only lines 1 and 3-17)

<sup>1</sup> or an alternative year in the event of extenuating circumstances.

<sup>2</sup> Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

## Section 8. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2025)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ _____	\$ _____
3. License Tax/Fee	\$ _____	\$ _____
4. Rent Board Registration Fees	\$ _____	\$ _____
5. Insurance	\$ _____	\$ _____
6. Accounting	\$ _____	\$ _____
7. Legal (explain types of legal expenses)	\$ _____	\$ _____
8. Manager /Management Services	\$ _____	\$ _____
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ _____
12. Normal Repairs	\$ _____	\$ _____
13. Owner-Performed Labor	\$ _____	\$ _____
14. Plumbing Maintenance	\$ _____	\$ _____
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ _____	\$ _____
17. Other Maintenance	\$ _____	\$ _____
18. Parking Lot/Street Maintenance	\$ _____	\$ _____
19. Gas (separately metered only)	\$ _____	\$ _____
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water	\$ _____	\$ _____
22. Sewer	\$ _____	\$ _____
23. Amortized portion of Capital Expense (see Sections 10, 11 and 12 column (i))	\$ _____	\$ _____
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$ _____</b>	<b>\$ _____</b>

## Section 9. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section 11, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

## Section 10. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

## Section 11. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section 11, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

**Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.**

### Completed Capital Improvement and Expense Worksheet (Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Base Year [add amounts in column (i)]: \$ \_\_\_\_\_

Completed Capital Improvement and Expense Worksheet (Current Year)

**This list may include any capital expenses that are still being amortized in the current year.** For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Current Year [add amounts in column (i)]: \$ \_\_\_\_\_

Section 12. Blank Worksheet (Optional – Available for Petitioner Use)

### Section 13. Owner-Performed Labor

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

#### Owner Performed Labor – Base Year

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

#### Owner Performed Labor – Current Year

Date	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

## Section 14. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

**Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.**

(a) Item #	(b) Brief Description and Expected Date of Completion	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ \_\_\_\_\_

## Section 15. Net Operating Income (NOI)

Net Operating Income = Income – Operating Expenses

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>3</sup>		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

<sup>3</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.

## Section 16. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
___	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
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_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
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_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

## Section 17. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: \_\_\_\_\_

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

## Section 18. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section 19 and the following Sections 20 and 21 only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. **Exceptional Expenses in the Base Year.** The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
  - a. Extraordinary amounts were expended for necessary maintenance and repairs
  - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
  - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- B. **Exceptional Circumstances in the Base Year.** The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
  - a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
  - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
  - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. **Other exceptional circumstances:** (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section 20 will be performed with an Adjusted Gross Income, and that will be substituted for the Section 16 calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- A. Base year rents charged for any comparable units in the same building.
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:<sup>4</sup>

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

<sup>4</sup> These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

- C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ \_\_\_\_\_

Proposed Adjusted Gross Income for 2019: \$ \_\_\_\_\_

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

Section 19. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2025)
<b>Rental Income</b>		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section 19)	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
<b>Fees (indicate what fee is for):</b>		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
<b>Other Income (list separately by type)<sup>5</sup>:</b>	\$ _____	\$ _____
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
<b>Fees charged by landlord for Utilities</b>	\$ _____	\$ _____
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
<b>Other Utilities (list separately by type):</b>		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
<b>18. TOTAL INCOME</b>	<b>\$ _____</b>	<b>\$ _____</b>
(add only lines 1 and 3-17)		

<sup>5</sup> Interest earned by Landlord on Tenant security deposits, other interest or investment income.

## Section 20. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>6</sup>		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

<sup>6</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.

## Section 21. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

**Exhibit D – 2019 Appraisal**

# MARKET RENT ANALYSIS OF REAL PROPERTY



## **LOCATED AT**

963 Washington Ave  
Portland, ME 04103  
CCRD Book 16704, Pages 245-247

## **FOR**

Don & Fran Hutchings

## **AS OF**

06/01/2020

## **BY**

Lindsay M. Loehlein  
LM Appraisals, LLC  
25 Hidden Brook Drive  
Gorham, ME 04038-2617  
(207) 730-0985  
LMAppraisalsME@gmail.com

Small Residential Income Property Appraisal Report

File # LML03202611

Property Address 963 Washington Ave, City Portland, State ME, Zip Code 04103. Borrower N/A, Owner of Public Record George H. Meloon, Inc., County Cumberland. Legal Description CCRD Book 16704, Pages 245-247. Assessor's Parcel # 171-A-011-001, Tax Year 2026, R.E. Taxes \$ 14,300.53. Neighborhood Name Ocean Avenue (North Deering/East Deering), Map Reference Map 171, Lot A011, Census Tract 0022.00. Occupant [ ] Owner [X] Tenant [ ] Vacant, Special Assessments \$ 0, [ ] PUD HOA \$ 0, [ ] per year [ ] per month. Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe). Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Private Appraisal. Lender/Client Don & Fran Hutchings, Address N/A. Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No. Report data source(s) used, offering price(s), and date(s). The subject has not been offered for sale within the last 12 months per the MLS.

CONTRACT: I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Contract Price \$, Date of Contract, Is the property seller the owner of public record? [ ] Yes [ ] No, Data Source(s). Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No. If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD: Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood Characteristics: Location [X] Urban [ ] Suburban [ ] Rural, Property Values [X] Increasing [ ] Stable [ ] Declining, PRICE AGE, One-Unit 65%, Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25%, Demand/Supply [X] Shortage [ ] In Balance [ ] Over Supply, \$ (000) (yrs) 2-4 Unit 25%, Growth [ ] Rapid [X] Stable [ ] Slow, Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths, 555 Low 37 Multi-Family 0%, Neighborhood Boundaries The subject property is bounded to the north by North Deering, to the east by the Presumpscot River, to the south by Back Cove, and to the west by Morrills Corner. 875 High 126 Commercial 10%, Neighborhood Description Portland is a city in Cumberland County which was incorporated in 1632. This recreational and residential community has remained stable in population from 1920 to 2020 and encompasses 69.4 square miles. The population was 68,408 at the 2020 census, making it the most populous city in Maine. The City of Portland has its own K-12 school system which operates ten elementary schools, three middle schools, and four high schools. The subject neighborhood is considered to be a well established Portland neighborhood. Market Conditions (including support for the above conclusions) The MLS indicates a shortage of supply with a required exposure time with proper pricing and marketing of under three months. Additionally, the average price for multi-family homes has statistically increased in Portland by approximately 16% overall in the past year over the prior year (as of Feb 2025 to Feb 2026). 700 Pred. 110 Other 0%

SITE: Dimensions See attached deed, Area 0.5285 Acres, Shape Irregular/Not Adverse, View N;Res:CityStr. Specific Zoning Classification B-1, Zoning Description Minimum Lot Size: N/A, Minimum Road Frontage: 20'. Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe). Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No. If No, describe. Utilities: Electricity [X] Public [ ] Other (describe), Water [X] Public [ ] Other (describe), Off-site Improvements - Type: Street Asphalt [X] Public [ ] Private, Gas [ ] Public [X] Natural Gas, Sanitary Sewer [X] Public [ ] Other (describe), Alley None [ ] Public [ ] Private. FEMA Special Flood Hazard Area [ ] Yes [X] No, FEMA Flood Zone X, FEMA Map # 23005C0684F, FEMA Map Date 06/20/2024. Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No. If No, describe. Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No. If Yes, describe. No adverse site conditions were noted.

IMPROVEMENTS: General Description: Units [ ] Two [ ] Three [X] Four, # of Stories 2, # of bldgs. 1, Type [X] Det. [ ] Att. [ ] S-Det./End Unit, Design (Style) Multi-Use, Year Built 1960, Effective Age (Yrs) 25. Foundation: [ ] Concrete Slab [ ] Crawl Space, [ ] Full Basement [X] Partial Basement, Basement Area 1,254 sq.ft., Basement Finish 0%, [ ] Outside Entry/Exit [ ] Sump Pump. Exterior Description: Foundation Walls Concrete/Avg, Exterior Walls Vinyl/Avg, Roof Surface Asphalt/Avg, Gutters & Downspouts Adequate OH, Window Type Vinyl DH/Avg, Storm Sash/Insulated Wood Frame/Avg, Screens Yes/Avg. Interior: Floors Car/VP/Lam/Avg, Walls Drywall/Avg, Trim/Finish Colonial/Avg, Bath Floor Tile/Lam/Avg, Bath Wainscot Fiberglass/Avg. Heating/Cooling: [ ] FWA [X] HWBB [ ] Radiant, [X] Other Monitor Fuel Oil & NG, Cooling [ ] Central Air Conditioning, [ ] Individual [X] Other None. Amenities: [X] Driveway # of Cars 20+, [ ] Fireplace(s) # 0 [ ] Woodstove(s) # 0, [ ] Patio/Deck None [ ] Fence None, [ ] Pool None [ ] Porch None, [ ] Other None. Car Storage: [ ] None, [X] Driveway # of Cars 20+, [ ] Garage # of Cars 0, [ ] Carport # of Cars 0, [ ] Att. [ ] Det. [ ] Built-in. # of Appliances: Refrigerator 4, Range/Oven 4, Dishwasher 2, Disposal 0, Microwave 2, Washer/Dryer 4/4, Other (describe). Unit # 1 contains: 4 Rooms, 2 Bedrooms, 1.0 Bath(s), 770 Square Feet of Gross Living Area. Unit # 2 contains: 4 Rooms, 1 Bedrooms, 1.0 Bath(s), 770 Square Feet of Gross Living Area. Unit # 3 contains: 4 Rooms, 2 Bedrooms, 1.0 Bath(s), 704 Square Feet of Gross Living Area. Unit # 4 contains: 4 Rooms, 2 Bedrooms, 1.0 Bath(s), 912 Square Feet of Gross Living Area. Additional features (special energy efficient items, etc.). No additional features were noted.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is an average multi-use style dwelling being maintained in good to average overall condition, with no repairs needed. Heating, plumbing, and electrical systems appear to be adequate. No functional or external obsolescence was noted. The overall functional utility of the subject is average. No physical curable depreciation noted. The overall appeal for the subject is average.

# Small Residential Income Property Appraisal Report

File # LML03202611

**IMPROVEMENTS**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

Is the property subject to rent control?  Yes  No If Yes, describe **Portland's Rent Control Ordinance, approved in November 2020, went into effect on January 1, 2021. It established a base rent of most rental units in Portland to the rent charged as of June 2020.**

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	963 Washington Ave Portland, ME 04103	42 Deering Ave Portland, ME 04101			416 Brighton Ave Portland, ME 04102			165 Congress St Portland, ME 04101			
Proximity to Subject		2.36 miles S			1.91 miles SW			2.12 miles SE			
Current Monthly Rent	\$ 4,800	\$ 5,580			\$ 5,345			\$ 7,775			
Rent/Gross Bldg. Area	\$ 1.52 sq.ft.	\$ 1.86 sq.ft.			\$ 1.18 sq.ft.			\$ 1.91 sq.ft.			
Rent Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Data Source(s)	Landlord, Tenant	MLS, Public Records			MLS, Public Records			MLS, Public Records			
Date of Lease(s)	2020	2020			2020			2020			
Location	Urban	Urban			Urban			Urban			
Actual Age	66	152			126			151			
Condition	Average	Average			Average			Average			
Gross Building Area	3,156	3,004			4,548			4,068			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	3,156	Tot Br Ba	3,004	5,580	Tot Br Ba	4,548	5,345	Tot Br Ba	4,068	7,775
Unit # 1	4 2 1.0	770	5 2 1.0	864	\$ 1,450	5 2 1.0	1,137	\$ 1,500	3 1 1.0	699	\$ 1,475
Unit # 2	4 1 1.0	770	4 1 1.0	864	\$ 1,250	5 2 1.0	1,137	\$ 1,260	4 1 1.0	769	\$ 1,500
Unit # 3	4 2 1.0	704	5 2 1.0	576	\$ 1,530	5 2 1.0	1,137	\$ 1,185	4 2 1.0	1,300	\$ 2,400
Unit # 4	4 2 1.0	912	4 1 1.1	700	\$ 1,350	5 2 1.0	1,137	\$ 1,400	3 2 1.0	1,300	\$ 2,400
Utilities Included	Heat, Water, and Sewer	Heat, Water, and Sewer			Heat, Water, and Sewer			Heat, Water, and Sewer			

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) **The three rentals utilized are a mixture of 1-2 bedroom units that are larger and smaller in GBA, but are representative of typical market rents and adequately reflect the subject in demonstrating estimated market rent.**

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	01/01/2020	12/31/2020	\$ 1,075	\$	\$ 1,075	\$ 1,400	\$	\$ 1,400
2	01/01/2020	12/31/2020	1,050		1,050	1,350		1,350
3	01/01/2020	12/31/2020	1,275		1,275	1,400		1,400
4	01/01/2020	12/31/2020	1,400		1,400	1,500		1,500
Comment on lease data Exact lease dates			Total Actual Monthly Rent			Total Gross Monthly Rent		
unknown; all four units rented on a yearly basis in 2020.			Other Monthly Income (itemize)			Other Monthly Income (itemize)		
			Total Actual Monthly Income			Total Estimated Monthly Income		
			\$ 4,800			\$ 5,650		

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other

Comments on actual or estimated rents and other monthly income (including personal property) **The Units are currently being rented for \$1,300.75, \$1,235.55, \$1,455, and \$1,540 per month, respectively. In 2020, the Units were rented for \$1,075, \$1,050, \$1,275, and \$1,400 per month, respectively.**

**The Appraiser estimates market rent, as of June 1, 2020, at \$1,400, \$1,350, \$1,400, and \$1,500 per month, respectively.**

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **Public Records, MLS**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **Public Records, MLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS/Public Records	MLS/Public Records	MLS/Public Records	MLS/Public Records
Effective Date of Data Source(s)	03/26/2026	03/26/2026	03/26/2026	03/26/2026

Analysis of prior sale or transfer history of the subject property and comparable sales **A review public records indicate that the subject property was sold/transferred to the current owner(s) on record on 09/04/2001.**

# Assumptions, Limiting Conditions & Scope of Work

File No.: LML03202611

Property Address: 963 Washington Ave	City: Portland	State: ME	Zip Code: 04103
Client: Don & Fran Hutchings	Address: N/A		
Appraiser: Lindsay M. Loehlein	Address: 25 Hidden Brooke Drive, Gorham, ME 04038		

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

**This assignment is not being performed for a federally related transaction and is not intended for secondary mortgage market use by Fannie Mae, Freddie Mac, or any lending institution.**

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

## INTENDED USER

The Intended User of this appraisal report is the Client. No additional Intended Users are identified by the appraiser.

## SCOPE OF WORK

This appraisal was developed as a Market Rent Analysis for the purpose of providing the client with an opinion of market rent for the subject property's units for private decision-making purposes. The purpose of the appraisal is to derive a credible opinion of market rent for the subject property as of the effective date (June 1, 2020). Comparable rentals will be the basis for deriving an opinion of market value. It is the intention of the appraiser to use comparables as similar in construction (quality and condition) to the subject and as proximate to the subject's location as possible. Consideration will be given to the physical and environmental factors within the neighborhood, as well as current housing trends.

## LIMITING CONDITIONS

The appraiser makes no representations regarding hidden, structural, or mechanical conditions. This appraisal is based solely on the data available at the time of valuation and is subject to revision if new, material information becomes known. The scope of work is considered sufficient for the intended use of assisting in private decision-making purposes.

## EXTRAORDINARY ASSUMPTIONS

This appraisal is based on extraordinary assumptions regarding the accuracy of the information provided from secondary data sources. The appraiser assumes the reported interior and exterior characteristics, condition, and quality of the improvements to be accurate. If any of this information is incorrect or if the actual condition of the property differs from what is assumed, the value conclusion may change. The appraiser reserves the right to amend the appraisal if additional information becomes available.

## HYPOTHETICAL CONDITIONS

The property is analyzed as stabilized at market rent if current rents differ.

# Certifications

File No.: LML03202611

Property Address: 963 Washington Ave	City: Portland	State: ME	Zip Code: 04103
Client: Don & Fran Hutchings	Address: N/A		
Appraiser: Lindsay M. Loehlein	Address: 25 Hidden Brooke Drive, Gorham, ME 04038		

**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**

This report has been digitally signed and electronically transmitted to the intended client. This format is USPAP and secondary market compliant. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy. This "electronic record" and "electronic signature" are defined in applicable federal and/or state laws.

Although the report was digitally signed and secured by the appraiser, advancement of computer software currently allows for manipulation of and in the future may allow further manipulation of the appraisal report outside of the appraisers control. The intended client, its successors and/or assigns, legal entities including the state appraisal board having jurisdiction over the appraiser, are all reminded that per the Uniform Standards of Professional Appraisal Practice the appraiser retains a copy of the final report as transmitted to the intended client in the appraisal work file which serves as evidence of the appraisers intended analysis, conclusions and opinion of market value. The appraiser bears no responsibility for any result which may occur in any transaction which involves a manipulated report.


**DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994..

Client Contact: Farin Hutchings	Client Name: Don & Fran Hutchings
E-Mail: balboabeach7@gmail.com	Address: N/A

<p><b>APPRAISER</b></p>  <p>Appraiser Name: Lindsay M. Loehlein          Company: LM Appraisals, LLC          Phone: (207) 730-0985 Fax: _____          E-Mail: LMAppraisalsME@gmail.com          Date Report Signed: 04/09/2026          License or Certification #: AP4875 State: ME          Designation: Licensed Real Estate Appraiser          Expiration Date of License or Certification: 12/31/2026          Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None          Date of Inspection: 03/19/2026</p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____          Company: _____          Phone: _____ Fax: _____          E-Mail: _____          Date Report Signed: _____          License or Certification #: _____ State: _____          Designation: _____          Expiration Date of License or Certification: _____          Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None          Date of Inspection: _____</p>
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## **PRIVACY NOTICE**

**Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.**

### **Types of Nonpublic Personal Information We Collect**

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

### **Parties to Whom We Disclose Information**

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

### **Confidentiality and Security**

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

## Subject Photo Page

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



### Subject Front

Sales Price  
 Gross Living Area  
 Total Rooms      16  
 Total Bedrooms    7  
 Total Bathrooms   4  
 Location            Urban  
 View                 N;Res:CtyStr  
 Site                  0.5285 Acres  
 Quality  
 Age                  66



### Subject Rear



### Subject Street

View Looking Northwest

## Interior Photos

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



**Unit 4 Living**



**Unit 4 Laundry Utility**



**Unit 4 Full Bathroom**



**Unit 4 Kitchen**



**Unit 4 Dining**



**Unit 4 Bedroom #1**



**Unit 4 Bedroom #2**



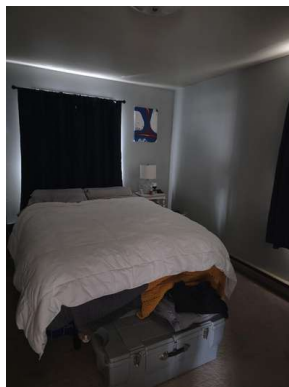
**Unit 1 Living**



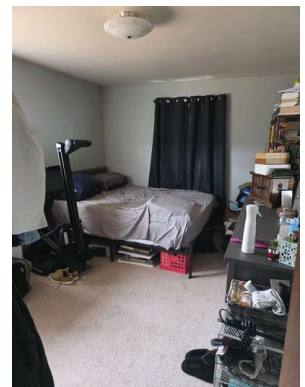
**Unit 1 Living**



**Unit 1 Kitchen**



**Unit 1 Bedroom #1**



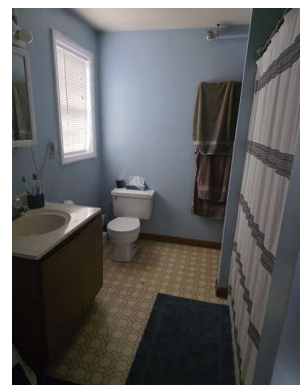
**Unit 1 Bedroom #2**



**Unit 1 Laundry Utility**



**Unit 1 Laundry Utility**



**Unit 1 Full Bathroom**

## Interior Photos

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



**Unit 2 Kitchen**



**Unit 2 Dining**



**Unit 2 Bedroom**



**Unit 2 Living**



**Unit 2 Full Bathroom**



**Unit 3 Bedroom #1**



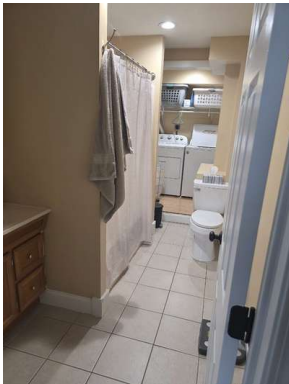
**Unit 3 Bedroom #1**



**Unit 3 Kitchen**



**Unit 3 Living**



**Unit 3 Full Bathroom w/ Laundry**



**Water and Heating Utility**



**Oil Tank**



**Unit 2 Laundry and Panels**

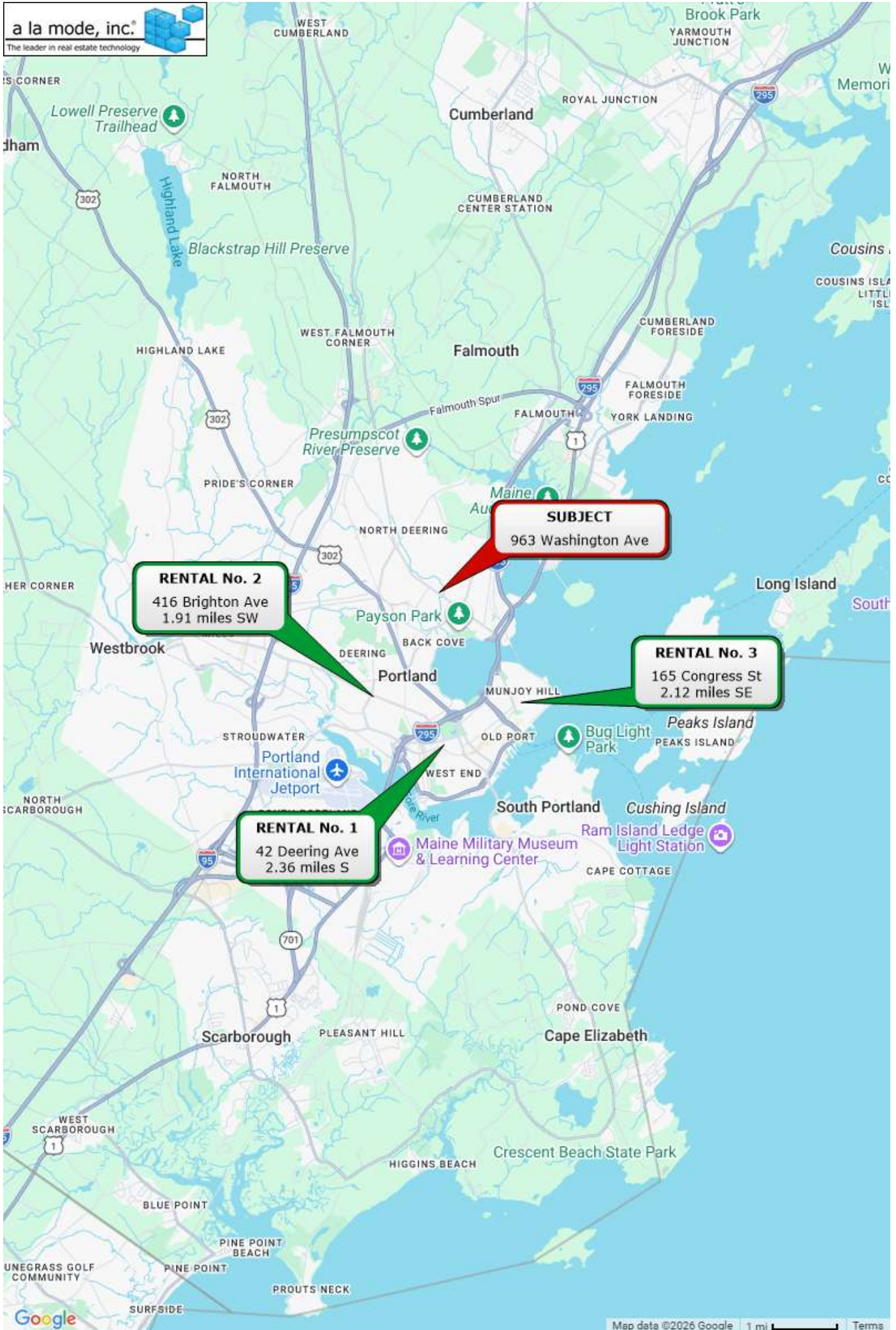
# Plat Map

Borrower	N/A				
Property Address	963 Washington Ave				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender/Client	Don & Fran Hutchings				



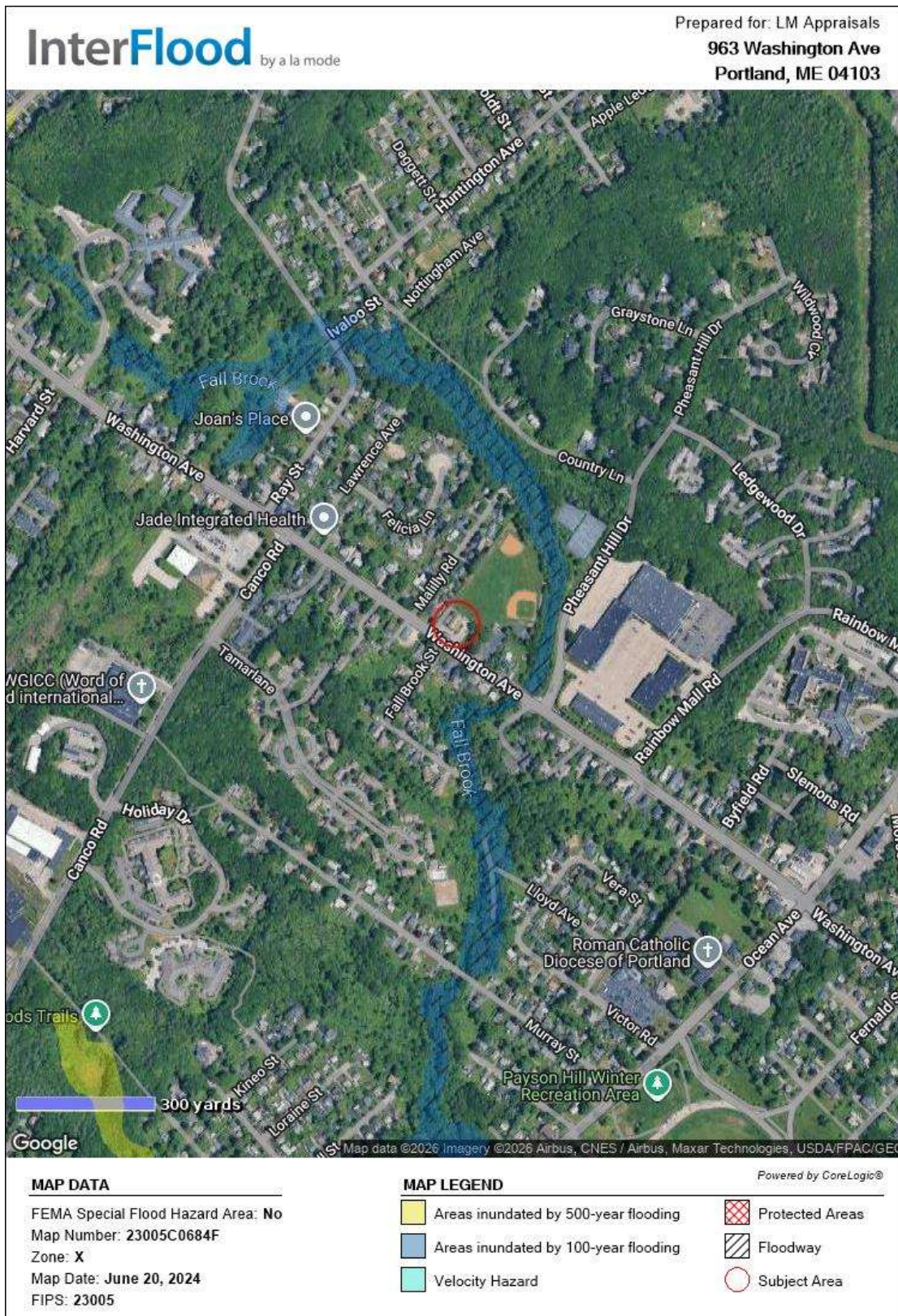
# Location Map

Borrower	N/A				
Property Address	963 Washington Ave				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender/Client	Don & Fran Hutchings				



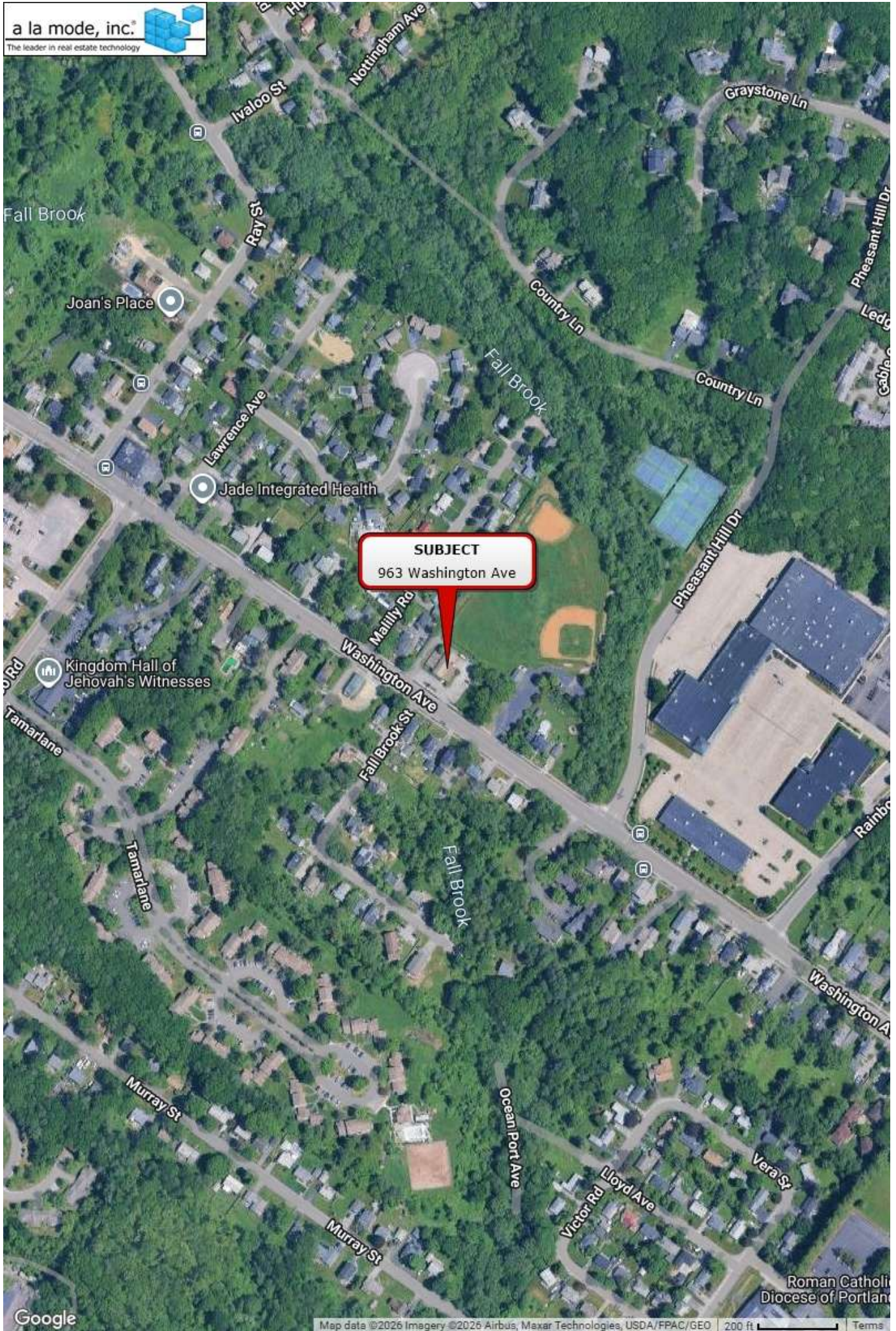
# Flood Map

Borrower	N/A		
Property Address	963 Washington Ave		
City	Portland	County Cumberland	State ME Zip Code 04103
Lender/Client	Don & Fran Hutchings		



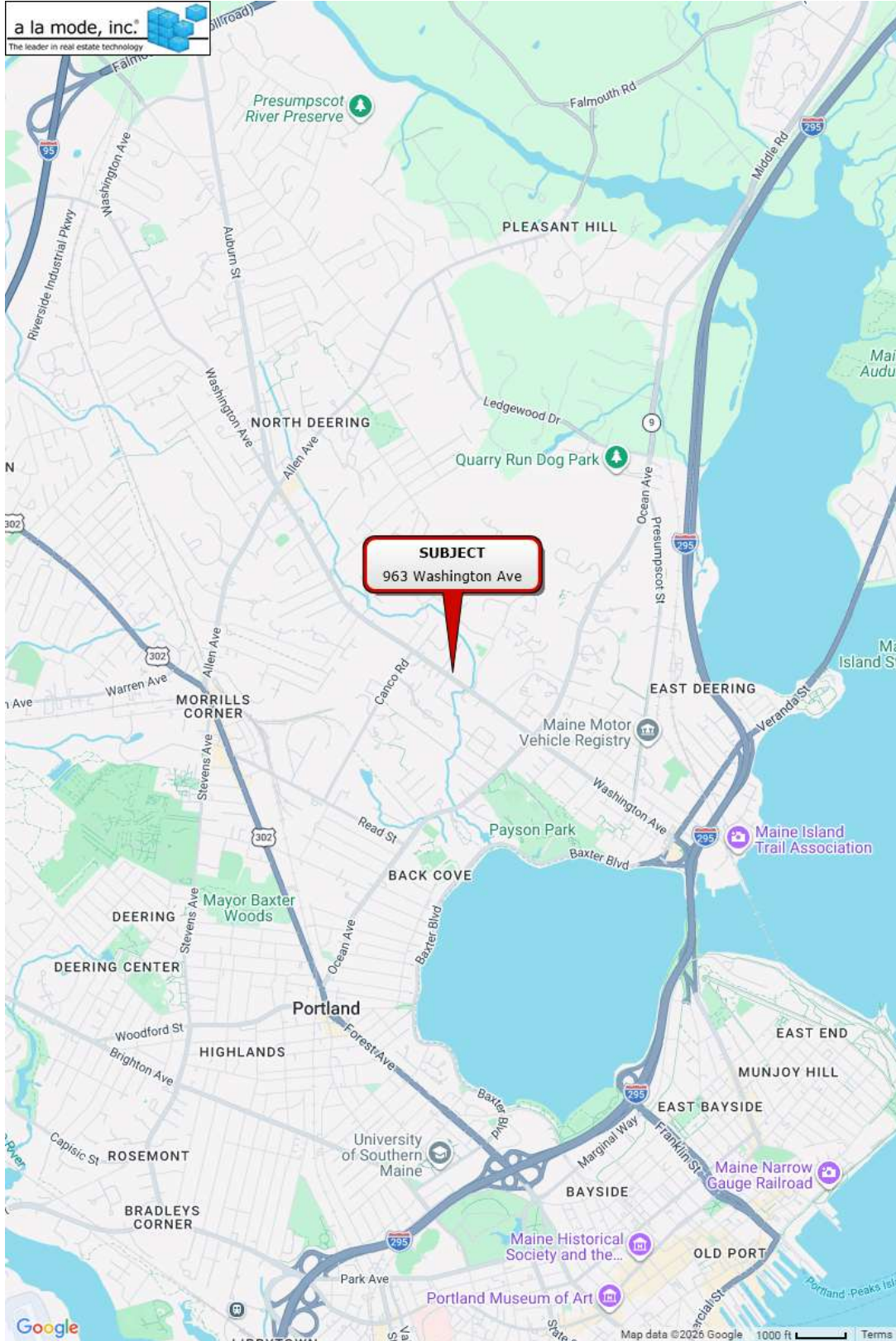
# Aerial Map

Borrower	N/A				
Property Address	963 Washington Ave				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender/Client	Don & Fran Hutchings				



# Neighborhood Map

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County	Cumberland	State ME Zip Code 04103
Lender/Client	Don & Fran Hutchings			



## Rental Photo Page

Borrower	N/A						
Property Address	963 Washington Ave						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Lender/Client	Don & Fran Hutchings						



### Rental 1

42 Deering Ave  
 Proximity to Subject 2.36 miles S  
 Adj. Monthly Rent  
 Gross Living Area  
 Total Rooms 18  
 Total Bedrooms 6  
 Total Bathrooms 4.1  
 Location Urban  
 View  
 Condition Average  
 Age/Year Built 152



### Rental 2

416 Brighton Ave  
 Proximity to Subject 1.91 miles SW  
 Adj. Monthly Rent  
 Gross Living Area  
 Total Rooms 20  
 Total Bedrooms 8  
 Total Bathrooms 4  
 Location Urban  
 View  
 Condition Average  
 Age/Year Built 126



### Rental 3

165 Congress St  
 Proximity to Subject 2.12 miles SE  
 Adj. Monthly Rent  
 Gross Living Area  
 Total Rooms 14  
 Total Bedrooms 6  
 Total Bathrooms 4  
 Location Urban  
 View  
 Condition Average  
 Age/Year Built 151

0067441

BK 16704 PG245

QUITCLAIM DEED WITHOUT COVENANT

MELOON'S, formerly known as GEORGE H. MELOON, INCORPORATED., a Maine corporation whose mailing address is 963 Washington Avenue, Portland, Maine 04103 (the "Grantor"), for consideration paid, releases to CHEVERUS HIGH SCHOOL, a Maine corporation whose mailing address is 267 Ocean Avenue, Portland, Maine 04103-5798 (the "Grantee"), a certain lot or parcel of land situated northeasterly of, but not adjacent to, Washington Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a 5/8" capped iron rod marked "LSI - PLS 2002" at the southeasterly corner of "Parcel A" as described in a deed of Leigh A. Roak and Donald A. Roak to the Grantee dated July 2, 2001, recorded in Book 16485, Page 231 at the Cumberland County Registry of Deeds;

Thence N 38° - 02' - 01" W along land of said Grantee a distance of 105.00 feet to a 5/8" capped iron rod marked "LSI - PLS 2002";

Thence N 50° - 50' - 59" E along remaining land of the Grantor a distance of 8.65 feet to a point on the southwesterly line of "Parcel B" as described in the aforementioned deed of Leigh A. Roak and Donald A. Roak to the Grantee dated July 2, 2001, recorded in Book 16485, Page 231 at the Cumberland County Registry of Deeds;

Thence S 39° - 03' - 25" E along land of said Grantee a distance of 104.98 feet to a 5/8" capped iron rod marked "LSI - PLS 2002" and land now or formerly of Leigh A. Roak and Donald A. Roak described in Book 14026, Page 72 at the Cumberland County Registry of Deeds;

Thence S 50° - 50' - 59" W along land of said Roaks a distance of 10.53 feet to the point of beginning.

The above described parcel contains 1,007 square feet. All bearings are referenced to the magnetic north as observed in 2000.

The above described parcel is depicted on a plan to be recorded in the Cumberland County Registry of Deeds entitled "Standard Boundary Survey - 947 Washington Avenue Portland, Maine" dated September, 2000, revised August 08, 2001, prepared by Land Services Inc., Land Surveyors & Consultants of Raymond, Maine (the "Survey").

MAINE REAL ESTATE TAX PAID

BK 16704 PG 246

Being a portion of the premises described in a deed from George H. Meloon to the Grantor dated December 15, 1947 and recorded in the Cumberland County Registry of Deeds in Book 1897, Page 325.

Also hereby releasing to the Grantee all of the Grantor's right, title and interest in and to that portion of the six (6) foot wide right of way adjacent to the northeasterly side of the parcel conveyed herein and labeled "6' Right of Way in common with Meloon, Inc. Bk. 2279, Pg. 61, 2/28/56 to be released by Meloon's, Inc." on the Survey, being a portion of the six (6) foot wide right of way reserved by the Grantor in a deed from the Grantor to Calvin L. Fickett dated February 28, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2279, Page 61.

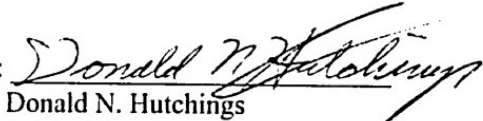
Further reference is made to an Agreement by and between the Grantor and the Grantee of even date and recorded herewith.

IN WITNESS WHEREOF, MELOON'S has caused this instrument to be executed by Donald N. Hutchings, its President, thereunto duly authorized, this 4th day of September, 2001.

WITNESS:

MELOON'S



By:   
Donald N. Hutchings  
Its President


BK 16704 PG247

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

September 4, 2001

Then personally appeared the above-named Donald N. Hutchings, President of Meloon's, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Meloon's.

Before me,

  
~~Notary Public~~  
Attorney At Law

RICHARD A. SHINAY  
Print name

- 3 -  
**RECEIVED**  
RECORDED REGISTRY OF DEEDS  
2001 SEP -4 PM 4: 01  
CUMBERLAND COUNTY  
*John B. O'Brien*

# Assessing - Page 1

**Printable page**

PARID: 171 A011001  
 MELOON GEORGE H INC

963 WASHINGTON AVE

Parcel

Parcel ID 171 A011001  
 Property Location 963 WASHINGTON AVE  
 Unit  
 Living Unit 2  
 Land Use Code 21 - RETAIL SERVICES  
 Verify legal use with the Zoning Office  
 Land Area (acreage) .5285  
 Notes 171-A-11  
 WASHINGTON AVE  
 951-967  
 23020 SF  
 Utilities 1 - ALL PUBLIC  
 -  
 -

Owners

Owner MELOON GEORGE H INC  
 Address 963 WASHINGTON AVE  
 City, State, Zip PORTLAND ME 04103  
 Deed Date 20010904  
 Book 16704  
 Page 245

Assessed Values

Land \$528,300  
 Building \$665,400  
 Total \$1,193,700  
 Homestead / Veterans Exemption \$0  
 Other Exemptions \$0  
 Taxable Value \$1,193,700

Sales History

Date	Price	Grantee	Grantor	Book	Page
09/01/2001	\$28,750	MELOON GEORGE H INC		16704	245
12/15/1947	\$0	MELOON GEORGE H INC		1897	325

Building Description

Card 1  
 Building Number 1  
 Structure Code/Description 105 - MIXED RES/COMM  
 Improvement Name PORT CITY PHOTOGRAPHY  
 Units 2  
 # of Identical Buildings 1  
 Year Built 1960  
 Gross SF (including basement) 6,388

Building Data

Card	Line	From Floor	To Floor	Area	Use Group	Exterior Walls	Wall Height	Heating
1	1	B1	B1	1,254	UNFINISHED RES BSMT	NONE	7	NONE
1	2	01	01	3,594	CONVERTED SALES	FRAME	10	HOT WATER/STEAM
1	3	02	02	1,540	APARTMENT	FRAME	9	HOT WATER/STEAM

Other Feature Details

Card	Int/Ext Line	Structure	Measurement 1	Measurement 2	Identical Units
1	2	RG1-GARAGE-ATTACHED-FRM	10	22	1
1	2	OD1-OVERHEAD DR-WOOD/MTL	8	8	1
1	2	CP6-CANOPY ROOF/SLAB	6	24	1
1	2	CF1-COOLER-CHILLER	8	12	1
1	3	EE1-ENCLOSED ENTRY	7	10	1

Outbuildings

Description	Area/Quantity
PA1-PAVING ASPHALT PARKING	7,000

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
------	------	----------	-------	--------------------	-----------------	---------------

## Assessing - Page 2

2025	\$528,300	\$665,400	\$1,193,700	\$0	\$0	\$1,193,700
2024	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2023	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2022	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2021	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2020	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2019	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2018	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2017	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2016	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500

**Tax Bill**



**CITY OF PORTLAND**  
 389 CONGRESS ST  
 PORTLAND, ME 04101

For the fiscal year July 01, 2025 to June 30, 2026

BILL #: 2633856  
 ACCOUNT #: 18796  
 PARCEL ID #: 171-A-011-001  
 LOCATION: 963 WASHINGTON AVE

MELOON GEORGE H INC  
 963 WASHINGTON AVE  
 PORTLAND, ME 04103

Owner of Record as of: April 1, 2025  
 MELOON GEORGE H INC

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	6.270	\$7,484.50
COUNTY	0.450	\$537.16
MUNICIPAL	5.260	\$6,278.86
TOTAL	11.980	\$14,300.53

**THIS IS THE ONLY BILL  
 YOU WILL RECEIVE**

Assessed Property Description:  
 171-A-11  
 WASHINGTON AVE  
 951-967  
 23020 SF  
 Acres: 0.528

**FY26 REAL ESTATE TAX BILL**

BILLING INFORMATION	
LAND VALUE	\$528,300
BUILDING VALUE	\$665,400
TOTAL VALUE	\$1,193,700
EXEMPTIONS	\$0
TAXABLE VALUE	\$1,193,700
TAX RATE	11.980
TOTAL TAX	\$14,300.53
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$14,300.53

DATE DUE	AMOUNT DUE
10/17/2025	\$7,150.27
03/20/2026	\$7,150.26

**INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/18/2025 AND 03/21/2026.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
 For this tax bill, that date is April 1, 2025.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
 THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

**Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 13.5% higher. The current City and School bonded indebtedness is \$349,230,508.**  
 For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**  
 Please make check or money order payable to City of Portland and mail to:

**City of Portland Treasury  
 PO Box 16050  
 Lewiston, ME 04243-9533**

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.  
 If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

<b>FY26 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <b>SECOND</b> PAYMENT	<b>CITY OF PORTLAND TREASURY          PO Box 16050          LEWISTON, ME 04243</b>
BILL #: 2633856	INTEREST AT 7.5%	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18796	CHARGED	03/20/2026      \$7,150.26
PARCEL ID #: 171-A-011-001	BEGINNING 03/21/2026	
MELOON GEORGE H INC		

AMOUNT PAID \$ \_\_\_\_\_

208202630263385662600007150261

OWNER / ADDRESS CHANGE?  
 CHECK HERE AND NOTE CHANGES ON BACK.

<b>FY26 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <b>FIRST</b> PAYMENT	<b>CITY OF PORTLAND TREASURY          PO Box 16050          LEWISTON, ME 04243</b>
BILL #: 2633856	INTEREST AT 7.5%	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18796	CHARGED	10/17/2025      \$7,150.27
PARCEL ID #: 171-A-011-001	BEGINNING 10/18/2025	
MELOON GEORGE H INC		

AMOUNT PAID \$ \_\_\_\_\_

208202630263385661800007150279

OWNER / ADDRESS CHANGE?  
 CHECK HERE AND NOTE CHANGES ON BACK.

**License**

	<p><b>State of Maine</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS</p>	
<p><b>License Number AP4875</b></p> <p>Be it known that <b>LINDSAY MARIE LOEHLEIN</b> has qualified as required by Title 32 MRS Chapter 123 and is licensed as: <b>REAL ESTATE APPRAISER</b></p>		
<p><b>ISSUE DATE</b> November 3, 2025</p>	<p> Joan F. Cohen, Commissioner</p>	<p><b>EXPIRATION DATE</b> December 31, 2026</p>

✂ Detach



 <p><b>STATE OF MAINE</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS</p> <p><b>License Number AP4875</b> <b>LINDSAY MARIE LOEHLEIN</b> <b>REAL ESTATE APPRAISER</b></p> <p><b>ISSUED</b> 11/03/2025      <b>EXPIRES</b> 12/31/2026</p>	<p><b>STATE OF MAINE</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION 35 State House Station Augusta, Maine 04333-0035 (207) 624-8603</p> <p> Joan F. Cohen, Commissioner</p>
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Exhibit E – 2019 Tax Return Form 8825

Form **8825**  
 (Rev. November 2018)  
 Department of the Treasury  
 Internal Revenue Service

**Rental Real Estate Income and Expenses of a Partnership or an S Corporation**

▶ Attach to Form 1065 or Form 1120S.  
 ▶ Go to [www.irs.gov/Form8825](http://www.irs.gov/Form8825) for the latest information.

OMB No. 1545-0123

Name **MELOON'S, INC.** Employer identification number [REDACTED]

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.				
	Physical address of each property—street, city, state, ZIP code	Type—Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	<b>RESIDENTIAL RENTAL</b> <b>963 WASHINGTON AVENUE</b> <b>PORTLAND ME 04103</b>	<b>8</b> <b>MIXED USE</b>	<b>365</b>	<b>0</b>
B				
C				
D				

		Properties			
		A	B	C	D
<b>Rental Real Estate Income</b>					
2 Gross rents	2	<b>71,661</b>			
<b>Rental Real Estate Expenses</b>					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7	<b>3,581</b>			
8 Legal and other professional fees	8	<b>1,565</b>			
9 Interest (see instructions)	9				
10 Repairs	10	<b>4,230</b>			
11 Taxes	11	<b>12,413</b>			
12 Utilities	12	<b>5,853</b>			
13 Wages and salaries	13				
14 Depreciation (see instructions)	14	<b>6,548</b>			
15 Other (list) ▶ <b>See Statement 6</b>	15	<b>5,308</b>			
16 Total expenses for each property. Add lines 3 through 15	16	<b>39,498</b>			
17 Income or (loss) from each property. Subtract line 16 from line 2	17	<b>32,163</b>			
18a Total gross rents. Add gross rents from line 2, columns A through H	18a	<b>71,661</b>			
b Total expenses. Add total expenses from line 16, columns A through H	18b	<b>39,498</b>			
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19				
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a				
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.					
(1) Name					
(2) Employer identification number					
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on: Form 1065 or 1120S; Schedule K, line 2	21	<b>32,163</b>			

For Paperwork Reduction Act Notice, see instructions.  
 DAA

Form **8825** (Rev. 11-2018)

**Exhibit F – 2024 Tax Return Form 8825**

Form **8825**

(Rev. November 2018)  
Department of the Treasury  
Internal Revenue Service

**Rental Real Estate Income and Expenses of a Partnership or an S Corporation**

▶ Attach to Form 1065 or Form 1120S.  
▶ Go to [www.irs.gov/Form8825](http://www.irs.gov/Form8825) for the latest information.

OMB No. 1545-0123

Name **MELCOON'S INC** Employer identification number XXXXXXXXXX

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.				
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
<b>A</b>	<b>963 WASHINGTON AVENUE PORTLAND ME 04103</b>	<b>8 MIXED USE</b>	<b>365</b>	<b>0</b>
<b>B</b>				
<b>C</b>				
<b>D</b>				

Rental Real Estate Income		Properties				
		A	B	C	D	
<b>2</b>	Gross rents . . . . .	<b>2</b>	<b>69,438</b>			
<b>Rental Real Estate Expenses</b>						
<b>3</b>	Advertising . . . . .	<b>3</b>				
<b>4</b>	Auto and travel . . . . .	<b>4</b>				
<b>5</b>	Cleaning and maintenance . . . . .	<b>5</b>	<b>1,915</b>			
<b>6</b>	Commissions . . . . .	<b>6</b>				
<b>7</b>	Insurance . . . . .	<b>7</b>	<b>4,679</b>			
<b>8</b>	Legal and other professional fees . . . . .	<b>8</b>	<b>1,510</b>			
<b>9</b>	Interest (see instructions) . . . . .	<b>9</b>				
<b>10</b>	Repairs . . . . .	<b>10</b>	<b>4,447</b>			
<b>11</b>	Taxes . . . . .	<b>11</b>	<b>14,118</b>			
<b>12</b>	Utilities . . . . .	<b>12</b>	<b>12,341</b>			
<b>13</b>	Wages and salaries . . . . .	<b>13</b>				
<b>14</b>	Depreciation (see instructions) . . . . .	<b>14</b>	<b>5,974</b>			
<b>15</b>	Other (list) <b>SEE STM_8825_01</b> . . . . .	<b>15</b>	<b>10,949</b>			
<b>16</b>	Total expenses for each property. Add lines 3 through 15 . . . . .	<b>16</b>	<b>55,933</b>			
<b>17</b>	Income or (loss) from each property. Subtract line 16 from line 2 . . . . .	<b>17</b>	<b>13,505</b>			
<b>18a</b>	Total gross rents. Add gross rents from line 2, columns A through H . . . . .	<b>18a</b>				<b>69,438</b>
<b>18b</b>	Total expenses. Add total expenses from line 16, columns A through H . . . . .	<b>18b</b>				<b>( 55,933 )</b>
<b>19</b>	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities . . . . .	<b>19</b>				
<b>20a</b>	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1) . . . . .	<b>20a</b>				
<b>20b</b>	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.					
	(1) Name		(2) Employer identification number			
<b>21</b>	Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2	<b>21</b>				<b>13,505</b>

For Paperwork Reduction Act Notice, see instructions.

Form **8825** (Rev. 11-2018)

EEA

**Exhibit G – 2025 Ledger**

# Account Transactions

## Meloons Inc.

Date Range: Jan 01, 2025 to Dec 31, 2025

Report Type: Accrual (Paid & Unpaid)

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
<b>TD Bank - 6219</b>				
Under: Asset > Cash and Bank				
<b>Starting Balance</b>				<b>\$23,454.52</b>
Mar 03, 2025	Created Transfer: Transfer	\$10,000.00		\$33,454.52
Mar 10, 2025	Property taxes - check 1541		\$7,059.20	\$26,395.32
Aug 11, 2025	Apt 3 - security deposit and 1/2 mo rent	\$2,155.00		\$28,550.32
Aug 15, 2025	Moving 1/2 rent for Apt 3 to checking		\$700.00	\$27,850.32
<b>Totals and Ending Balance</b>		<b>\$12,155.00</b>	<b>\$7,759.20</b>	<b>\$27,850.32</b>
<b>Balance Change</b>				<b>\$4,395.80</b>
Difference between starting and ending balances				

<b>TD Bank 6201</b>				
Under: Asset > Cash and Bank				
<b>Starting Balance</b>				<b>\$95,844.72</b>
Jan 01, 2025	January Rents	\$6,600.00		\$102,444.72
Jan 06, 2025	CMP Electrical - check 1574		\$129.42	\$102,315.30
Jan 06, 2025	Postage - check 1575		\$19.36	\$102,295.94
Jan 07, 2025	Unitil gas - check 1576		\$390.53	\$101,905.41
Jan 09, 2025	Water - check 1573		\$238.13	\$101,667.28
Jan 15, 2025	Storm water - check 1578		\$93.00	\$101,574.28
Jan 17, 2025	Waste - check 1581		\$195.01	\$101,379.27
Jan 24, 2025	Telephone - check 1580		\$60.82	\$101,318.45

**TD Bank 6201****Under: Asset > Cash and Bank**

Jan 24, 2025	Water - check 1582		\$270.28	\$101,048.17
Jan 31, 2025	Dean Hanscomb furnace call out - check 1583		\$350.00	\$100,698.17
Jan 31, 2025	Coastal Accounting Tax work - check 1584		\$1,210.00	\$99,488.17
Feb 03, 2025	Feb Rent	\$2,475.00		\$101,963.17
Feb 03, 2025	Feb Rent	\$1,050.00		\$103,013.17
Feb 04, 2025	CMP Electrical - check 1585		\$148.48	\$102,864.69
Feb 11, 2025	Security - check 1586		\$215.00	\$102,649.69
Feb 12, 2025	Storm water - check 1592		\$93.00	\$102,556.69
Feb 13, 2025	Pest control - check 1579		\$118.00	\$102,438.69
Feb 18, 2025	Feb rent	\$1,750.00		\$104,188.69
Feb 18, 2025	Insurance - check 1590		\$1,191.75	\$102,996.94
Feb 18, 2025	Waste - check 1597		\$195.78	\$102,801.16
Feb 19, 2025	Snow removal - check 1596		\$1,250.00	\$101,551.16
Feb 20, 2025	Telephone - check 1593		\$60.95	\$101,490.21
Feb 21, 2025	Ace Hardware Supplies - check 1588		\$126.73	\$101,363.48
Feb 24, 2025	Unitil Gas - check 1594		\$512.57	\$100,850.91
Feb 24, 2025	Roof Cleaning - Check 1599		\$200.00	\$100,650.91
Feb 25, 2025	Propane - check 1598		\$345.29	\$100,305.62
Feb 27, 2025	feb Rent	\$1,350.00		\$101,655.62
Feb 27, 2025	Water - check 1600		\$289.13	\$101,366.49
Feb 27, 2025	Postage - check 1601		\$73.00	\$101,293.49
Feb 28, 2025	Dean Hanscomb Furnace Repairs - check 1591		\$100.00	\$101,193.49

**TD Bank 6201****Under: Asset > Cash and Bank**

Mar 03, 2025	march rent	\$1,400.00		\$102,593.49
Mar 03, 2025	Transfer		\$10,000.00	\$92,593.49
Mar 05, 2025	Pest Control - check 1567		\$222.00	\$92,371.49
Mar 05, 2025	Pest Control - check 1570		\$111.00	\$92,260.49
Mar 07, 2025	march rent	\$1,050.00		\$93,310.49
Mar 07, 2025	Unitil gas - check 1605		\$478.28	\$92,832.21
Mar 10, 2025	march rent	\$1,182.50		\$94,014.71
Mar 10, 2025	CMP Electrical - check 1603		\$149.17	\$93,865.54
Mar 13, 2025	march rent	\$1,750.00		\$95,615.54
Mar 17, 2025	Stormwater - check 1607		\$93.00	\$95,522.54
Mar 17, 2025	Waste - check 1609		\$196.95	\$95,325.59
Mar 18, 2025	Telephone - check 1608		\$60.95	\$95,264.64
Mar 18, 2025	Security - check 1610		\$172.56	\$95,092.08
Mar 19, 2025	Management Fee - 1613		\$1,750.00	\$93,342.08
Mar 28, 2025	Pest control - check 1595		\$118.00	\$93,224.08
Mar 28, 2025	Pest Control - check 1604		\$118.00	\$93,106.08
Mar 28, 2025	Pest Control - check 1606		\$118.00	\$92,988.08
Mar 28, 2025	ACH Check reorder		\$123.25	\$92,864.83
Mar 31, 2025	Lawn Care - check 1614		\$1,250.00	\$91,614.83
Apr 02, 2025	April rent	\$2,582.50		\$94,197.33
Apr 04, 2025	CMP Electrical - check 1615		\$128.77	\$94,068.56
Apr 04, 2025	Water - check 1616		\$451.47	\$93,617.09
Apr 04, 2025	Pickett's chimney sweep - check 1617		\$1,715.00	\$91,902.09
Apr 08, 2025	Plumbing repairs - check 1618		\$600.51	\$91,301.58

**TD Bank 6201****Under: Asset > Cash and Bank**

Apr 09, 2025	Unitil Gas - check 1620		\$392.74	\$90,908.84
Apr 10, 2025	April Rent	\$1,155.00		\$92,063.84
Apr 11, 2025	April rent	\$1,750.00		\$93,813.84
Apr 14, 2025	Telephone - check 1619		\$60.88	\$93,752.96
Apr 14, 2025	Waste - check 1622		\$197.50	\$93,555.46
Apr 15, 2025	Ace hardware - check 1623		\$204.17	\$93,351.29
Apr 16, 2025	Storm water - check 1624		\$93.00	\$93,258.29
Apr 18, 2025	Rent refund Apt 3 - check 1621		\$1,000.00	\$92,258.29
Apr 29, 2025	Water - check 1626		\$692.11	\$91,566.18
Apr 29, 2025	Deposit return Apt 3- check 1627		\$1,325.00	\$90,241.18
May 02, 2025	May Rent	\$3,737.50		\$93,978.68
May 02, 2025	CMP Electrical - check 1628		\$137.75	\$93,840.93
May 05, 2025	Insurance - check 1629		\$1,103.50	\$92,737.43
May 07, 2025	Unitil Gas - check 1631		\$294.43	\$92,443.00
May 08, 2025	Pest control - check 1625		\$118.00	\$92,325.00
May 19, 2025	Plumbing repairs - check 1632		\$175.00	\$92,150.00
May 27, 2025	may rent	\$1,750.00		\$93,900.00
May 27, 2025	Water - check 1636		\$224.87	\$93,675.13
May 29, 2025	Waste - check 1633		\$196.89	\$93,478.24
May 29, 2025	Storm water - check 1634		\$100.00	\$93,378.24
May 30, 2025	Security - check 1635		\$50.00	\$93,328.24
Jun 02, 2025	June Rent	\$2,555.00		\$95,883.24
Jun 02, 2025	June Rent	\$1,182.50		\$97,065.74
Jun 02, 2025	Reimbursement to AH - Check 1637		\$7,178.00	\$89,887.74

**TD Bank 6201****Under: Asset > Cash and Bank**

Jun 04, 2025	CMP Electrical - check 1639		\$122.76	\$89,764.98
Jun 04, 2025	CMP Electrical - check 1638		\$34.22	\$89,730.76
Jun 11, 2025	Bill payment to JDawgs Property Management		\$250.00	\$89,480.76
Jun 16, 2025	June - office rent	\$1,800.00		\$91,280.76
Jun 16, 2025	Storm water - check 1702		\$86.00	\$91,194.76
Jun 16, 2025	Unitil Gas - check 1701		\$178.16	\$91,016.60
Jun 16, 2025	Waste - check 1705		\$197.70	\$90,818.90
Jun 28, 2025	Bill #85505   Payment to Lowes - Windows Apt 3		\$3,894.44	\$86,924.46
Jun 28, 2025	Pest control - check 1630		\$118.00	\$86,806.46
Jun 30, 2025	Telephone - check 1704		\$122.02	\$86,684.44
Jun 30, 2025	IRS Refund	\$468.00		\$87,152.44
Jul 01, 2025	Bill payment to JDawgs Property Management		\$250.00	\$86,902.44
Jul 01, 2025	Bill #June Management   Payment to AHUTCH		\$600.00	\$86,302.44
Jul 02, 2025	Bill #377   Payment to TG Painters		\$2,574.00	\$83,728.44
Jul 02, 2025	July rents	\$3,737.50		\$87,465.94
Jul 04, 2025	Gable vents repairs - Check 1647		\$350.00	\$87,115.94
Jul 07, 2025	Bill #384   Payment to TG Painters		\$5,226.00	\$81,889.94
Jul 07, 2025	CMP Electrical - Check 1644		\$145.68	\$81,744.26
Jul 07, 2025	Lawn care - Check 1648		\$250.00	\$81,494.26
Jul 09, 2025	Water - Check 1645		\$208.68	\$81,285.58
Jul 09, 2025	Carpentry work - Check 1649		\$1,980.00	\$79,305.58

**TD Bank 6201****Under: Asset > Cash and Bank**

Jul 11, 2025	July rent	\$1,800.00	\$81,105.58
Jul 12, 2025	Unitil gas - Check 1650		\$80,984.47
Jul 12, 2025	Storm water Check 1651		\$80,891.47
Jul 12, 2025	Waste - Check 1652		\$80,693.59
Jul 12, 2025	Telephone - Check 1706		\$80,632.19
Jul 18, 2025	Water - Check 1653		\$80,423.51
Jul 24, 2025	Bill #91240290   Payment to JDawgs Property Management		\$80,173.51
Aug 04, 2025	1654- CMP electrical		\$80,012.82
Aug 04, 2025	1657 - Robin's Cleaning Apt 3		\$79,862.82
Aug 04, 2025	August Rents	\$3,737.50	\$83,600.32
Aug 05, 2025	1655 - Unitil gas		\$83,508.04
Aug 06, 2025	1656 - Waltham Pest - 3 month		\$83,154.04
Aug 08, 2025	1661 - USPS - stamps		\$83,076.04
Aug 11, 2025	August Office rent	\$1,800.00	\$84,876.04
Aug 11, 2025	1659 - Go Netspeed - phone		\$84,815.22
Aug 12, 2025	1660 - Apt 3 air purifier, blinds and outlet covers		\$84,613.14
Aug 13, 2025	1658 - Ohio Mutual - qtrly insurance		\$83,509.64
Aug 13, 2025	1707 - COP - Stormwater		\$83,416.64
Aug 14, 2025	1708 - Cunningham Security		\$83,065.04
Aug 15, 2025	Created Transfer: Moving 1/2 rent for Apt 3 to checking	\$700.00	\$83,765.04
Aug 19, 2025	1664 - Casella Waste - dumpster		\$83,564.87
Aug 19, 2025	1662-Brian Hawkins Esq - Annual State registration		\$83,364.87

**TD Bank 6201****Under: Asset > Cash and Bank**

Aug 20, 2025	1663 - Portland Water District		\$289.61	\$83,075.26
Aug 21, 2025	1665 - CMP		\$37.62	\$83,037.64
Aug 27, 2025	ACH- JDawgs - mowing 8/2 and 8/16		\$500.00	\$82,537.64
Sep 01, 2025	Bill #LH Accounting   Payment to LHUTCH		\$300.00	\$82,237.64
Sep 02, 2025	Sept Rent #4 and #1	\$2,582.50		\$84,820.14
Sep 02, 2025	Check 1666 - Sept CMP electricity		\$136.35	\$84,683.79
Sep 03, 2025	Sept - Apt #2	\$1,155.00		\$85,838.79
Sep 04, 2025	Check 1669 - Sept Waltham Pest Services		\$118.00	\$85,720.79
Sep 04, 2025	Check 1668 - Sept Unitil Gas		\$87.78	\$85,633.01
Sep 08, 2025	Check 1670 - Sept Gonetspeed		\$60.82	\$85,572.19
Sep 09, 2025	Check 1671 -Sept City of Portland Storm Water		\$93.00	\$85,479.19
Sep 11, 2025	Sept Rent - Apt #3	\$1,455.00		\$86,934.19
Sep 12, 2025	Check 1672 - Sept Pinetree Waste		\$203.60	\$86,730.59
Sep 15, 2025	Sept Rent - Office (offset by \$425 in repairs tenant paid for)	\$1,375.00		\$88,105.59
Sep 19, 2025	Check 1673 - Sept Portland Water District		\$257.24	\$87,848.35
Sep 23, 2025	ACH - Sept JDawgs Lawncare		\$250.00	\$87,598.35
Sep 30, 2025	Oct Rent - Apt #3	\$1,455.00		\$89,053.35
Oct 01, 2025	Check 1675 - Coastal Accounting - Tax Filing		\$2,100.00	\$86,953.35
Oct 02, 2025	Oct Rents - Apt #2 and 1	\$2,337.50		\$89,290.85
Oct 02, 2025	Oct Rent - Apt #4	\$1,400.00		\$90,690.85

**TD Bank 6201****Under: Asset > Cash and Bank**

Oct 06, 2025	Check 1674 - Oct CMP Electrical		\$116.05	\$90,574.80
Oct 06, 2025	Check 1678 - Oct Unitil gas		\$96.91	\$90,477.89
Oct 06, 2025	Check 1676 - Oct Dead River		\$190.51	\$90,287.38
Oct 07, 2025	Check 1679 - COP Real Estate Taxes		\$7,150.27	\$83,137.11
Oct 10, 2025	Check 1681 - Oct COP Storm water		\$93.00	\$83,044.11
Oct 10, 2025	Check 1682 - Oct Pinetree Waste		\$204.07	\$82,840.04
Oct 14, 2025	Oct Rent - Office	\$1,800.00		\$84,640.04
Oct 14, 2025	Check 1680 - Oct Gonetspeed		\$60.82	\$84,579.22
Oct 16, 2025	Check 1683 - AHUTCH - august labor to get apt 3 ready		\$450.00	\$84,129.22
Oct 22, 2025	Check 1684 - Oct Portland Water District		\$257.24	\$83,871.98
Oct 31, 2025	ACH - Oct JDawgs - lawn clean up		\$500.00	\$83,371.98
Nov 03, 2025	Nov Rent #3 and #2	\$2,610.00		\$85,981.98
Nov 03, 2025	Nov rent #4 and #1	\$2,582.50		\$88,564.48
Nov 03, 2025	Nov Unitil #1686		\$135.11	\$88,429.37
Nov 04, 2025	Nov CMP #1685		\$138.46	\$88,290.91
Nov 06, 2025	AH labor #1709		\$100.00	\$88,190.91
Nov 13, 2025	Nov Office (partial)	\$1,375.00		\$89,565.91
Nov 13, 2025	Ohio Mutual Insurance #1710		\$1,103.50	\$88,462.41
Nov 19, 2025	Pine Tree Waste Nov #1714		\$204.69	\$88,257.72
Nov 19, 2025	Water Nov #1712		\$93.00	\$88,164.72
Nov 19, 2025	GoNetSpeed Nov #1711		\$60.82	\$88,103.90
Nov 24, 2025	Pest Control Nov #1713		\$118.00	\$87,985.90

**TD Bank 6201**  
**Under: Asset > Cash and Bank**

Nov 26, 2025	Water Nov #1715		\$289.61	\$87,696.29
Nov 28, 2025	Nov Office balance + Dec #3 prepaid	\$1,880.00		\$89,576.29
Dec 03, 2025	Dec Rents - Apt 1,2 and 4	\$3,737.50		\$93,313.79
Dec 05, 2025	CMP - Check 1716		\$229.31	\$93,084.48
Dec 07, 2025	GoNet Dec - Check 1687		\$60.82	\$93,023.66
Dec 09, 2025	Storm Water Dec - Check 1717		\$93.00	\$92,930.66
Dec 10, 2025	JDawgs Plowing - ACH		\$150.00	\$92,780.66
Dec 10, 2025	Waltham Pest Dec - Check 1718		\$118.00	\$92,662.66
Dec 15, 2025	Dec Office	\$1,800.00		\$94,462.66
Dec 15, 2025	Waste Dec - Check 1688		\$204.84	\$94,257.82
Dec 29, 2025	JDawgs Plowing		\$150.00	\$94,107.82
<b>Totals and Ending Balance</b>		<b>\$74,908.00</b>	<b>\$76,644.90</b>	<b>\$94,107.82</b>
<b>Balance Change</b> Difference between starting and ending balances				<b>-\$1,736.90</b>

<b>Transfer Clearing</b> <b>Under: Asset</b>				
<b>Starting Balance</b>				<b>\$0.00</b>
Mar 03, 2025	Transfer	\$10,000.00		\$10,000.00
Mar 03, 2025	Created Transfer: Transfer		\$10,000.00	\$0.00
Aug 15, 2025	Moving 1/2 rent for Apt 3 to checking	\$700.00		\$700.00
Aug 15, 2025	Created Transfer: Moving 1/2 rent for Apt 3 to checking		\$700.00	\$0.00
<b>Totals and Ending Balance</b>		<b>\$10,700.00</b>	<b>\$10,700.00</b>	<b>\$0.00</b>

<b>Transfer Clearing</b>			
Under: Asset			
<b>Balance Change</b>			<b>\$0.00</b>
Difference between starting and ending balances			

<b>Building and Improvements</b>			
Under: Asset > Property, Plant, Equipment			
<b>Starting Balance</b>			<b>\$295,193.00</b>
Aug 18, 2025	Windows install Apt 3 (prepaid)	\$3,894.44	\$299,087.44
<b>Totals and Ending Balance</b>		<b>\$3,894.44</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$3,894.44</b>
Difference between starting and ending balances			

<b>Prepaid Expense</b>			
Under: Asset > Vendor Prepayments and Vendor Credits			
<b>Starting Balance</b>			<b>\$0.00</b>
Jun 02, 2025	Reimbursement to AH - Check 1637	\$4,834.10	\$4,834.10
Jun 11, 2025	Lowes - Bill 85505	\$3,894.44	\$8,728.54
Jul 22, 2025	Lowes flooring Apt 3		\$4,834.10
Aug 18, 2025	Windows install Apt 3 (prepaid)		\$3,894.44
<b>Totals and Ending Balance</b>		<b>\$8,728.54</b>	<b>\$8,728.54</b>
<b>Balance Change</b>			<b>\$0.00</b>
Difference between starting and ending balances			

<b>Accounts Payable</b>			
<b>Under: Liability</b>			
<b>Starting Balance</b>			<b>\$0.00</b>
Jun 11, 2025	Lowes - Bill 85505		\$3,894.44
Jun 11, 2025	JDawgs Property Management - Bill		\$250.00
Jun 11, 2025	Bill payment to JDawgs Property Management	\$250.00	\$3,894.44
Jun 26, 2025	TG Painters - Bill Apt 3 painting - Inv 377		\$2,574.00
Jun 27, 2025	JDawgs Property Management - Bill		\$250.00
Jun 28, 2025	AHUTCH - Bill June Management		\$600.00
Jun 28, 2025	Bill #85505   Payment to Lowes - Windows Apt 3	\$3,894.44	\$3,424.00
Jul 01, 2025	Bill payment to JDawgs Property Management	\$250.00	\$3,174.00
Jul 01, 2025	Bill #June Management   Payment to AHUTCH	\$600.00	\$2,574.00
Jul 02, 2025	Bill #377   Payment to TG Painters	\$2,574.00	\$0.00
Jul 02, 2025	TG Painters - Bill Apt 3 painting Bal Due - Inv384		\$5,226.00
Jul 07, 2025	Bill #384   Payment to TG Painters	\$5,226.00	\$0.00
Jul 22, 2025	JDawgs Property Management - Bill 91240290		\$250.00
Jul 24, 2025	Bill #91240290   Payment to JDawgs Property Management	\$250.00	\$0.00
Sep 01, 2025	Bill #LH Accounting   Payment to LHUTCH	\$300.00	-\$300.00
Sep 30, 2025	LHUTCH - Bill LH Accounting		\$300.00
<b>Totals and Ending Balance</b>		<b>\$13,344.44</b>	<b>\$13,344.44</b>
			<b>\$0.00</b>

<b>Accounts Payable</b>			
Under: Liability			
<b>Balance Change</b>			<b>\$0.00</b>
Difference between starting and ending balances			

<b>Prepaid Rents</b>			
Under: Liability > Customer Prepayments and Customer Credits			
<b>Starting Balance</b>			<b>\$0.00</b>
Sep 30, 2025	Oct Rent - Apt #3	\$1,455.00	\$1,455.00
Oct 01, 2025	Record Oct rent paid in Sept #3	\$1,455.00	\$0.00
Nov 28, 2025	Nov Office balance + Dec #3 prepaid	\$1,455.00	\$1,455.00
Dec 01, 2025	Apt 3 Dec Rent paid in Nov	\$1,455.00	\$0.00
<b>Totals and Ending Balance</b>		<b>\$2,910.00</b>	<b>\$2,910.00</b>
<b>Balance Change</b>			<b>\$0.00</b>
Difference between starting and ending balances			

<b>Rental Deposits</b>			
Under: Liability > Customer Prepayments and Customer Credits			
<b>Starting Balance</b>			<b>\$6,850.00</b>
Apr 29, 2025	Deposit return Apt 3- check 1627	\$1,325.00	\$5,525.00
Aug 11, 2025	Apt 3 - security deposit and 1/2 mo rent	\$1,455.00	\$6,980.00
<b>Totals and Ending Balance</b>		<b>\$1,325.00</b>	<b>\$6,980.00</b>
<b>Balance Change</b>			<b>\$130.00</b>
Difference between starting and ending balances			

**Rent - Apt 1**

Under: Income &gt; Income

<b>Starting Balance</b>			<b>\$2,375.00</b>
Jan 01, 2025	January Rents	\$1,075.00	\$3,450.00
Feb 03, 2025	Feb Rent	\$1,075.00	\$4,525.00
Mar 10, 2025	march rent	\$1,182.50	\$5,707.50
Apr 02, 2025	April rent	\$1,182.50	\$6,890.00
May 02, 2025	May Rent	\$1,182.50	\$8,072.50
Jun 02, 2025	June Rent	\$1,182.50	\$9,255.00
Jul 02, 2025	July rents	\$1,182.50	\$10,437.50
Aug 04, 2025	August Rents	\$1,182.50	\$11,620.00
Sep 02, 2025	Sept Rent #4 and #1	\$1,182.50	\$12,802.50
Oct 02, 2025	Oct Rents - Apt #2 and 1	\$1,182.50	\$13,985.00
Nov 03, 2025	Nov rent #4 and #1	\$1,182.50	\$15,167.50
Dec 03, 2025	Dec Rents - Apt 1,2 and 4	\$1,182.50	\$16,350.00
<b>Totals and Ending Balance</b>		<b>\$0.00</b>	<b>\$13,975.00</b>
<b>Balance Change</b>			<b>\$13,975.00</b>
Difference between starting and ending balances			

**Rent - Apt 2**

Under: Income &gt; Income

<b>Starting Balance</b>			<b>\$5,030.95</b>
Jan 01, 2025	January Rents	\$1,050.00	\$6,080.95
Feb 03, 2025	Feb Rent	\$1,050.00	\$7,130.95
Mar 07, 2025	march rent	\$1,050.00	\$8,180.95
Apr 10, 2025	April Rent	\$1,155.00	\$9,335.95
May 02, 2025	May Rent	\$1,155.00	\$10,490.95

<b>Rent - Apt 2</b>				
<b>Under: Income &gt; Income</b>				
Jun 02, 2025	June Rent		\$1,155.00	\$11,645.95
Jul 02, 2025	July rents		\$1,155.00	\$12,800.95
Aug 04, 2025	August Rents		\$1,155.00	\$13,955.95
Sep 03, 2025	Sept - Apt #2		\$1,155.00	\$15,110.95
Oct 02, 2025	Oct Rents - Apt #2 and 1		\$1,155.00	\$16,265.95
Nov 03, 2025	Nov Rent #3 and #2		\$1,155.00	\$17,420.95
Dec 03, 2025	Dec Rents - Apt 1,2 and 4		\$1,155.00	\$18,575.95
<b>Totals and Ending Balance</b>			<b>\$0.00</b>	<b>\$13,545.00</b>
<b>Balance Change</b>				<b>\$13,545.00</b>
Difference between starting and ending balances				

<b>Rent - Apt 3</b>				
<b>Under: Income &gt; Income</b>				
<b>Starting Balance</b>				<b>\$6,625.00</b>
Jan 01, 2025	January Rents		\$1,325.00	\$7,950.00
Feb 27, 2025	feb Rent		\$1,350.00	\$9,300.00
Apr 18, 2025	Rent refund Apt 3 - check 1621	\$1,000.00		\$8,300.00
Aug 11, 2025	Apt 3 - security deposit and 1/2 mo rent		\$700.00	\$9,000.00
Sep 11, 2025	Sept Rent - Apt #3		\$1,455.00	\$10,455.00
Oct 01, 2025	Record Oct rent paid in Sept #3		\$1,455.00	\$11,910.00
Nov 03, 2025	Nov Rent #3 and #2		\$1,455.00	\$13,365.00
Dec 01, 2025	Apt 3 dec Rent paid in Nov		\$1,455.00	\$14,820.00
<b>Totals and Ending Balance</b>			<b>\$1,000.00</b>	<b>\$9,195.00</b>
<b>Balance Change</b>				<b>\$8,195.00</b>
Difference between starting and ending balances				

<b>Rent - Apt 4</b>			
<b>Under: Income &gt; Income</b>			
<b>Starting Balance</b>			<b>\$7,000.00</b>
Jan 01, 2025	January Rents	\$1,400.00	\$8,400.00
Feb 03, 2025	Feb Rent	\$1,400.00	\$9,800.00
Mar 03, 2025	march rent	\$1,400.00	\$11,200.00
Apr 02, 2025	April rent	\$1,400.00	\$12,600.00
May 02, 2025	May Rent	\$1,400.00	\$14,000.00
Jun 02, 2025	June Rent	\$1,400.00	\$15,400.00
Jul 02, 2025	July rents	\$1,400.00	\$16,800.00
Aug 04, 2025	August Rents	\$1,400.00	\$18,200.00
Sep 02, 2025	Sept Rent #4 and #1	\$1,400.00	\$19,600.00
Oct 02, 2025	Oct Rent - Apt #4	\$1,400.00	\$21,000.00
Nov 03, 2025	Nov rent #4 and #1	\$1,400.00	\$22,400.00
Dec 03, 2025	Dec Rents - Apt 1,2 and 4	\$1,400.00	\$23,800.00
<b>Totals and Ending Balance</b>		<b>\$0.00</b>	<b>\$16,800.00</b>
<b>Balance Change</b>			<b>\$16,800.00</b>
Difference between starting and ending balances			

<b>Rent - Office</b>			
<b>Under: Income &gt; Income</b>			
<b>Starting Balance</b>			<b>\$8,750.00</b>
Jan 01, 2025	January Rents	\$1,750.00	\$10,500.00
Feb 18, 2025	Feb rent	\$1,750.00	\$12,250.00
Mar 13, 2025	march rent	\$1,750.00	\$14,000.00
Apr 11, 2025	April rent	\$1,750.00	\$15,750.00
May 27, 2025	may rent	\$1,750.00	\$17,500.00

<b>Rent - Office</b>			
<b>Under: Income &gt; Income</b>			
Jun 16, 2025	June - office rent	\$1,800.00	\$19,300.00
Jul 11, 2025	July rent	\$1,800.00	\$21,100.00
Aug 11, 2025	August Office rent	\$1,800.00	\$22,900.00
Sep 15, 2025	Sept Rent - Office (offset by \$425 in repairs tenant paid for)	\$1,375.00	\$24,275.00
Oct 14, 2025	Oct Rent - Office	\$1,800.00	\$26,075.00
Nov 13, 2025	Nov Office (partial)	\$1,375.00	\$27,450.00
Nov 28, 2025	Nov Office balance + Dec #3 prepaid	\$425.00	\$27,875.00
Dec 15, 2025	Dec Office	\$1,800.00	\$29,675.00
<b>Totals and Ending Balance</b>		<b>\$0.00</b>	<b>\$20,925.00</b>
<b>Balance Change</b> Difference between starting and ending balances			<b>\$20,925.00</b>

<b>Uncategorized Income</b>			
<b>Under: Income &gt; Uncategorized Income</b>			
<b>Starting Balance</b>			<b>\$0.00</b>
Jun 30, 2025	IRS Refund	\$468.00	\$468.00
<b>Totals and Ending Balance</b>		<b>\$0.00</b>	<b>\$468.00</b>
<b>Balance Change</b> Difference between starting and ending balances			<b>\$468.00</b>

<b>Accounting Fees</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$0.00</b>
Jan 31, 2025	Coastal Accounting Tax work - check 1584	\$1,210.00	\$1,210.00
Sep 30, 2025	LHUTCH - Bill LH Accounting	\$300.00	\$1,510.00
Oct 01, 2025	Check 1675 - Coastal Accounting - Tax Filing	\$2,100.00	\$3,610.00
<b>Totals and Ending Balance</b>		<b>\$3,610.00</b>	<b>\$3,610.00</b>
<b>Balance Change</b>			<b>\$3,610.00</b>
Difference between starting and ending balances			

<b>Bank Service Charges</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$0.00</b>
Mar 28, 2025	ACH Check reorder	\$123.25	\$123.25
<b>Totals and Ending Balance</b>		<b>\$123.25</b>	<b>\$123.25</b>
<b>Balance Change</b>			<b>\$123.25</b>
Difference between starting and ending balances			

<b>Building Security</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$351.60</b>
Feb 11, 2025	Security - check 1586	\$215.00	\$566.60
Mar 18, 2025	Security - check 1610	\$172.56	\$739.16
May 30, 2025	Security - check 1635	\$50.00	\$789.16
Aug 14, 2025	1708 - Cunningham Security	\$351.60	\$1,140.76
<b>Totals and Ending Balance</b>		<b>\$789.16</b>	<b>\$1,140.76</b>
<b>Balance Change</b>			<b>\$789.16</b>
Difference between starting and ending balances			

<b>Insurance</b>			
<b>Under: Expense &gt; Operating Expense</b>			
<b>Starting Balance</b>			<b>\$2,383.50</b>
Feb 18, 2025	Insurance - check 1590	\$1,191.75	\$3,575.25
May 05, 2025	Insurance - check 1629	\$1,103.50	\$4,678.75
Aug 13, 2025	1658 - Ohio Mutual - qtrly insurance	\$1,103.50	\$5,782.25
Nov 13, 2025	Ohio Mutual Insurance #1710	\$1,103.50	\$6,885.75
<b>Totals and Ending Balance</b>		<b>\$4,502.25</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$4,502.25</b>
<b>Difference between starting and ending balances</b>			

<b>Lawn Care and Snow removal</b>			
<b>Under: Expense &gt; Operating Expense</b>			
<b>Starting Balance</b>			<b>\$0.00</b>
Feb 19, 2025	Snow removal - check 1596	\$1,250.00	\$1,250.00
Mar 31, 2025	Lawn Care - check 1614	\$1,250.00	\$2,500.00
Jun 02, 2025	Reimbursement to AH - Check 1637	\$250.00	\$2,750.00
Jun 11, 2025	JDawgs Property Management - Bill	\$250.00	\$3,000.00
Jun 27, 2025	JDawgs Property Management - Bill	\$250.00	\$3,250.00
Jul 07, 2025	Lawn care - Check 1648	\$250.00	\$3,500.00
Jul 22, 2025	JDawgs Property Management - Bill 91240290	\$250.00	\$3,750.00
Aug 27, 2025	ACH- JDawgs - mowing 8/2 and 8/16	\$500.00	\$4,250.00
Sep 23, 2025	ACH - Sept JDawgs Lawncare	\$250.00	\$4,500.00
Oct 31, 2025	ACH - Oct JDawgs - lawn clean up	\$500.00	\$5,000.00

<b>Lawn Care and Snow removal</b>			
<b>Under: Expense &gt; Operating Expense</b>			
Dec 10, 2025	JDawgs Plowing - ACH	\$150.00	\$5,150.00
Dec 29, 2025	JDawgs Plowing	\$150.00	\$5,300.00
<b>Totals and Ending Balance</b>		<b>\$5,300.00</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$5,300.00</b>
Difference between starting and ending balances			

<b>Management Fee</b>			
<b>Under: Expense &gt; Operating Expense</b>			
<b>Starting Balance</b>			<b>\$0.00</b>
Mar 19, 2025	Management Fee - 1613	\$1,750.00	\$1,750.00
Jun 02, 2025	Reimbursement to AH - Check 1637	\$2,000.00	\$3,750.00
Jun 28, 2025	AHUTCH - Bill June Management	\$600.00	\$4,350.00
Nov 06, 2025	AH labor #1709	\$100.00	\$4,450.00
<b>Totals and Ending Balance</b>		<b>\$4,450.00</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$4,450.00</b>
Difference between starting and ending balances			

<b>Pest Control</b>			
<b>Under: Expense &gt; Operating Expense</b>			
<b>Starting Balance</b>			<b>\$0.00</b>
Feb 13, 2025	Pest control - check 1579	\$118.00	\$118.00
Mar 05, 2025	Pest Control - check 1567	\$222.00	\$340.00
Mar 05, 2025	Pest Control - check 1570	\$111.00	\$451.00
Mar 28, 2025	Pest control - check 1595	\$118.00	\$569.00
Mar 28, 2025	Pest Control - check 1604	\$118.00	\$687.00
Mar 28, 2025	Pest Control - check 1606	\$118.00	\$805.00

<b>Pest Control</b>			
Under: Expense > Operating Expense			
May 08, 2025	Pest control - check 1625	\$118.00	\$923.00
Jun 28, 2025	Pest control - check 1630	\$118.00	\$1,041.00
Aug 06, 2025	1656 - Waltham Pest - 3 month	\$354.00	\$1,395.00
Sep 04, 2025	Check 1669 - Sept Waltham Pest Services	\$118.00	\$1,513.00
Nov 24, 2025	Pest Control Nov #1713	\$118.00	\$1,631.00
Dec 10, 2025	Waltham Pest Dec - Check 1718	\$118.00	\$1,749.00
<b>Totals and Ending Balance</b>		<b>\$1,749.00</b>	<b>\$1,749.00</b>
<b>Balance Change</b>			
Difference between starting and ending balances			<b>\$1,749.00</b>

<b>Postage &amp; Delivery</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$112.68</b>
Jan 06, 2025	Postage - check 1575	\$19.36	\$132.04
Feb 27, 2025	Postage - check 1601	\$73.00	\$205.04
Aug 08, 2025	1661 - USPS - stamps	\$78.00	\$283.04
<b>Totals and Ending Balance</b>		<b>\$170.36</b>	<b>\$283.04</b>
<b>Balance Change</b>			
Difference between starting and ending balances			<b>\$170.36</b>

<b>Professional Fees</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$0.00</b>
Aug 19, 2025	1662-Brian Hawkins Esq - Annual State registration	\$200.00	\$200.00
Oct 16, 2025	Check 1683 - AHUTCH - august labor to get apt 3 ready	\$450.00	\$650.00

<b>Professional Fees</b>				
Under: Expense > Operating Expense				
<b>Totals and Ending Balance</b>		<b>\$650.00</b>	<b>\$0.00</b>	<b>\$650.00</b>
<b>Balance Change</b>				<b>\$650.00</b>
Difference between starting and ending balances				

<b>Repairs &amp; Maintenance</b>				
Under: Expense > Operating Expense				
<b>Starting Balance</b>				<b>\$2,480.06</b>
Jan 31, 2025	Dean Hanscomb furnace call out - check 1583	\$350.00		\$2,830.06
Feb 24, 2025	Roof Cleaning - Check 1599	\$200.00		\$3,030.06
Feb 28, 2025	Dean Hanscomb Furnace Repairs - check 1591	\$100.00		\$3,130.06
Apr 04, 2025	Pickett's chimney sweep - check 1617	\$1,715.00		\$4,845.06
Apr 08, 2025	Plumbing repairs - check 1618	\$600.51		\$5,445.57
May 19, 2025	Plumbing repairs - check 1632	\$175.00		\$5,620.57
Jun 26, 2025	TG Painters - Bill Apt 3 painting - Inv 377	\$2,574.00		\$8,194.57
Jul 02, 2025	TG Painters - Bill Apt 3 painting Bal Due - Inv384	\$5,226.00		\$13,420.57
Jul 04, 2025	Gable vents repairs - Check 1647	\$350.00		\$13,770.57
Jul 09, 2025	Carpentry work - Check 1649	\$1,980.00		\$15,750.57
Jul 22, 2025	Lowes flooring Apt 3	\$4,834.10		\$20,584.67
Aug 04, 2025	1657 - Robin's Cleaning Apt 3	\$150.00		\$20,734.67
Aug 12, 2025	1660 - Apt 3 air purifier, blinds and outlet covers	\$202.08		\$20,936.75
<b>Totals and Ending Balance</b>		<b>\$18,456.69</b>	<b>\$0.00</b>	<b>\$20,936.75</b>
<b>Balance Change</b>				<b>\$18,456.69</b>
Difference between starting and ending balances				

<b>Supplies</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$266.22</b>
Feb 21, 2025	Ace Hardware Supplies - check 1588	\$126.73	\$392.95
Apr 15, 2025	Ace hardware - check 1623	\$204.17	\$597.12
Jun 02, 2025	Reimbursement to AH - Check 1637	\$93.90	\$691.02
<b>Totals and Ending Balance</b>		<b>\$424.80</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$424.80</b>
Difference between starting and ending balances			

<b>Taxes – Property</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$7,059.21</b>
Mar 10, 2025	Property taxes - check 1541	\$7,059.20	\$14,118.41
Oct 07, 2025	Check 1679 - COP Real Estate Taxes	\$7,150.27	\$21,268.68
<b>Totals and Ending Balance</b>		<b>\$14,209.47</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$14,209.47</b>
Difference between starting and ending balances			

<b>Telephone – Land Line</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$304.51</b>
Jan 24, 2025	Telephone - check 1580	\$60.82	\$365.33
Feb 20, 2025	Telephone - check 1593	\$60.95	\$426.28
Mar 18, 2025	Telephone - check 1608	\$60.95	\$487.23
Apr 14, 2025	Telephone - check 1619	\$60.88	\$548.11
Jun 30, 2025	Telephone - check 1704	\$122.02	\$670.13

**Telephone – Land Line**

Under: Expense &gt; Operating Expense

Jul 12, 2025	Telephone - Check 1706	\$61.40	\$731.53
Aug 11, 2025	1659 - Go Netspeed - phone	\$60.82	\$792.35
Sep 08, 2025	Check 1670 - Sept Gonetspeed	\$60.82	\$853.17
Oct 14, 2025	Check 1680 - Oct Gonetspeed	\$60.82	\$913.99
Nov 19, 2025	GoNetSpeed Nov #1711	\$60.82	\$974.81
Dec 07, 2025	GoNet Dec - Check 1687	\$60.82	\$1,035.63
<b>Totals and Ending Balance</b>		<b>\$731.12</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$731.12</b>
Difference between starting and ending balances			

**Utilities - Electrical**

Under: Expense &gt; Operating Expense

<b>Starting Balance</b>			<b>\$460.23</b>
Jan 06, 2025	CMP Electrical - check 1574	\$129.42	\$589.65
Feb 04, 2025	CMP Electrical - check 1585	\$148.48	\$738.13
Mar 10, 2025	CMP Electrical - check 1603	\$149.17	\$887.30
Apr 04, 2025	CMP Electrical - check 1615	\$128.77	\$1,016.07
May 02, 2025	CMP Electrical - check 1628	\$137.75	\$1,153.82
Jun 04, 2025	CMP Electrical - check 1639	\$122.76	\$1,276.58
Jun 04, 2025	CMP Electrical - check 1638	\$34.22	\$1,310.80
Jul 07, 2025	CMP Electrical - Check 1644	\$145.68	\$1,456.48
Aug 04, 2025	1654- CMP electrical	\$160.69	\$1,617.17
Aug 21, 2025	1665 - CMP	\$37.62	\$1,654.79
Sep 02, 2025	Check 1666 - Sept CMP electricity	\$136.35	\$1,791.14
Oct 06, 2025	Check 1674 - Oct CMP Electrical	\$116.05	\$1,907.19

**Utilities - Electrical**

Under: Expense &gt; Operating Expense

Nov 04, 2025	Nov CMP #1685	\$138.46	\$2,045.65
Dec 05, 2025	CMP - Check 1716	\$229.31	\$2,274.96
<b>Totals and Ending Balance</b>		<b>\$1,814.73</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$1,814.73</b>
Difference between starting and ending balances			

**Utilities - Gas**

Under: Expense &gt; Operating Expense

<b>Starting Balance</b>			<b>\$633.26</b>
Jan 07, 2025	Unitil gas - check 1576	\$390.53	\$1,023.79
Feb 24, 2025	Unitil Gas - check 1594	\$512.57	\$1,536.36
Mar 07, 2025	Unitil gas - check 1605	\$478.28	\$2,014.64
Apr 09, 2025	Unitil Gas - check 1620	\$392.74	\$2,407.38
May 07, 2025	Unitil Gas - check 1631	\$294.43	\$2,701.81
Jun 16, 2025	Unitil Gas - check 1701	\$178.16	\$2,879.97
Jul 12, 2025	Unitil gas - Check 1650	\$121.11	\$3,001.08
Aug 05, 2025	1655 - Unitil gas	\$92.28	\$3,093.36
Sep 04, 2025	Check 1668 - Sept Unitil Gas	\$87.78	\$3,181.14
Oct 06, 2025	Check 1678 - Oct Unitil gas	\$96.91	\$3,278.05
Nov 03, 2025	Nov Unitil #1686	\$135.11	\$3,413.16
<b>Totals and Ending Balance</b>		<b>\$2,779.90</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$2,779.90</b>
Difference between starting and ending balances			

<b>Utilities - propane / k-1</b>			
<b>Under: Expense &gt; Operating Expense</b>			
<b>Starting Balance</b>			<b>\$0.00</b>
Feb 25, 2025	Propane - check 1598	\$345.29	\$345.29
Oct 06, 2025	Check 1676 - Oct Dead River	\$190.51	\$535.80
<b>Totals and Ending Balance</b>		<b>\$535.80</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$535.80</b>
<b>Difference between starting and ending balances</b>			

<b>Utilities - Stormwater</b>			
<b>Under: Expense &gt; Operating Expense</b>			
<b>Starting Balance</b>			<b>\$279.00</b>
Jan 15, 2025	Storm water - check 1578	\$93.00	\$372.00
Feb 12, 2025	Storm water - check 1592	\$93.00	\$465.00
Mar 17, 2025	Stormwater - check 1607	\$93.00	\$558.00
Apr 16, 2025	Storm water - check 1624	\$93.00	\$651.00
May 29, 2025	Storm water - check 1634	\$100.00	\$751.00
Jun 16, 2025	Storm water - check 1702	\$86.00	\$837.00
Jul 12, 2025	Storm water Check 1651	\$93.00	\$930.00
Aug 13, 2025	1707 - COP - Stormwater	\$93.00	\$1,023.00
Sep 09, 2025	Check 1671 -Sept City of Portland Storm Water	\$93.00	\$1,116.00
Oct 10, 2025	Check 1681 - Oct COP Storm water	\$93.00	\$1,209.00
Nov 19, 2025	Water Nov #1712	\$93.00	\$1,302.00
Dec 09, 2025	Storm Water Dec - Check 1717	\$93.00	\$1,395.00
<b>Totals and Ending Balance</b>		<b>\$1,116.00</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$1,116.00</b>
<b>Difference between starting and ending balances</b>			

<b>Utilities - Trash</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$931.73</b>
Jan 17, 2025	Waste - check 1581	\$195.01	\$1,126.74
Feb 18, 2025	Waste - check 1597	\$195.78	\$1,322.52
Mar 17, 2025	Waste - check 1609	\$196.95	\$1,519.47
Apr 14, 2025	Waste - check 1622	\$197.50	\$1,716.97
May 29, 2025	Waste - check 1633	\$196.89	\$1,913.86
Jun 16, 2025	Waste - check 1705	\$197.70	\$2,111.56
Jul 12, 2025	Waste - Check 1652	\$197.88	\$2,309.44
Aug 19, 2025	1664 - Casella Waste - dumpster	\$200.17	\$2,509.61
Sep 12, 2025	Check 1672 - Sept Pinetree Waste	\$203.60	\$2,713.21
Oct 10, 2025	Check 1682 - Oct Pinetree Waste	\$204.07	\$2,917.28
Nov 19, 2025	Pine Tree Waste Nov #1714	\$204.69	\$3,121.97
Dec 15, 2025	Waste Dec - Check 1688	\$204.84	\$3,326.81
<b>Totals and Ending Balance</b>		<b>\$2,395.08</b>	<b>\$0.00</b>
<b>Balance Change</b>			<b>\$2,395.08</b>
Difference between starting and ending balances			

<b>Utilities - Water</b>			
Under: Expense > Operating Expense			
<b>Starting Balance</b>			<b>\$984.01</b>
Jan 09, 2025	Water - check 1573	\$238.13	\$1,222.14
Jan 24, 2025	Water - check 1582	\$270.28	\$1,492.42
Feb 27, 2025	Water - check 1600	\$289.13	\$1,781.55
Apr 04, 2025	Water - check 1616	\$451.47	\$2,233.02
Apr 29, 2025	Water - check 1626	\$692.11	\$2,925.13

**Utilities - Water**

Under: Expense &gt; Operating Expense

May 27, 2025	Water - check 1636	\$224.87		\$3,150.00
Jul 09, 2025	Water - Check 1645	\$208.68		\$3,358.68
Jul 18, 2025	Water - Check 1653	\$208.68		\$3,567.36
Aug 20, 2025	1663 - Portland Water District	\$289.61		\$3,856.97
Sep 19, 2025	Check 1673 - Sept Portland Water District	\$257.24		\$4,114.21
Oct 22, 2025	Check 1684 - Oct Portland Water District	\$257.24		\$4,371.45
Nov 26, 2025	Water Nov #1715	\$289.61		\$4,661.06
<b>Totals and Ending Balance</b>		<b>\$3,677.05</b>	<b>\$0.00</b>	<b>\$4,661.06</b>
<b>Balance Change</b>				<b>\$3,677.05</b>
Difference between starting and ending balances				

**Exhibit H – 2026 Appraisal**

# MARKET RENT ANALYSIS OF REAL PROPERTY



## LOCATED AT

963 Washington Ave  
Portland, ME 04103  
CCRD Book 16704, Pages 245-247

## FOR

Don & Fran Hutchings

## AS OF

03/19/2026

## BY

Lindsay M. Loehlein  
LM Appraisals, LLC  
25 Hidden Brook Drive  
Gorham, ME 04038-2617  
(207) 730-0985  
LMAppraisalsME@gmail.com

# Small Residential Income Property Appraisal Report

File # LML03202611

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **963 Washington Ave** City **Portland** State **ME** Zip Code **04103**  
 Borrower **N/A** Owner of Public Record **George H. Meloon, Inc.** County **Cumberland**  
 Legal Description **CCRD Book 16704, Pages 245-247**  
 Assessor's Parcel # **171-A-011-001** Tax Year **2026** R.E. Taxes \$ **14,300.53**  
 Neighborhood Name **Ocean Avenue (North Deering/East Deering)** Map Reference **Map 171, Lot A011** Census Tract **0022.00**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **0**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **Private Appraisal**  
 Lender/Client **Don & Fran Hutchings** Address **N/A**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **The subject has not been offered for sale within the last 12 months per the MLS.**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing			Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	25 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	555	Low 37	Multi-Family	0 %	
Neighborhood Boundaries	The subject property is bounded to the north by North Deering, to the east by the Presumpscot River, to the south by Back Cove, and to the west by Morrills Corner.					875	High 126	Commercial	10 %	
Neighborhood Description	Portland is a city in Cumberland County which was incorporated in 1632. This recreational and residential community has remained stable in population from 1920 to 2020 and encompasses 69.4 square miles. The population was 68,408 at the 2020 census, making it the most populous city in Maine. The City of Portland has its own K-12 school system which operates ten elementary schools, three middle schools, and four high schools. The subject neighborhood is considered to be a well established Portland neighborhood.					700	Pred. 110	Other	0 %	

Market Conditions (including support for the above conclusions) **The MLS indicates a shortage of supply with a required exposure time with proper pricing and marketing of under three months. Additionally, the average price for multi-family homes has statistically increased in Portland by approximately 16% overall in the past year over the prior year (as of Feb 2025 to Feb 2026).**

Dimensions **See attached deed.** Area **0.5285 Acres** Shape **Irregular/Not Adverse** View **N;Res:CityStr**  
 Specific Zoning Classification **B-1** Zoning Description **Minimum Lot Size: N/A, Minimum Road Frontage: 20'**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe \_\_\_\_\_

Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements - Type** **Public Private**  
 Electricity   Water   Street **Asphalt**    
 Gas   Natural Gas Sanitary Sewer   Alley **None**    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **23005C0684F** FEMA Map Date **06/20/2024**  
 Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_  
**No adverse site conditions were noted.**

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input type="checkbox"/> Two <input type="checkbox"/> Three <input checked="" type="checkbox"/> Four	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg		Floors	Car/VP/Lam/Avg			
	<input type="checkbox"/> Accessory Unit (describe below)	<input type="checkbox"/> Full Basement	<input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/Avg		Walls	Drywall/Avg			
# of Stories	<b>2</b>	Basement Area	<b>1,254 sq.ft.</b>	Roof Surface	Asphalt/Avg		Trim/Finish	Colonial/Avg			
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	<b>0 %</b>	Gutters & Downspouts	Adequate OH		Bath Floor	Tile/Lam/Avg			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Vinyl DH/Avg		Bath Wainscot	Fiberglass/Avg			
Design (Style)	<b>Multi-Use</b>	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	Wood Frame/Avg		<b>Car Storage</b>				
Year Built	<b>1960</b>	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Yes/Avg				<input type="checkbox"/> None		
Effective Age (Yrs)	<b>25</b>	<b>Heating/Cooling</b>		<b>Amenities</b>		<input checked="" type="checkbox"/> Driveway	# of Cars	<b>20+</b>			
Attic	<input checked="" type="checkbox"/> None	<input type="checkbox"/> FWA	<input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Fireplace(s) #	<b>0</b>		Woodstove(s) #	<b>0</b>		Driveway Surface	<b>Asphalt</b>
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Monitor	Fuel <b>Oil &amp; NG</b>	Patio/Deck	<b>None</b>		Fence	<b>None</b>		<input type="checkbox"/> Garage	# of Cars <b>0</b>
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input type="checkbox"/> Central Air Conditioning	Pool	<b>None</b>		Porch	<b>None</b>		<input type="checkbox"/> Carport	# of Cars <b>0</b>
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Other <b>None</b>	Other	<b>None</b>		Other	<b>None</b>		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	
# of Appliances	Refrigerator <b>4</b>	Range/Oven <b>4</b>	Dishwasher <b>2</b>	Disposal <b>0</b>	Microwave <b>2</b>	Washer/Dryer <b>4/4</b>	Other (describe)				
Unit # 1 contains:	<b>4</b> Rooms	<b>2</b> Bedrooms	<b>1.0</b> Bath(s)	<b>770</b> Square Feet of Gross Living Area							
Unit # 2 contains:	<b>4</b> Rooms	<b>1</b> Bedrooms	<b>1.0</b> Bath(s)	<b>770</b> Square Feet of Gross Living Area							
Unit # 3 contains:	<b>4</b> Rooms	<b>2</b> Bedrooms	<b>1.0</b> Bath(s)	<b>704</b> Square Feet of Gross Living Area							
Unit # 4 contains:	<b>4</b> Rooms	<b>2</b> Bedrooms	<b>1.0</b> Bath(s)	<b>912</b> Square Feet of Gross Living Area							
Additional features (special energy efficient items, etc.).		<b>No additional features were noted.</b>									

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The subject is an average multi-use style dwelling being maintained in good to average overall condition, with no repairs needed. Heating, plumbing, and electrical systems appear to be adequate. No functional or external obsolescence was noted. The overall functional utility of the subject is average. No physical curable depreciation noted. The overall appeal for the subject is average.**

# Small Residential Income Property Appraisal Report

File # LML03202611

**IMPROVEMENTS**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

Is the property subject to rent control?  Yes  No If Yes, describe **Portland's Rent Control Ordinance, approved in November 2020, went into effect on January 1, 2021. It established a base rent of most rental units in Portland to the rent charged as of June 2020.**

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	963 Washington Ave Portland, ME 04103	34 Deering Ave Portland, ME 04101			416 Brighton Ave Portland, ME 04102			101 Congress St Portland, ME 04101			
Proximity to Subject		2.38 miles S			1.91 miles SW			2.10 miles SE			
Current Monthly Rent	\$ 5,531.3	\$ 6,640			\$ 7,550			\$ 6,067.98			
Rent/Gross Bldg. Area	\$ 1.75 sq.ft.	\$ 2.55 sq.ft.			\$ 1.66 sq.ft.			\$ 2.02 sq.ft.			
Rent Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Data Source(s)	Landlord, Tenant	MLS, Public Records			MLS, Public Records			MLS, Public Records			
Date of Lease(s)	Current/T.A.W	As of 04/2026			As of 08/2025			As of 11/2025			
Location	Urban	Urban			Urban			Urban			
Actual Age	66	132			126			139			
Condition	Average	Average			Average			Average			
Gross Building Area	3,156	2,607			4,548			3,003			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	3,156	Tot Br Ba	2,607	6,640	Tot Br Ba	4,548	7,550	Tot Br Ba	3,003	6,067.98
Unit # 1	4 2 1.0	770	4 2 1.0	1,095	\$ 1,800	5 2 1.0	1,137	\$ 1,650	5 2 1.0	823	\$ 1,568.25
Unit # 2	4 1 1.0	770	2 1 1.0	336	\$ 1,250	5 2 1.0	1,137	\$ 1,800	5 2 1.0	768	\$ 1,395
Unit # 3	4 2 1.0	704	4 2 1.0	759	\$ 2,000	5 2 1.0	1,137	\$ 2,100	5 2 1.0	733	\$ 1,751.73
Unit # 4	4 2 1.0	912	4 1 1.0	417	\$ 1,590	5 2 1.0	1,137	\$ 2,000	5 2 1.0	679	\$ 1,353
Utilities Included	Heat, Water, and Sewer	Heat, Electric, Water, and Sewer			Heat, Water, and Sewer			Water and Sewer			

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) **The three rentals utilized are a mixture of 1-2 bedroom units that are larger and smaller in GBA, but are representative of typical market rents and adequately reflect the subject in demonstrating estimated market rent.**

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	T.A.W.	T.A.W.	\$ 1,300.75	\$	\$ 1,300.75	\$ 1,700	\$	\$ 1,700
2	T.A.W.	T.A.W.	1,235.55		1,235.55	1,600		1,600
3	T.A.W.	T.A.W.	1,455		1,455	1,700		1,700
4	T.A.W.	T.A.W.	1,540		1,540	1,800		1,800
Comment on lease data			Total Actual Monthly Rent		\$ 5,531.3	Total Gross Monthly Rent		\$ 6,800
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income		\$ 5,531.3	Total Estimated Monthly Income		\$ 6,800

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other

Comments on actual or estimated rents and other monthly income (including personal property) **The Units are currently being rented for \$1,300.75, \$1,235.55, \$1,455, and \$1,540 per month, respectively. The Appraiser estimates current market rent at \$1,700, \$1,600, \$1,700, and \$1,800 per month, respectively.**

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **Public Records, MLS**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **Public Records, MLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer			08/29/2025	11/05/2025
Price of Prior Sale/Transfer			935,000	1,275,000
Data Source(s)	MLS/Public Records	MLS/Public Records	MLS/Public Records	MLS/Public Records
Effective Date of Data Source(s)	04/08/2026	04/08/2026	04/08/2026	04/08/2026

Analysis of prior sale or transfer history of the subject property and comparable sales **A review public records indicate that the subject property was sold/transferred to the current owner(s) on record on 09/04/2001.**

# Assumptions, Limiting Conditions & Scope of Work

File No.: LML03202611

Property Address: 963 Washington Ave	City: Portland	State: ME	Zip Code: 04103
Client: Don & Fran Hutchings	Address: N/A		
Appraiser: Lindsay M. Loehlein	Address: 25 Hidden Brooke Drive, Gorham, ME 04038		

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

**This assignment is not being performed for a federally related transaction and is not intended for secondary mortgage market use by Fannie Mae, Freddie Mac, or any lending institution.**

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

## INTENDED USER

The Intended User of this appraisal report is the Client. No additional Intended Users are identified by the appraiser.

## SCOPE OF WORK

This appraisal was developed as a Market Rent Analysis for the purpose of providing the client with an opinion of market rent for the subject property's units for private decision-making purposes. The purpose of the appraisal is to derive a credible opinion of market rent for the subject property as of the effective date (date of inspection). Comparable rentals will be the basis for deriving an opinion of market value. It is the intention of the appraiser to use comparables as similar in construction (quality and condition) to the subject and as proximate to the subject's location as possible. Consideration will be given to the physical and environmental factors within the neighborhood, as well as current housing trends.

## LIMITING CONDITIONS

The appraiser makes no representations regarding hidden, structural, or mechanical conditions. This appraisal is based solely on the data available at the time of valuation and is subject to revision if new, material information becomes known. The scope of work is considered sufficient for the intended use of assisting in private decision-making purposes.

## EXTRAORDINARY ASSUMPTIONS

This appraisal is based on extraordinary assumptions regarding the accuracy of the information provided from secondary data sources. The appraiser assumes the reported interior and exterior characteristics, condition, and quality of the improvements to be accurate. If any of this information is incorrect or if the actual condition of the property differs from what is assumed, the value conclusion may change. The appraiser reserves the right to amend the appraisal if additional information becomes available.

## HYPOTHETICAL CONDITIONS

The property is analyzed as stabilized at market rent if current rents differ.

# Certifications

File No.: LML03202611

Property Address: 963 Washington Ave	City: Portland	State: ME	Zip Code: 04103
Client: Don & Fran Hutchings	Address: N/A		
Appraiser: Lindsay M. Loehlein	Address: 25 Hidden Brooke Drive, Gorham, ME 04038		

**APPRAISER'S CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**

This report has been digitally signed and electronically transmitted to the intended client. This format is USPAP and secondary market compliant. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy. This "electronic record" and "electronic signature" are defined in applicable federal and/or state laws.

Although the report was digitally signed and secured by the appraiser, advancement of computer software currently allows for manipulation of and in the future may allow further manipulation of the appraisal report outside of the appraisers control. The intended client, its successors and/or assigns, legal entities including the state appraisal board having jurisdiction over the appraiser, are all reminded that per the Uniform Standards of Professional Appraisal Practice the appraiser retains a copy of the final report as transmitted to the intended client in the appraisal work file which serves as evidence of the appraisers intended analysis, conclusions and opinion of market value. The appraiser bears no responsibility for any result which may occur in any transaction which involves a manipulated report.


**DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994..

Client Contact: Farin Hutchings	Client Name: Don & Fran Hutchings
E-Mail: balboabeach7@gmail.com	Address: N/A

<p><b>APPRAISER</b></p>  <p>Appraiser Name: Lindsay M. Loehlein          Company: LM Appraisals, LLC          Phone: (207) 730-0985 Fax: _____          E-Mail: LMAppraisalsME@gmail.com          Date Report Signed: 04/09/2026          License or Certification #: AP4875 State: ME          Designation: Licensed Real Estate Appraiser          Expiration Date of License or Certification: 12/31/2026          Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None          Date of Inspection: 03/19/2026</p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____          Company: _____          Phone: _____ Fax: _____          E-Mail: _____          Date Report Signed: _____          License or Certification #: _____ State: _____          Designation: _____          Expiration Date of License or Certification: _____          Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None          Date of Inspection: _____</p>
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## **PRIVACY NOTICE**

**Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.**

### **Types of Nonpublic Personal Information We Collect**

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

### **Parties to Whom We Disclose Information**

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

### **Confidentiality and Security**

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

## Subject Photo Page

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



### Subject Front

Sales Price  
 Gross Living Area  
 Total Rooms      16  
 Total Bedrooms    7  
 Total Bathrooms   4  
 Location            Urban  
 View                 N;Res:CtyStr  
 Site                  0.5285 Acres  
 Quality  
 Age                  66



### Subject Rear



### Subject Street

View Looking Northwest

## Interior Photos

Borrower	N/A						
Property Address	963 Washington Ave						
City	Portland	County	Cumberland	State	ME	Zip Code	04103
Lender/Client	Don & Fran Hutchings						



**Unit 4 Living**



**Unit 4 Laundry Utility**



**Unit 4 Full Bathroom**



**Unit 4 Kitchen**



**Unit 4 Dining**



**Unit 4 Bedroom #1**



**Unit 4 Bedroom #2**



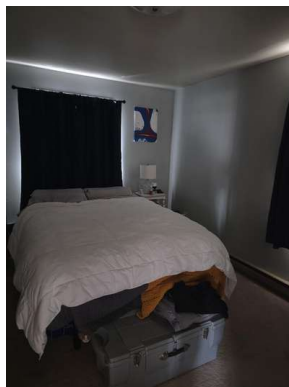
**Unit 1 Living**



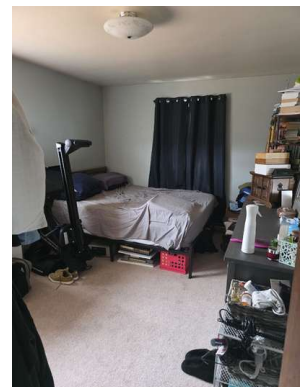
**Unit 1 Living**



**Unit 1 Kitchen**



**Unit 1 Bedroom #1**



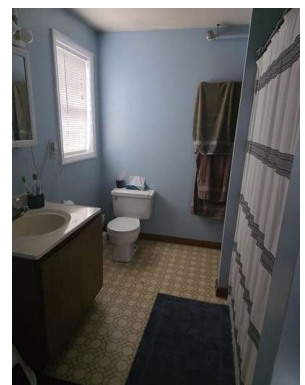
**Unit 1 Bedroom #2**



**Unit 1 Laundry Utility**



**Unit 1 Laundry Utility**



**Unit 1 Full Bathroom**

## Interior Photos

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



**Unit 2 Kitchen**



**Unit 2 Dining**



**Unit 2 Bedroom**



**Unit 2 Living**



**Unit 2 Full Bathroom**



**Unit 3 Bedroom #1**



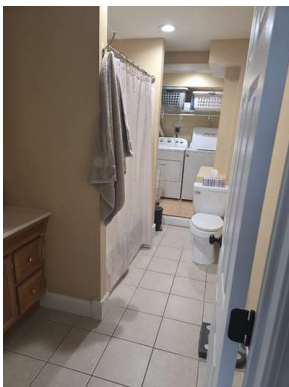
**Unit 3 Bedroom #1**



**Unit 3 Kitchen**



**Unit 3 Living**



**Unit 3 Full Bathroom w/ Laundry**



**Water and Heating Utility**



**Oil Tank**



**Unit 2 Laundry and Panels**

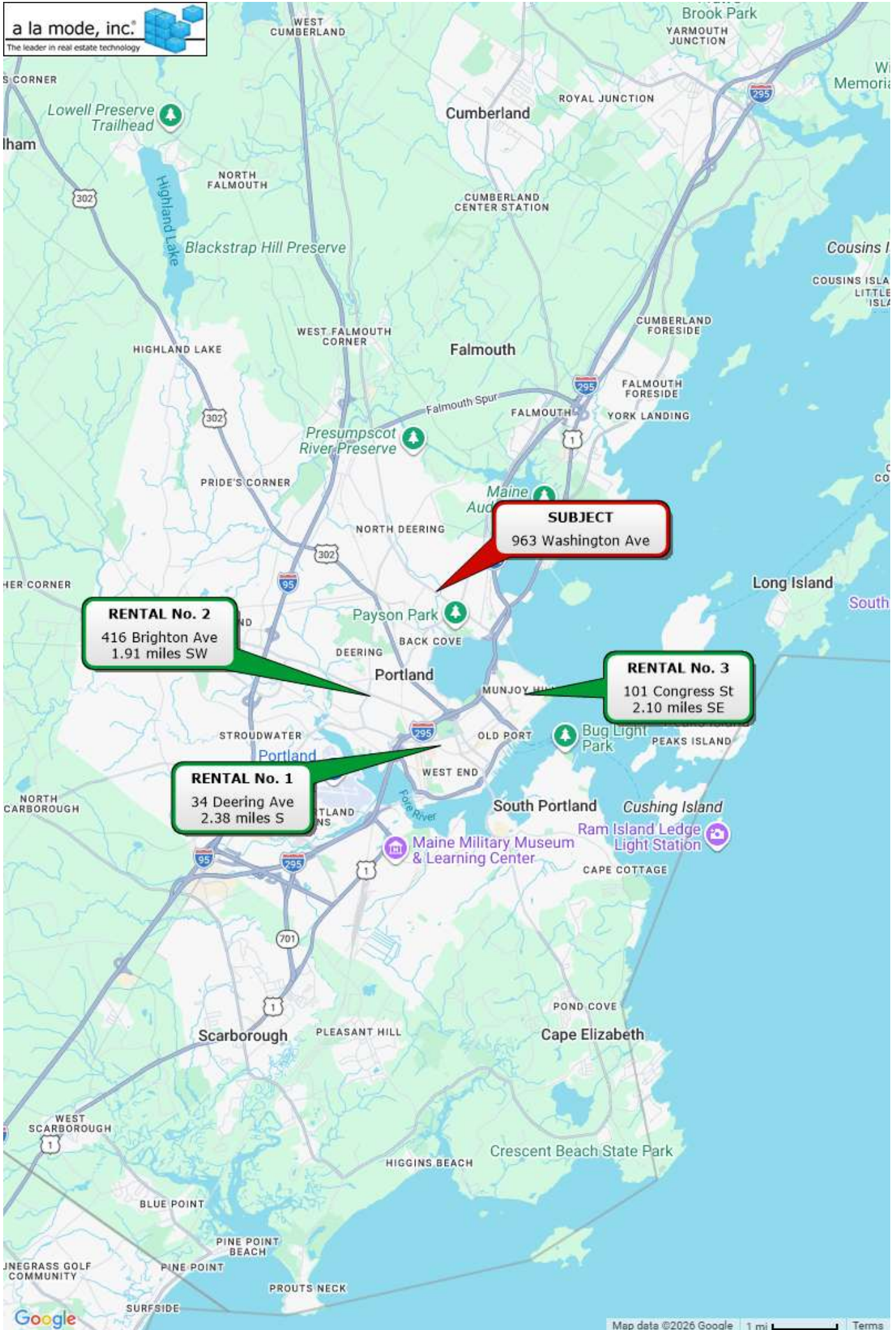
# Plat Map

Borrower	N/A				
Property Address	963 Washington Ave				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender/Client	Don & Fran Hutchings				



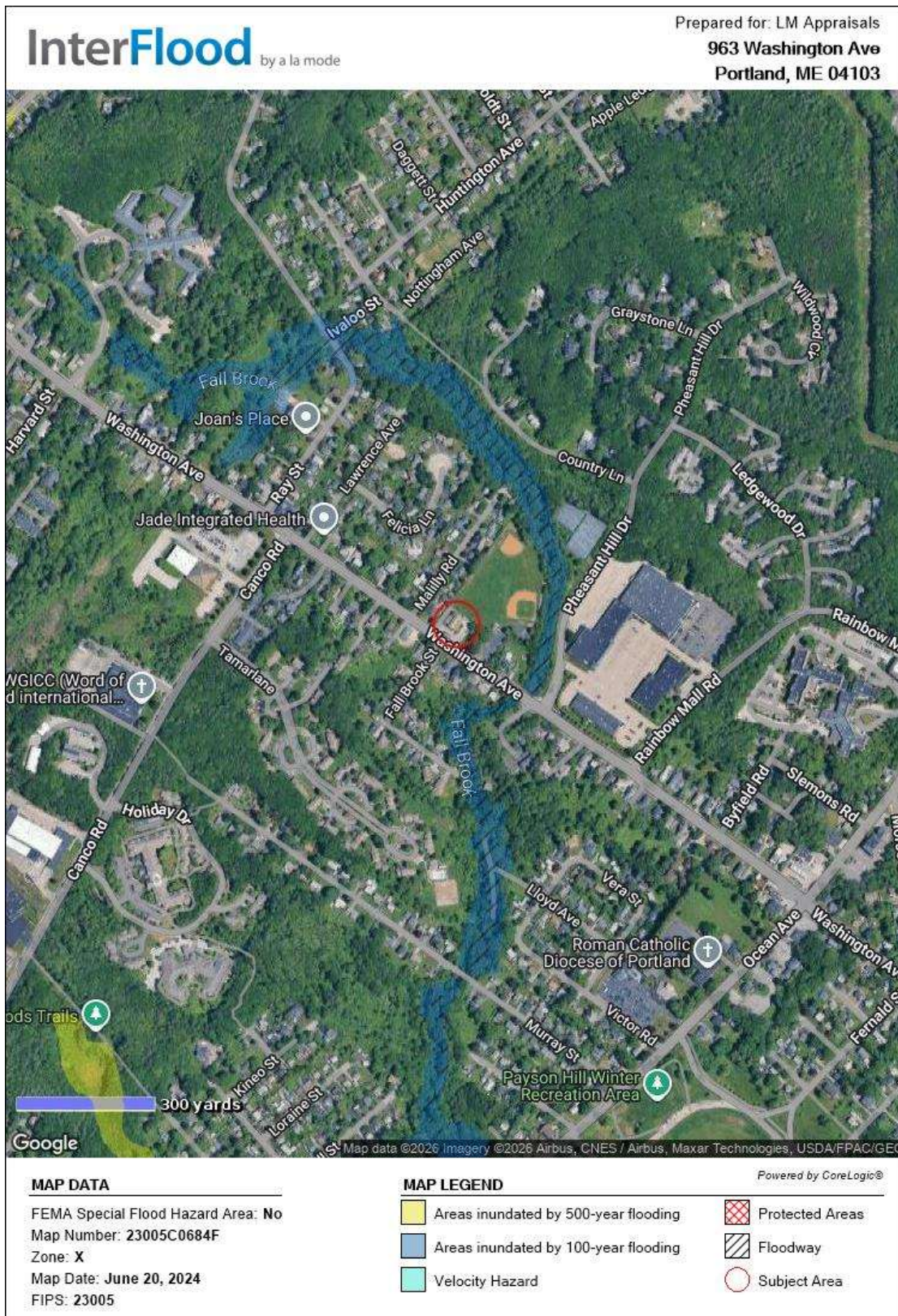
## Location Map

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



# Flood Map

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



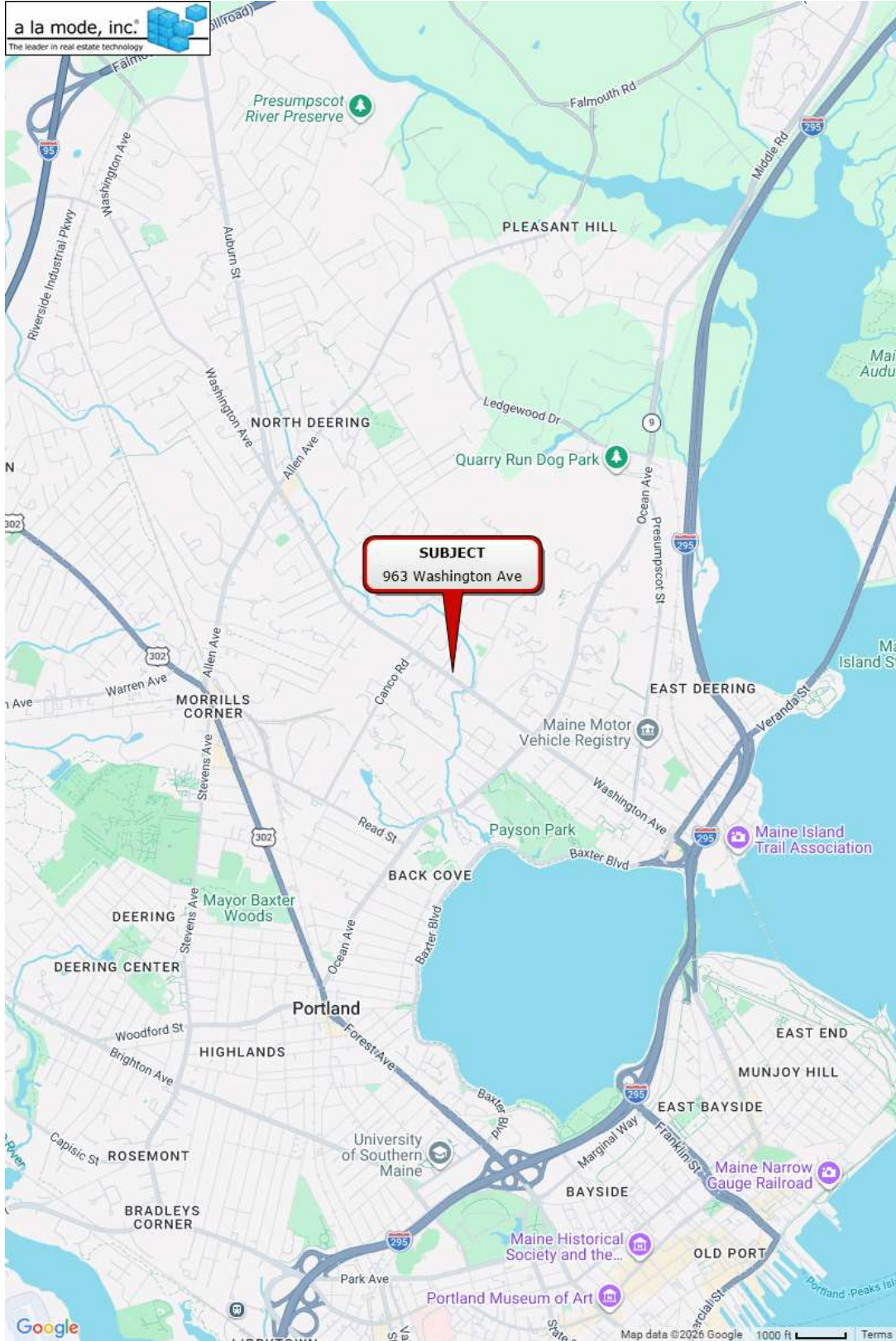
# Aerial Map

Borrower	N/A				
Property Address	963 Washington Ave				
City	Portland	County	Cumberland	State	ME Zip Code 04103
Lender/Client	Don & Fran Hutchings				



# Neighborhood Map

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County Cumberland	State ME	Zip Code 04103
Lender/Client	Don & Fran Hutchings			



## Rental Photo Page

Borrower	N/A			
Property Address	963 Washington Ave			
City	Portland	County	Cumberland	State ME Zip Code 04103
Lender/Client	Don & Fran Hutchings			



### Rental 1

34 Deering Ave  
 Proximity to Subject 2.38 miles S  
 Adj. Monthly Rent  
 Gross Living Area  
 Total Rooms 14  
 Total Bedrooms 6  
 Total Bathrooms 4  
 Location Urban  
 View  
 Condition Average  
 Age/Year Built 132



### Rental 2

416 Brighton Ave  
 Proximity to Subject 1.91 miles SW  
 Adj. Monthly Rent  
 Gross Living Area  
 Total Rooms 20  
 Total Bedrooms 8  
 Total Bathrooms 4  
 Location Urban  
 View  
 Condition Average  
 Age/Year Built 126



### Rental 3

101 Congress St  
 Proximity to Subject 2.10 miles SE  
 Adj. Monthly Rent  
 Gross Living Area  
 Total Rooms 20  
 Total Bedrooms 8  
 Total Bathrooms 4  
 Location Urban  
 View  
 Condition Average  
 Age/Year Built 139

0067441

BK 16704 PG 245

QUITCLAIM DEED WITHOUT COVENANT

MELOON'S, formerly known as GEORGE H. MELOON, INCORPORATED., a Maine corporation whose mailing address is 963 Washington Avenue, Portland, Maine 04103 (the "Grantor"), for consideration paid, releases to CHEVERUS HIGH SCHOOL, a Maine corporation whose mailing address is 267 Ocean Avenue, Portland, Maine 04103-5798 (the "Grantee"), a certain lot or parcel of land situated northeasterly of, but not adjacent to, Washington Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at a 5/8" capped iron rod marked "LSI - PLS 2002" at the southeasterly corner of "Parcel A" as described in a deed of Leigh A. Roak and Donald A. Roak to the Grantee dated July 2, 2001, recorded in Book 16485, Page 231 at the Cumberland County Registry of Deeds;

Thence N 38° - 02' - 01" W along land of said Grantee a distance of 105.00 feet to a 5/8" capped iron rod marked "LSI - PLS 2002";

Thence N 50° - 50' - 59" E along remaining land of the Grantor a distance of 8.65 feet to a point on the southwesterly line of "Parcel B" as described in the aforementioned deed of Leigh A. Roak and Donald A. Roak to the Grantee dated July 2, 2001, recorded in Book 16485, Page 231 at the Cumberland County Registry of Deeds;

Thence S 39° - 03' - 25" E along land of said Grantee a distance of 104.98 feet to a 5/8" capped iron rod marked "LSI - PLS 2002" and land now or formerly of Leigh A. Roak and Donald A. Roak described in Book 14026, Page 72 at the Cumberland County Registry of Deeds;

Thence S 50° - 50' - 59" W along land of said Roaks a distance of 10.53 feet to the point of beginning.

The above described parcel contains 1,007 square feet. All bearings are referenced to the magnetic north as observed in 2000.

The above described parcel is depicted on a plan to be recorded in the Cumberland County Registry of Deeds entitled "Standard Boundary Survey - 947 Washington Avenue Portland, Maine" dated September, 2000, revised August 08, 2001, prepared by Land Services Inc., Land Surveyors & Consultants of Raymond, Maine (the "Survey").

BK 16704 PG 246

Being a portion of the premises described in a deed from George H. Meloon to the Grantor dated December 15, 1947 and recorded in the Cumberland County Registry of Deeds in Book 1897, Page 325.

Also hereby releasing to the Grantee all of the Grantor's right, title and interest in and to that portion of the six (6) foot wide right of way adjacent to the northeasterly side of the parcel conveyed herein and labeled "6' Right of Way in common with Meloon, Inc. Bk. 2279, Pg. 61, 2/28/56 to be released by Meloon's, Inc." on the Survey, being a portion of the six (6) foot wide right of way reserved by the Grantor in a deed from the Grantor to Calvin L. Fickett dated February 28, 1956 and recorded in the Cumberland County Registry of Deeds in Book 2279, Page 61.

Further reference is made to an Agreement by and between the Grantor and the Grantee of even date and recorded herewith.

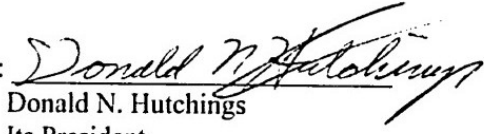
IN WITNESS WHEREOF, MELOON'S has caused this instrument to be executed by Donald N. Hutchings, its President, thereunto duly authorized, this 4th day of September, 2001.

WITNESS:

MELOON'S



By:

  
Donald N. Hutchings  
Its President


BK 16704 PG247

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

September 4, 2001

Then personally appeared the above-named Donald N. Hutchings, President of Meloon's, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Meloon's.

Before me,

  
~~Notary Public~~  
Attorney At Law

RICHARD A. SHINAY  
Print name

- 3 -  
**RECEIVED**  
RECORDED REGISTRY OF DEEDS  
2001 SEP -4 PM 4: 01  
CUMBERLAND COUNTY  
*John B. O'Brien*

# Assessing - Page 1

**Printable page**

PARID: 171 A011001  
 MELOON GEORGE H INC

963 WASHINGTON AVE

Parcel

Parcel ID 171 A011001  
 Property Location 963 WASHINGTON AVE  
 Unit  
 Living Unit 2  
 Land Use Code 21 - RETAIL SERVICES  
 Verify legal use with the Zoning Office  
 Land Area (acreage) .5285  
 Notes 171-A-11  
 WASHINGTON AVE  
 951-967  
 23020 SF  
 Utilities 1 - ALL PUBLIC  
 -  
 -

Owners

Owner MELOON GEORGE H INC  
 Address 963 WASHINGTON AVE  
 City, State, Zip PORTLAND ME 04103  
 Deed Date 20010904  
 Book 16704  
 Page 245

Assessed Values

Land \$528,300  
 Building \$665,400  
 Total \$1,193,700  
 Homestead / Veterans Exemption \$0  
 Other Exemptions \$0  
 Taxable Value \$1,193,700

Sales History

Date	Price	Grantee	Grantor	Book	Page
09/01/2001	\$28,750	MELOON GEORGE H INC		16704	245
12/15/1947	\$0	MELOON GEORGE H INC		1897	325

Building Description

Card 1  
 Building Number 1  
 Structure Code/Description 105 - MIXED RES/COMM  
 Improvement Name PORT CITY PHOTOGRAPHY  
 Units 2  
 # of Identical Buildings 1  
 Year Built 1960  
 Gross SF (including basement) 6,388

Building Data

Card	Line	From Floor	To Floor	Area	Use Group	Exterior Walls	Wall Height	Heating
1	1	B1	B1	1,254	UNFINISHED RES BSMT	NONE	7	NONE
1	2	01	01	3,594	CONVERTED SALES	FRAME	10	HOT WATER/STEAM
1	3	02	02	1,540	APARTMENT	FRAME	9	HOT WATER/STEAM

Other Feature Details

Card	Int/Ext Line	Structure	Measurement 1	Measurement 2	Identical Units
1	2	RG1-GARAGE-ATTACHED-FRM	10	22	1
1	2	OD1-OVERHEAD DR-WOOD/MTL	8	8	1
1	2	CP6-CANOPY ROOF/SLAB	6	24	1
1	2	CF1-COOLER-CHILLER	8	12	1
1	3	EE1-ENCLOSED ENTRY	7	10	1

Outbuildings

Description	Area/Quantity
PA1-PAVING ASPHALT PARKING	7,000

Assessment History

Year	Land	Building	Total	Standard Exemption	Other Exemption	Taxable Value
------	------	----------	-------	--------------------	-----------------	---------------

## Assessing - Page 2

2025	\$528,300	\$665,400	\$1,193,700	\$0	\$0	\$1,193,700
2024	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2023	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2022	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2021	\$404,500	\$536,100	\$940,600	\$0	\$0	\$940,600
2020	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2019	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2018	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2017	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500
2016	\$231,100	\$301,400	\$532,500	\$0	\$0	\$532,500

# Tax Bill



## CITY OF PORTLAND

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2025 to June 30, 2026

BILL #: 2633856  
ACCOUNT #: 18796  
PARCEL ID #: 171-A-011-001  
LOCATION: 963 WASHINGTON AVE

MELOON GEORGE H INC  
963 WASHINGTON AVE  
PORTLAND, ME 04103

Owner of Record as of: April 1, 2025  
MELOON GEORGE H INC

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	6.270	\$7,484.50
COUNTY	0.450	\$537.16
MUNICIPAL	5.260	\$6,278.86
TOTAL	11.980	\$14,300.53

**THIS IS THE ONLY BILL  
YOU WILL RECEIVE**

Assessed Property Description:  
171-A-11  
WASHINGTON AVE  
951-967  
23020 SF  
Acres: 0.528

## FY26 REAL ESTATE TAX BILL

BILLING INFORMATION	
LAND VALUE	\$528,300
BUILDING VALUE	\$665,400
TOTAL VALUE	\$1,193,700
EXEMPTIONS	\$0
TAXABLE VALUE	\$1,193,700
TAX RATE	11.980
TOTAL TAX	\$14,300.53
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$14,300.53

DATE DUE	AMOUNT DUE
10/17/2025	\$7,150.27
03/20/2026	\$7,150.26

**INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/18/2025 AND 03/21/2026.**

### TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
For this tax bill, that date is April 1, 2025.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

### INFORMATION

**Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 13.5% higher. The current City and School bonded indebtedness is \$349,230,508.**  
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

### REMITTANCE INSTRUCTIONS

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**

Please make check or money order payable to City of Portland and mail to:

**City of Portland Treasury  
PO Box 16050  
Lewiston, ME 04243-9533**

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.  
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

<b>FY26 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <b>SECOND</b> PAYMENT	<b>CITY OF PORTLAND TREASURY PO Box 16050 LEWISTON, ME 04243</b>
BILL #: 2633856	INTEREST AT 7.5%	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18796	CHARGED	03/20/2026      \$7,150.26
PARCEL ID #: 171-A-011-001	BEGINNING 03/21/2026	
MELOON GEORGE H INC		

AMOUNT PAID \$ \_\_\_\_\_

208202630263385662600007150261

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

<b>FY26 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <b>FIRST</b> PAYMENT	<b>CITY OF PORTLAND TREASURY PO Box 16050 LEWISTON, ME 04243</b>
BILL #: 2633856	INTEREST AT 7.5%	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18796	CHARGED	10/17/2025      \$7,150.27
PARCEL ID #: 171-A-011-001	BEGINNING 10/18/2025	
MELOON GEORGE H INC		

AMOUNT PAID \$ \_\_\_\_\_



208202630263385661800007150279

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

**License**

	<p><b>State of Maine</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS</p>	
<p><b>License Number AP4875</b></p> <p>Be it known that <b>LINDSAY MARIE LOEHLEIN</b> has qualified as required by Title 32 MRS Chapter 123 and is licensed as: <b>REAL ESTATE APPRAISER</b></p>		
<p><b>ISSUE DATE</b> November 3, 2025</p>	<p> Joan F. Cohen, Commissioner</p>	<p><b>EXPIRATION DATE</b> December 31, 2026</p>

✂ Detach

 <p><b>STATE OF MAINE</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS</p> <p><b>License Number AP4875</b> <b>LINDSAY MARIE LOEHLEIN</b> <b>REAL ESTATE APPRAISER</b></p> <p><b>ISSUED</b> 11/03/2025      <b>EXPIRES</b> 12/31/2026</p>	<p><b>STATE OF MAINE</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION 35 State House Station Augusta, Maine 04333-0035 (207) 624-8603</p> <p> Joan F. Cohen, Commissioner</p>
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June 7, 2026

City of Portland Maine  
389 Congress Street  
Portland, ME 04101  
Attn: Rent Control Board

Re: 963 Washington Avenue

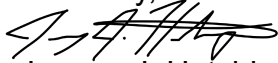
Dear Rent Control Board,

At the board meeting on May 27, 2026, the board offered to allow our application to be supplemented with additional rent history. The following table summarizes our best efforts to determine the rent history back through 2015. This information was based on reports from the accountant that files tax returns for my parents as well as my sister-in-law's review of my parent's ledger.

Summary:	FY Tax			
	2015	2016	2017	2018
Apt 1	\$1,075.00	\$1,075.00	\$1,075.00	\$1,075.00
Apt 2	\$850.00	\$850.00	\$850.00	\$1,000.00
Apt 3	\$1,050.00	\$1,150.00	\$1,150.00	\$1,275.00
Apt 4	\$1,295.00	\$1,338.00	\$1,338.00	\$1,400.00

As you can see, the rents have been stable since 2015.

Sincerely,



Jeremy J. Hutchings, PE

Attachments

## Exhibit A – Profit and Loss Statement Summary

11:45 AM

05/28/26

Accrual Basis

### Meloon's Profit & Loss August 2015 through July 2019

	Aug '15 - Jul 16	Aug '16 - Jul 17	Aug '17 - Jul 18	Aug '18 - Jul 19	TOTAL
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Merchandise Sales	11,738.79	17,720.40	12,272.92	15,179.95	56,912.06
Other Income	9.58	0.00	0.00	0.00	9.58
Rental Income	65,942.12	61,886.01	69,377.58	60,573.10	257,778.81
Taxes - Sales	-372.88	0.00	-410.72	-541.78	-1,325.38
<b>Total Income</b>	<b>77,317.61</b>	<b>79,606.41</b>	<b>81,239.78</b>	<b>75,211.27</b>	<b>313,375.07</b>
<b>Cost of Goods Sold</b>					
Delivery	50.00	0.00	0.00	0.00	50.00
Merchandise	6,397.28	7,101.48	5,048.76	5,258.68	23,806.20
<b>Total COGS</b>	<b>6,447.28</b>	<b>7,101.48</b>	<b>5,048.76</b>	<b>5,258.68</b>	<b>23,856.20</b>
<b>Gross Profit</b>	<b>70,870.33</b>	<b>72,504.93</b>	<b>76,191.02</b>	<b>69,952.59</b>	<b>289,518.87</b>
<b>Expense</b>					
Bank Service Charges	4.00	0.00	0.00	0.00	4.00
Rental Expenses					
Automobile Expense	0.00	0.00	0.00	846.78	846.78
Commissions	0.00	0.00	0.00	700.00	700.00
Depreciation Expense	7,642.23	7,612.00	7,014.00	6,811.00	29,079.23
Insurance Expense	2,465.50	3,100.25	3,406.75	3,527.50	12,500.00
Interest Expense	99.57	0.00	0.00	0.00	99.57
Miscellaneous	0.00	0.00	0.00	-0.39	-0.39
Office Supplies	1,005.41	964.63	1,344.93	1,130.63	4,445.60
Outside Services	2,233.97	4,100.20	4,311.32	6,063.83	16,709.32
Professional Fees	1,520.00	1,370.00	1,510.00	1,350.00	5,750.00
Repairs	7,712.15	5,622.65	6,522.26	3,404.02	23,261.08
Supplies	1,454.68	675.39	271.09	290.82	2,691.98
Taxes - RE	10,985.46	11,241.08	11,528.64	11,970.60	45,725.78
Telephone Expense	512.50	746.91	804.02	682.18	2,745.61
Utilities	5,146.15	5,936.59	7,161.18	7,396.79	25,640.71
<b>Total Rental Expenses</b>	<b>40,777.62</b>	<b>41,369.70</b>	<b>43,874.19</b>	<b>44,173.76</b>	<b>170,195.27</b>
Taxes - PR	576.90	310.50	291.30	305.10	1,483.80
Wages - Officer	3,000.00	3,000.00	3,000.00	3,000.00	12,000.00
<b>Total Expense</b>	<b>44,358.52</b>	<b>44,680.20</b>	<b>47,165.49</b>	<b>47,478.86</b>	<b>183,683.07</b>
<b>Net Ordinary Income</b>	<b>26,511.81</b>	<b>27,824.73</b>	<b>29,025.53</b>	<b>22,473.73</b>	<b>105,835.80</b>
<b>Net Income</b>	<b>26,511.81</b>	<b>27,824.73</b>	<b>29,025.53</b>	<b>22,473.73</b>	<b>105,835.80</b>



Dylan Orr &lt;dorr@portlandmaine.gov&gt;

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## Written Public Comment

1 message

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**Tim C** <tclapper19@gmail.com>  
To: rentboard@portlandmaine.gov  
Cc: Kerri Runge <ker3939@gmail.com>

Tue, Jun 23, 2026 at 10:56 AM

To the rent board:

This is concerning the rent increase proposal for [963 Washington Ave, Portland, ME 04103](#). My name is Timothy Clapper and I have Kerri Runge copied on this email, we are tenants of apartment 1 in this property.

I would like to address the board at the meeting but have only been given a week to digest the 113 page document and can't change my schedule to attend. First of all I would like to say we can appreciate the difficulty in trying to take over running this property from Don Hutchinson and we miss running into him and having chats as frequently as we used to. That being said, one of the reasons we have stayed in this apartment without much ask is that Don had said since the day we first saw the apartment that he did not care about raising the rent and pricing people out. He just wanted to offer decent rent to good tenants. So it seems like the idea of the 2019 assessment being misaligned with current figures is not the ethos of the former property manager and that it was not his priority to raise everyone's rent.

To that point we have taken on the labor and upkeep of the apartment knowing that Don was not out to fleece us. Kerri and I took on almost all cleaning of the apartment between tenants prior to moving in, including all windows, removing black buildup on ceilings and walls, removing baseboard heat covers and cleaning, and not least which carpet cleaning which covers about 80% of the apartment. There were no improvements between us the the old tenants from holes in the wall and ceiling, paint, floors with nails coming through them, old carpet, and damaged and missing screens for windows(some eventually for repairs but we are still missing two window screens). All of the tenants also clear snow and ice on walkways and stairs leading to the apartments and office, which have never been maintained during the winter.

Regarding the extra fees wanted to be added monthly, I would be interested in how some of the numbers were derived. Is the gas charge for hot water or heating? We are supposed to have heat included in our lease, have been told it's on us to get the oil, it's on us to hire someone to clean or maintain the oil heater, or that it isn't included. Again in good faith and knowing Don was not out to gouge us we have only used our electric baseboard heat and never received any assistance for heating our apartment. Also a phone fee seems pretty wild to add in 2026, considering I'm writing this on my phone that I pay for. In general this additional \$225+ seems like a way to increase our rent an additional 20% per month without calling it rent. There are also appliances listed in the assessment which are currently not up to date. Upon moving in the previous tenants left their washer and dryer behind, of which the dryer was already broken to some degree. When asked if they wanted to fix them we were told to get rid of them, so we purchased our own washer and dryer and paid to have the old units removed. This has happened in the last three months.

We also have questions about the increase schedule. Primary it lists year one as an increase to our current rent. I realize this was submitted prior to our increase, but not prior to our notice of a 10% increase that went into effect June 1, 2026. Are we in year 1 already? Are we being asked to take an additional 10% immediately?

Thank you,  
Timothy Clapper and Kerri Runge

**City of Portland – Housing Safety Division**  
**RENT INCREASE APPLICATION – MAINTENANCE OF NET**  
**OPERATING INCOME**  
**Conditional Approval**

**Date of Hearing:**

June 24, 2026

**Owner Name and Address:**

GOODDEEDS9922 LLC  
10 Free St, Portland, ME 04112

**Property Address:**

23 Pembroke St, all 3 units

**CBL:**

428-B-006-001

**Tenants/Interested Parties:**

No

**City of Portland – Housing Safety Division**  
**RENT INCREASE APPLICATION – MAINTENANCE OF NET**  
**OPERATING INCOME**

**Date of Hearing:**

June 24, 2026

**Owner Name and Address:**

Stacy Salvo  
7 Hilltop Trl, Falmouth, ME 04105

**Representative**

Kevin Salvo  
7 Hilltop Trl, Falmouth, ME 04105

**Property Address:**

22 South Grafton St, both units

**CBL:**

169-D-054-001

**Tenants/Interested Parties:**

Yes

# City of Portland Permitting and Inspections Department Landlord Worksheet/Petition for Rent Board Approved Increase Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

## Note to Applicants

All information and documentation provided in this application will be made available to the public, pursuant to applicable public access laws in the State of Maine. An Applicant may choose to redact sensitive information contained herein, including, but not limited to bank account information, debit card or credit card information, government-issued identification information, personal contact information such as phone numbers, email addresses, tenant or employee names, or other personally identifying information. The Rent Board may act within its authority to request any additional information it deems pertinent to the application at hand.

## Introductory Information

A landlord is entitled to a fair return on investment, which means an amount sufficient to allow a just and reasonable rate of return, to encourage the investment of capital in the rental housing market, to fairly compensate investors for the risks they have assumed, and to achieve minimum constitutionally protected standards.

Pursuant to the Rent Control Ordinance, the fair return on investment must be calculated using Maintenance of Net Operating Income (MNOI). This methodology presumes the net operating income the landlord earned from a Covered unit during the calendar year 2019 yielded a fair return on investment unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. To qualify for an MNOI increase, the landlord has to file this application for a hearing by the Rent Board.

### 1. Presumption of Base Year Net Operating Income

It shall be presumed that the net operating income received by the landlord during the calendar year 2019 (the Base Year) yielded a Fair Return on investment. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

### 2. Fair Return

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

### 3. Base Year:

- a. Calendar year 2019 is the Base Year.
- b. In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- c. Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

### 4. Current Year

The "current year" shall be the calendar year preceding the petition.

### 5. CPI (Consumer Price Index)

The annual CPI for the current year for All Urban Consumers for the Greater Boston Metro area (All Urban Consumers, All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

### 6. Limits of Allowable Rent Increases in Any One Year

If the amount of any rent increase granted pursuant to a fair return petition exceeds 10%, the portion in excess of 10% shall be deferred to the next year or years following the procedure for Banked Rent.

General Information About the Property

Street Address: 22-24 South Grafton Street

Parcel Numbers(s): \_\_\_\_\_

Year Property Purchased by Current Owner: 2015

Total Number of Units on the Property: 2

Total Number of Units Affected by Proposed Rent Increase: 2

Are there Rental Units that are Partially or Fully Exempt (circle)? Yes No

If yes, number of Exempt Rental Units and Basis for Exemption: \_\_\_\_\_

Section 1. Landlord Information

Name: Kevin Salvo

Phone(s): 508-423-9677

Business Address: 7 hilltop Trail

City, State, Zip: Falmouth ME 04105

Business E-mail: kevinsalvo@gmail.com

Section 2. Agent Information (if applicable)

Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Business Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Business E-mail: \_\_\_\_\_

Section 3. Services

Please check the applicable box to identify the manner in which each service is paid.

	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Section 4. Changes to Services

Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge.

Free Lawn Care

Free Snow plowing

Oil Heating

If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:

Left side (unit 22) pays for some of the oil after the fact, if I collect - last year totalled \$738 recoup. This is due to increase in people living in the unit and excessive heat usage.

## Section 5. Income and Expense Explanation and Calculation

### Calculation of Net Operating Income

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

### Gross Rental Income

Gross rental income includes:

- Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.  
If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.
- Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

Gross rental income shall not include:

- Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

## Section 6. Operating Expenses

Operating expenses include reasonable costs of operation and maintenance of the Rental Unit, including:

- Management Expenses;
- Utility Costs except a utility that are paid directly by the tenant(s);
- Real Property Taxes Assessed and Paid;
- Insurance;
- License, Registration and other Public Fees;
- Landlord-performed Labor;
- Legal Expenses;
- The Amortized Costs of Capital Improvements; and
- Other Reasonable Operating Expenses.

Operating expenses shall not include the following:

- Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
- Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
- Land lease expenses;
- Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
- Depreciation;
- Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
- Unreasonable increases in expenses since the Base Year;
- Expenses associated with the provision of master-metered gas and electricity services;

- Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
- Unreasonable Expenses.

#### Claim for Base Rent Adjustment

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough to show that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete Section 19, Claim for Adjustment of Base Year Net Operating Income and Associated Rent Adjusted Claim at the end of this Application.

**Check here  if a claim for a Base Year Rent Adjustment is included in this application and complete Section 18 of this Application.**

Section 7. Income Worksheet

Base Year (2019)<sup>1</sup>

Current Year (2025)

**Rental Income**

1. Gross scheduled rental income (total for the calendar year) including uncollected rent. \$ 42,240 \$ 52,452

2. Portion Attributable to Vacancy \$ \_\_\_\_\_ \$ \_\_\_\_\_

**Fees (indicate what fee is for):**

3. Late fees \$ \_\_\_\_\_ \$ \_\_\_\_\_

4. List fees, other than utilities, collected for services & amenities not included in rent \$ \_\_\_\_\_ \$ \_\_\_\_\_

5. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

6. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

7. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

**Other Income (list separately by type)<sup>2</sup>:**

8. \_\_\_\_\_ \$ \_\_\_\_\_ \$ 738 (oil paid by side 22)

9. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

10. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

**Fees charged by landlord for Utilities**

11. Gas \$ \_\_\_\_\_ \$ \_\_\_\_\_

12. Electricity \$ \_\_\_\_\_ \$ \_\_\_\_\_

13. Water \$ \_\_\_\_\_ \$ \_\_\_\_\_

14. Sewer \$ \_\_\_\_\_ \$ \_\_\_\_\_

15. Garbage & Recycling \$ \_\_\_\_\_ \$ \_\_\_\_\_

**Other Utilities (list separately by type):**

16. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

17. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

18. **TOTAL INCOME** \$ 42,240 \$ 53,190.00

(add only lines 1 and 3-17)

<sup>1</sup> or an alternative year in the event of extenuating circumstances.

<sup>2</sup> Interest earned by Landlord on Tenant security deposits, other interest, or investment income.

## Section 8. Operating Expense Worksheet

Additional operating expense items can be listed for this worksheet using separate page(s) as needed.

	Base Year (2019)	Current Year (2025)
1. Assessments	\$ _____	\$ _____
2. Real Property Taxes	\$ <u>6,055</u>	\$ <u>7,401</u>
3. License Tax/Fee	\$ <u>70</u>	\$ <u>100</u>
4. Rent Board Registration Fees	\$ _____	\$ <u>70</u>
5. Insurance	\$ <u>905</u>	\$ <u>1,324</u>
6. Accounting	\$ _____	\$ <u>300 (25/mo quickbooks)</u>
7. Legal (explain types of legal expenses)	\$ <u>300 (CPA)</u>	\$ <u>600 (CPA moved)</u>
8. Manager /Management Services	\$ _____	\$ _____
9. Security	\$ _____	\$ _____
10. Office Supplies	\$ _____	\$ _____
12. Normal Repairs	\$ _____	\$ _____
13. Owner-Performed Labor	\$ _____	\$ _____
14. Plumbing Maintenance	\$ <u>225 (furnance maint)</u>	\$ <u>250 (furnance maint)</u>
15. Pool Maintenance	\$ _____	\$ _____
16. Landscape Maintenance/snow removal	\$ <u>990 (snow)</u>	\$ <u>1050 (snow)</u>
17. Other Maintenance	\$ <u>490 (lawn total)</u>	\$ <u>400 (100/mo lawn)</u>
18. Parking Lot/Street Maintenance	\$ _____	\$ <u>850 (lawn cleanups)</u>
19. Gas (separately metered only)	\$ <u>oil \$2419</u>	\$ <u>oil \$4578.35</u>
20. Electricity (separately metered only)	\$ _____	\$ _____
21. Water	\$ _____	\$ _____
22. Sewer	\$ _____	\$ _____
23. Amortized portion of Capital Expense (see Sections 10, 11 and 12 column (i))	\$ _____	\$ <u>11,141.18 (see attached)</u>
24. Vandalism Repairs	\$ _____	\$ _____
25. Uninsured Damages	\$ _____	\$ _____
<b>27. TOTAL OPERATING EXPENSES</b>	\$ <u>11,454</u>	\$ <u>28,064.53</u>

## Section 9. Allowances for Capital Improvements

Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit.

Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the City, as provided in Section 11, unless it is determined that an alternate period is justified based on the evidence presented at the Rent Board hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of Portland Code or state law where the original installation of the improvement was not in compliance with code requirements.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on March 1, 2023 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 years (120 months)	\$26,500.52	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

## Section 10. Amortization Period of Capital Improvements/Expenses

In amortizing capital improvements/ expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.

	Years
Appliances	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Basic Items	
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5

	Years
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
Structural Repair and Retrofitting	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
Fencing	
Chain	10
Block	10
Wood	10

	Years
Fire Systems	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10
Flooring/Floor Covering	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
Fumigation Tenting*	5
Furniture	5
Automatic Garage Door Openers*	10
Gates	
Chain Link	10
Wrought Iron	10
Wood	10

	Years
Glass	
Windows*	5
Doors*	5
Mirrors	5
Heating*	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
Landscaping	
Planting	10
Sprinklers	10
Tree Replacement	10
Lighting	

	Years
Interior*	10
Exterior*	5
Exterior	
Locks*	10
Mailboxes*	10
Meters*	10
Plumbing	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5
Painting	
Interior	5
Exterior	5
Paving	
Asphalt	10
Cement	10

	Years
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
Roofing*	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
Security*	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10

	Years
Tilework	10
Wallpaper	5
Window Coverings*	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

## Section 11. Interest Allowance on Capital Improvements

If an amount was reported as an amortized portion of expenses on Section 11, Operating Expense Worksheet, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmms/archive.html>

**Please use the Microsoft Excel version of this page (available from the Housing Safety Office) or an online amortization calculator to ensure that your numbers are correct.**

Completed Capital Improvement and Expense Worksheet (Base Year)

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
A	furnace replacements	2	\$ 17,000	8.37%	10	\$ 8140.59	\$ 25140.59	\$ 2514.06	\$ 209.5	\$ 104.75
B	SEE		\$ _____	____%	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
C	ATTACHED		\$ _____	____%	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
D	FOR		\$ _____	____%	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
E	MORE		\$ _____	____%	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
	see more attached		\$ _____	____%	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Base Year [add amounts in column (d)]: \$ 63,801.43

Annual Cost for Base Year [add amounts in column (i)]: \$ 11,141.18

Completed Capital Improvement and Expense Worksheet (Current Year)

(a) Item #	(b) Description of Expense	(c) # of Units Impacted By Expense	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period	(g) Interest Cost	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
A	furnace replacements	2	\$17,000.00	8.36%	10	\$8,140.59	\$25,140.59	\$ 2,514.06	\$ 209.50	\$ 104.75
B	front steps replaced	2	\$ 1,475.00	8.36%	10	\$ 706.32	\$ 2,181.32	\$ 218.13	\$ 18.18	\$ 9.09
C	exterior painting	2	\$ 8,285.00	8.36%	5	\$1,880.26	\$10,165.26	\$ 2,033.05	\$ 169.42	\$ 84.71
D	replace shed	2	\$ 6,297.30	8.36%	10	\$3,015.51	\$ 9,312.81	\$ 931.28	\$ 77.61	\$ 38.80
E	2 new water heaters	2	\$ 5,000.00	8.36%	5	\$1,134.74	\$ 6,134.74	\$ 1,226.95	\$ 102.25	\$ 51.12
F	cost of new counters/cabinets	2	\$11,354.00	8.36%	10	\$5,436.96	\$16,790.96	\$ 1,679.10	\$ 139.92	\$ 69.96
G	tile work for kitchen	2	\$ 1,105.00	8.36%	10	\$ 529.14	\$ 1,634.14	\$ 163.41	\$ 13.62	\$ 6.81
H	plumbing for kitchen	2	\$ 515.00	8.36%	10	\$ 246.61	\$ 761.61	\$ 76.16	\$ 6.35	\$ 3.17
I	cabinet install and removal	2	\$ 2,852.86	8.36%	10	\$1,366.12	\$ 4,218.98	\$ 421.90	\$ 35.16	\$ 17.58
J	fix rotted siding / replace	2	\$ 2,507.00	8.36%	10	\$1,200.50	\$ 3,707.50	\$ 370.75	\$ 30.90	\$ 15.45
K	installed new gutter (was ruining deck)	2	\$ 741.00	8.36%	5	\$ 168.17	\$ 909.17	\$ 181.83	\$ 15.15	\$ 7.58
L2	replace broken dishwasher	1	\$ 887.44	8.36%	5	\$ 201.40	\$ 1,088.84	\$ 217.77	\$ 18.15	\$ 18.15
L2	replace broken dishwasher	1	\$ 948.44	8.36%	5	\$ 215.25	\$ 1,163.69	\$ 232.74	\$ 19.39	\$ 19.39
N	lowes - replace broken washer	1	\$ 748.90	8.36%	5	\$ 169.96	\$ 918.86	\$ 183.77	\$ 15.31	\$ 15.31
O	home depot - replace broken dryer	1	\$ 884.49	8.36%	5	\$ 200.73	\$ 1,085.22	\$ 217.04	\$ 18.09	\$ 18.09
P	tree replacement, falling against house	2	\$ 3,200.00	8.36%	10	\$1,532.35	\$ 4,732.35	\$ 473.23	\$ 39.44	\$ 19.72
						\$ -	\$ -	\$ -	\$ -	\$ -

receipt check + estimate  
 emails + receipt  
 emails + checks shown  
 receipts shown + emails  
 receipts shown  
 receipts shown  
 receipt BOA  
 receipt and bank shown  
 envy check and invoice shown  
 receipt BOA  
 payment and receipt/quote  
 LP APPLIANCE - CC statement  
 LP APPLIANCE - CC statement  
 lowes --- ONLY TO TONYA  
 home depot - receipt showing paid. - ONLY TO TONYA  
 quote printed and receipt shown paid 3/28/22

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill

Total for Base Year: **\$63,801.43**

[add amounts in column (d)]

Annual cost for Base Year: **\$11,141.18**

\$ 11,141.18 \$ 928.43  
 (i) Annual Cos (j) Monthly Cost

Completed Capital Improvement and Expense Worksheet (Current Year)

**This list may include any capital expenses that are still being amortized in the current year.** For example, if a roof was replaced last year, the amortized portion may be counted in the current year.

(a) Item #	(b) Brief Description	(c) # of Units Impacted	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Total for Current Year [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Current Year [add amounts in column (i)]: \$ \_\_\_\_\_

## Section 12. Blank Worksheet (Optional – Available for Petitioner Use)

Please see the attached Excel file, which provides a detailed breakdown of each capital improvement expense. I have also included supporting documentation for every item, including quotes, invoices, receipts, and relevant email correspondence.

Each of these expenditures materially improved the property, enhanced the quality and experience for the tenants, and, in my view, clearly qualifies as a legitimate capital improvement.

I have intentionally limited this submission to the most significant repairs and upgrades to the property—those that were either essential to maintain the home in proper condition or that substantially increased its value and functionality. I have not included numerous smaller expenditures, such as replacement refrigerators, faucets, and other routine improvements, even though many of those items may also be eligible.

The attached materials represent only the major capital investments I have made to preserve and improve the property.

**Section 13. Owner-Performed Labor**

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

**Owner Performed Labor – Base Year**

Date (or Range)	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**Owner Performed Labor – Current Year**

Date	Hours	Hourly Rate	Units Impacted	Type of Work
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

### Section 14. Planned Capital Improvements

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

**Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
Item #	Brief Description and Expected Date of Completion	# of Units Impacted	Initial Cost	Interest Rate Allowed*	Amortization Period (years)*	Interest Amount	Total Cost [Principal + Interest]	Annual Cost	Monthly Cost	Monthly Cost Per Unit
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	\$ _____	_____ %	_____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

\*Use the amortization table in this Attachment and the information about interest rates.

Proposed Capital Expenses [add amounts in column (d)]: \$ \_\_\_\_\_

Annual Cost for Proposed Capital Expenses [add amounts in column (i)]: \$ \_\_\_\_\_

Section 15. Net Operating Income (NOI)  
 Net Operating Income = Income – Operating Expenses

-1 52,200  
 738 out Pccy  
 Brck

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ <u>42,240</u>	\$ <u>52,938</u>
2. Annual Operating Expenses	\$ <u>11,454</u>	\$ <u>28,064.53</u>
3. Net Annual Operating Income	\$ <u>30,786</u>	\$ <u>24,873.47</u>
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		<u>23.412</u> %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ <u>37,993.62</u>
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ <u>13,120.15</u>
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>3</sup>		\$ <u>546.67</u>
	Line 7 ÷ 12 ÷ # of Units	

<sup>3</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.

### Section 16. Monthly Rent Worksheet

List the monthly rent, including all fees, charged each tenant, for the twelve (12) months preceding the date of the petition. If the rent was raised during the twelve-month period preceding the petition, including the amount of any fees, list each rent charged and indicate the date each raise was implemented. Provide the year and amount of any unused (banked) Annual Increase Percentage (AIP), Tax Rate Rent Adjustment (prior to 2023), or New Tenancy, or any other rent increase authorized by the Rent Board that have been banked with proper notice to each tenant for future rent increases.

Unit #	Rent	AIP & New Tenant Increase	Date of Increase	AIP & New Tenant Taken (%)	AIP & New Tenant Deferred (%)	Other Charges (Please specify)	Comment
22	\$ 2274	\$ _____	8/1/25	_____ %	_____ %	\$ _____	_____
24	\$ 2130	\$ _____	8/1/25	_____ %	_____ %	\$ _____	has banked rent of 41.56
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____
_____	\$ _____	\$ _____	_____	_____ %	_____ %	\$ _____	_____

### Section 17. Proposed Adjustment Worksheet

Use the worksheet below to document current and proposed rents on a per-unit basis. MNOI increases should be distributed on a per capita basis or proportionally to the square footage or costs and expenses attributed to each unit.

Indicate method of allocation: \_\_\_\_\_

Unit #	Base Period Rent Year (2019)	Date Tenancy Commenced (mm/dd/yyyy)	Initial Rent of Current Tenant/s	Date of Last Rent Increase (mm/dd/yyyy)	Rent used in Current Year Income Calculation	Rent as of Date Petition Submitted	Proposed Rent
<u>22</u>	\$ <u>1760</u>	_____	\$ <u>1760</u>	<u>8/1/25</u>	\$ <u>2274</u>	\$ <u>2274</u>	\$ <u>2820.17</u>
<u>24</u>	\$ <u>1760</u>	_____	\$ <u>1760</u>	<u>8/1/25</u>	\$ <u>2130</u>	\$ <u>2130</u>	\$ <u>2676.67</u>
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	_____	\$ _____	_____	\$ _____	\$ _____	\$ _____

**Section 18. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

The ordinance dictates that the Rent Board must presume the net operating income the landlord earned from a covered unit during calendar year 2019 yielded a fair return on investment, unless the landlord proves that special or peculiar circumstances prevented the landlord from receiving a fair return on investment during that period. **Complete this Section 19 and the following Sections 20 and 21 only if you are seeking an adjustment in base rent due to special or peculiar circumstances.**

Check the factors below that are applicable to your claim.

- A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:
  - a. Extraordinary amounts were expended for necessary maintenance and repairs
  - b. Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
  - c. Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.
- B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:
  - a. The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
  - b. The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
  - c. The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- C. Other exceptional circumstances: (specify)

If the Rent Board determines that one or more of the above circumstances apply, the calculation of MNOI in Section 20 will be performed with an Adjusted Gross Income, and that will be substituted for the Section 16 calculations. This figure represents the income that would have been expected absent the exceptional circumstances. Options for determining Adjusted Gross Income include, but are not limited to:

- A. Base year rents charged for any comparable units in the same building.
- B. The FY 2019 Fair Market Rents for Portland, ME, reported by the US Department of Housing:<sup>4</sup>

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$989	\$1,071	\$1,387	\$1,829	\$2,198

<sup>4</sup> These values do not include the cost of utilities. If using these numbers, do not include the cost of utilities in the base year when completing the expense portion of the worksheet.

- C. An appraisal of comparable fair market rental values as of 2019 for units similar to the units that are the subject of this application which has been prepared by a Maine licensed appraiser and is attached to this application.

Actual Gross Income for 2019: \$ \_\_\_\_\_

Proposed Adjusted Gross Income for 2019: \$ \_\_\_\_\_

Briefly describe the method for obtaining the proposed income and attach any relevant documentation in support of the claim for an adjustment of base year rent.

Section 19. Income and Operating Expense Worksheet With Adjustment of Base Year

	Base Year (2019)	Current Year (2025)
<b>Rental Income</b>		
1. Adjusted Gross Income (with Adjusted Base Year as proposed in Section 19)	\$ _____	\$ _____
2. Portion Attributable to Vacancy	\$ _____	\$ _____
<b>Fees (indicate what fee is for):</b>		
3. Late fees	\$ _____	\$ _____
4. List fees, other than utilities, collected for services & amenities not included in rent	\$ _____	\$ _____
5. _____	\$ _____	\$ _____
6. _____	\$ _____	\$ _____
7. _____	\$ _____	\$ _____
<b>Other Income (list separately by type)<sup>5</sup>:</b>	\$ _____	\$ _____
8. _____	\$ _____	\$ _____
9. _____	\$ _____	\$ _____
10. _____	\$ _____	\$ _____
<b>Fees charged by landlord for Utilities</b>		
11. Gas	\$ _____	\$ _____
12. Electricity	\$ _____	\$ _____
13. Water	\$ _____	\$ _____
14. Sewer	\$ _____	\$ _____
15. Garbage & Recycling	\$ _____	\$ _____
<b>Other Utilities (list separately by type):</b>		
16. _____	\$ _____	\$ _____
17. _____	\$ _____	\$ _____
<b>18. TOTAL INCOME</b>	<b>\$ _____</b>	<b>\$ _____</b>

(add only lines 1 and 3-17)

<sup>5</sup> Interest earned by Landlord on Tenant security deposits, other interest or investment income.

## Section 20. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount

Complete only if seeking an adjustment of base year rent.

	Base Year (2019)	Current Year (2025)
1. Total Annual Income	\$ _____	\$ _____
2. Annual Operating Expenses	\$ _____	\$ _____
3. Net Annual Operating Income	\$ _____	\$ _____
4. CPI [Annual Average CPI]	281.082	346.889
5. Percent Annual Increase in CPI Base Year to Current Year		_____ %
	$\frac{\text{Line 4 Current Year} - \text{Line 4 Base Year}}{\text{Line 4 Base Year}} \times 100$	
6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase		\$ _____
	$\frac{\text{Line 5} + 100}{100} \times \text{Line 3 Base Year}$	
7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase		\$ _____
	Line 6 – Line 3 Current Year	
8. Allowable Rent Increase/Unit/Month <sup>6</sup>		\$ _____
	Line 7 ÷ 12 ÷ # of Units	

<sup>6</sup> If applied equally per unit. The Landlord may propose to allocate using a different rational basis. To detail a different allocation, complete Section 18 Proposed Adjustment Worksheet.

## Section 21. Other Claims

Explain any other claims in support of this application and provide/attach any evidence in support of those claims. Please use additional pages as appropriate:

My goal is simply to bring the rents for my units closer to market levels so that the property reflects its true economic value, rather than continuing to be burdened by artificially depressed rental income that significantly reduces its overall market value.

I have always taken pride in being a responsible and responsive landlord. I address maintenance issues promptly, invest in regular updates, and work hard to ensure my properties remain well maintained and do not fall into disrepair, unlike many aging units in the market.

Since purchasing the property in 2015, I intentionally kept rents below market levels out of fairness to my tenants. In one case, a tenant has remained in place for the entire time (11 years now) because I chose not to raise the rent except when a unit turned over. While this approach benefited my tenants, it placed me at a disadvantage when Portland's rent control ordinance was implemented, as my rents were already significantly below market. As a result, I have been unable to adjust rents to reflect prevailing market conditions, particularly with all the upgrades I have done.

Because the value of an income-producing property is directly tied to the rental income it generates, these disproportionately low rents have materially reduced the value of my property.

In addition, I have invested more than \$63,000 in capital improvements (on top of the original renovations in 2015 which was \$40,000+), including major systems replacements and upgrades, none of which I have fully recovered through any rent increases.

At the same time, operating expenses have increased at rates far exceeding the allowable CPI-based rent adjustments. Costs for utilities, hourly lawn care rates, and snow removal rates have risen astronomically, and property taxes have also increased substantially. Despite these rising costs, my rents are only approximately 25% higher than they were seven years ago, but the expenses are 225% of what they were in the past.

I am committed to maintaining high-quality housing for my tenants, but the current restrictions make it increasingly difficult to cover the true cost of operating and improving the property.

I am also considering selling the property in the next 10 years, but the current rental rates significantly impair my ability to realize its true market value. Because the property's value is largely based on the income it generates, rents that remain well below market substantially reduce the price a prospective buyer would be willing to pay.

For example, at today's interest rates, a buyer purchasing this property at a value of at least \$700,000 and putting 20% down (\$140,000) would still face annual mortgage payments of approximately \$42,000, before accounting for property taxes, insurance, and maintenance costs. Given the current rental income and expenses, that buyer would operate at an annual cash-flow deficit of roughly \$10,000, while also having to invest \$140,000 upfront to acquire the property. My request for increased rent would basically make this a break even investment to a buyer. By contrast, a neighboring property of substantially lower quality could command a significantly higher sale price simply because its rents are closer to market levels. This illustrates how the artificially suppressed rent on this property materially reduces its market value, despite the quality of the asset and the substantial investments that have been made in maintaining and improving it.

13.A



Kevin Salvo  
43 South Grafton St  
Portland, ME

**PROPOSAL**

Price proposed for the installation of new boiler to replace the one that is there. Scope of work as follows:

- Boiler shall be a Pure Pro Trio Max boiler
- Includes 1-1/4 steel or copper piping to existing supply and returns
- 24 gauge smoke pipe will be provided with a barometric pressure damper
- HydroLevel low water cutoff shall be provided
- Honeywell triple acting aquastat shall be provided
- Honeywell mixing valve will be provided for tankless coil
- Price includes removal and disposal of existing boiler
- Any work on oil tank is excluded

PRICE: \$9,100.00

for (1)  
(2) = 17k

Payments to be made as follows: 30% upon acceptance of contract, 30% upon rough-in, 40% upon final. Final payment net 10 days after completion

\*EXCLUSIONS: CONCRETE CUTTING, BORING, PATCHING, ROOF PENETRATIONS, LINE VOLTAGE, FIRE STOPPING AND FLASHING



# Transaction details

CHECK # 2031 ▲

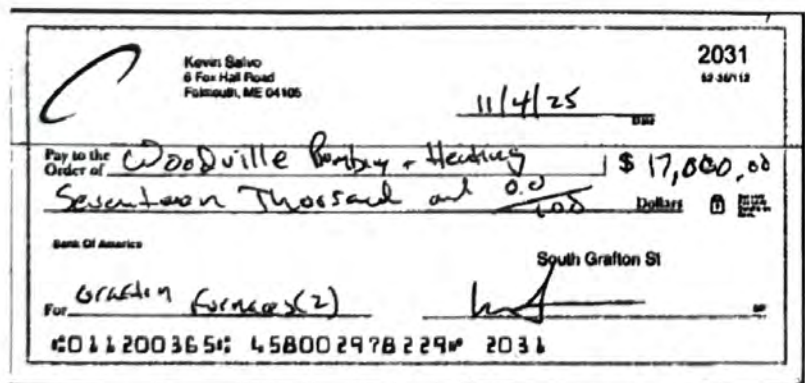
Amount -\$17,000.00

Description Check

Merchant name Check

Transaction category Cash, Checks & Misc : Checks

Front View ^





Back View v

### Check images

Account number: **4580 0297 8229**

Check number: 2031 | Amount: \$17,000.00

	Kevin Salvo 2 Fox and Pines Falmouth ME 04101	2031 11/4/25
Pay to the Order of	Woodville Property + Heating	\$ 17,000.00
	Seventeen Thousand and 00/100	00/100
Bank of America	South Grafton St	
Per	Graham Cornes (2)	
⑆001200365⑆ 458002978229⑆ 2031⑆		

12, B

K S <kevinsalvo@gmail.com>

**GEORGE R ROBERTS Transaction Receipt - Reference Number 285097094**

GEORGE R ROBERTS <notifications@paytrace.com>  
Reply-To: rcormier@georgerobertsco.com  
To: kevinsalvo@gmail.com

Thu, Sep 26, 2019 at 10:34 AM

GEORGE R ROBERTS CO &  
THE STEP GUYS  
GEORGE R ROBERTS  
192 BIDDEFORD RD  
ALFRED, ME 04002  
207-324-6571  
9/26/2019 10:33:03 AM

Reference Number: 285097094  
Total: \$960.00  
Transaction Type: Sale  
Transaction Status: Pending Settlement  
Card Type: Visa  
Card Number: xxxxxxxxxxxx2883  
Entry Method: Keyed  
Approval Code: 09086C  
Approval Message: AP  
CSC Result: Match  
Customer Name: Kevin Salvo  
Invoice: 3297

X  
\_\_\_\_\_  
Please sign here to agree to payment.



K S <kevinsalvo@gmail.com>

**GEORGE R ROBERTS Transaction Receipt - Reference Number 277387170**

**GEORGE R ROBERTS** <notifications@paytrace.com>  
Reply-To: rcornier@georgerobertsco.com  
To: kevinsalvo@gmail.com

Tue, Aug 6, 2019 at 11:24 AM

GEORGE R ROBERTS CO &  
THE STEP GUYS  
GEORGE R ROBERTS  
192 BIDDEFORD RD  
ALFRED, ME 04002  
207-324-6571

8/6/2019 11:23:00 AM

Reference Number: 277387170  
Total: \$515.00  
Transaction Type: Sale  
Transaction Status: Pending Settlement  
Card Type: Visa  
Card Number: xxxxxxxxxxxx2883  
Entry Method: Keyed  
Approval Code: 09022C  
Approval Message: AP  
CSC Result: Match  
Customer Name: Kevin Salvo  
Invoice: 3202

X

\_\_\_\_\_  
Please sign here to agree to payment.



K S &lt;kevinsalvo@gmail.com&gt;

---

**RE: step replacement**


---

**Adam Lewis** <alewis@stepguys.com>  
 To: K Salvo <kevinsalvo@gmail.com>

Mon, May 6, 2019 at 1:19 PM

Hi Kevin,

Couple options..

Quote..

Delivered/Installed

Edwina(plain gray)

5' 3R 42"	\$995
-----------	-------

Rockafella (faux granite)

5' 3R 42"	\$1321
-----------	--------

Zeb (real fieldstone)

5' 3R 42"	\$1714
-----------	--------

Rails..full set, both sides

3 options	\$600-1000
-----------	------------

Removal of existing step	\$200
--------------------------	-------

Please feel free to get back to me any time

Best,

Adam

207 604 6672

**From:** K Salvo [mailto:kevinsalvo@gmail.com]  
**Sent:** Monday, May 6, 2019 1:04 PM  
**To:** Stepguys Info <info@stepguys.com>  
**Cc:** Stacy Salvo <stacysalvo@gmail.com>  
**Subject:** step replacement

Hi,

I attached a pic below - this is of my property in portland, ME. Do you guys offer services in this area?

Can you please supply me with some quotes on what it would cost to remove my old steps, and re-install new ones ... I noticed you offer plenty of options

Please get back to me

Thanks

- Kevin

Sent from my iPhone

13.C

April 25, 2020

Kevin & Stacy Salvo  
24 South Grafton  
Portland, ME 04105

Kevin & Stacy,

Here is the estimate for painting the exterior of your building located at 24 South Grafton, Portland.

Scope of work to be completed.

- Clean all areas to remove mildew, dirt and lose paint. This is usually done 3-4 days before we start painting. We use only water to clean your house. If there is mildew present we will apply a mild bleach and water solution to the mildewed areas, then rinse.
- Remove shutters, prime, paint and rehang when completed.
- Scrape all loose and peeling paint from all surfaces.
- Prime any bare or stained wood with proper primer.
- Caulk all cracks and holes with 55-year latex caulking.
- Renail any loose clapboards or trim with galvanized nails.
- If we find any damaged or rotting wood we can replace it at your request. I will show you the problem area and we will both decide what steps should be taken to fix the problem. All repairs are at a rate of \$55 per hour plus materials.
- Apply two coats premium latex solid stain/paint to all clapboards. Solid Stain/ paint will be applied by brush or low-pressure spray and brush application. We spray the paint under low pressure to the clapboards then we immediately use a brush to work the paint into the wood. This allows for a uniform coating and finish. We can put it on a little thicker so it will last longer.
- Apply one coat premium latex semi-gloss or satin to all trim including doors.
- All decks and stairs will be painted or coated in a clear finish.
- Bulkhead will be scraped, primed and painted.

- Any exposed windows will be repainted. Any windows under storm windows will not be painted.
- Any wood windows under screens will be repainted.
- Remove storm windows, remove loose glazing, prime bare areas, reglaze, and apply one coat semi-gloss to whole window.
- All work is to be completed to PDCA (Painters Decorators Contractors of America) standards
- All extra work is at a rate of \$50.00 per hour plus materials.
- Owner's choice of colors and brand of paint.

Total cost of labor and materials to complete above. \$8,650.00

Family & friends discount total cost of labor and materials \$7,880.00

No money is due until the job is completed and you are satisfied.

Work can be completed this summer.

Work will take 4-5 working days to complete.

Please call me if you have any questions 282-9093.

Thank you,

Kim Cochrane  
 Biddeford Painting  
 48 Elm Street  
 Biddeford, ME 04005

Payment due on completion of job. Any amounts not paid when due shall bear interest at the rate of 1.5% per month and customer shall be liable for all costs of collection, including attorney's fees.

Certificates of Workers Compensation, General Liability Insurance & References available upon request.

*Extra Docs*

**Deposits and other additions**

Date	Description	Amount
08/31/20	Online Banking transfer from CHK 5491 Confirmation# 7188077561	1,400.00
09/02/20	VENMO DES:CASHOUT ID:4368628568 INDN:KEVIN SALVO CO ID:5264681992 PPD	925.00
09/04/20	BKOFAMERICA MOBILE 09/04 3788218247 DEPOSIT *MOBILE ME	1,600.00
09/08/20	VENMO DES:CASHOUT ID:4387401001 INDN:KEVIN SALVO CO ID:5264681992 PPD	244.53

**Total deposits and other additions** \$4,169.53

**Withdrawals and other subtractions**

Date	Description	Amount
08/11/20	Nicolas Warchol Bill Payment	-160.00
08/17/20	Biddeford Painting Bill Payment	-8,285.00
08/21/20	City of Portland DES:CITY OF PO ID:711660 INDN:Stacy Salvo CO ID:2331872850 WEB	-37.89
08/28/20	RF Tile, Inc Bill Payment	-1,105.00
08/28/20	Woodville Plumbing Bill Payment	-515.00
09/08/20	CHASE CREDIT CRD DES:AUTOPAY ID:000000000549138 INDN:SALVO KEVIN CO ID:4760039224 PPD	-49.99
09/09/20	Online Banking transfer to CHK 5491 Confirmation# 1465832319	-244.53

**Total withdrawals and other subtractions** -\$10,397.32

- PAINT
- TILE
- Plumber

**What's on your mind?**

When you join the Bank of America® Advisory Panel, you can help us understand what you like and don't like.  
 Enter code **CADD** at [bankofamerica.com/AdvisoryPanel](https://bankofamerica.com/AdvisoryPanel) to learn more and join.

Inclusion on the Advisory Panel subject to qualifications. SSM-06-20-0180A2 | 3104242

September 2020						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

New Balance  
**\$7,450.17**  
Minimum Payment Due  
**\$74.00**  
Payment Due Date  
**09/10/20**

**ULTIMATE REWARDS®  
SUMMARY**

Previous points balance	20,597
+ 1 Point per \$1 earned on all purchases	7,451
+ 1 Point per \$1 earned on dining	0
+ 1 Point per \$1 earned on travel	0

**Total points available for redemption 28,048**

Start redeeming today. Visit Ultimate Rewards® at  
www.ultimaterewards.com

As a Chase Sapphire Preferred customer you earn 1 point per dollar on all purchases, and an additional point for each dollar you spend on travel and when dining at restaurants. Learn more about your card benefits at www.chase.com/ultimaterewards

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a late fee of up to \$37.00.

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And you will end up paying an estimated total of...
Only the minimum payment	19 years	\$15,850
\$259	3 years	\$9,342 (Savings=\$6,508)

If you would like information about credit counseling services, call 1-866-797-2885.

**ACCOUNT SUMMARY**

Account Number: 4147 2021 2871 6246

Previous Balance	\$7,388.32
Payment, Credits	-\$7,388.32
Purchases	+\$7,450.17
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
<b>New Balance</b>	<b>\$7,450.17</b>
Opening/Closing Date	07/14/20 - 08/13/20
Credit Access Line	\$19,000
Available Credit	\$11,549
Cash Access Line	\$3,800
Available for Cash	\$3,800
<b>Past Due Amount</b>	<b>\$0.00</b>
<b>Balance over the Credit Access Line</b>	<b>\$0.00</b>

**YOUR ACCOUNT MESSAGES**

Your next AutoPay payment for \$7,450.17 will be deducted from your Pay From account and credited on your due date. If your due date falls on a Saturday, we'll credit your payment the Friday before.

0000001 FIS33339 D 9  
0444

Y 9 13 20/08/13

Page 1 of 2

06530 MA MA 03728 22610000090000372601



P.O. BOX 15123  
WILMINGTON, DE 19850-5123  
For Undeliverable Mail Only

AUTOPAY IS ON  
See Your Account  
Messages for details.

**Payment Due Date:**  
**New Balance:**  
**Minimum Payment:**

**09/10/20**  
**\$7,450.17**  
**\$74.00**

Account number: 4147 2021 2871 6246

\$ \_\_\_\_\_ Amount Enclosed

AUTOPAY IS ON

03726 BEX 9 22620 D  
KEVIN SALVO  
6 FOX HALL RD  
FALMOUTH ME 04105-2044

CARDMEMBER SERVICE  
PO BOX 1423  
CHARLOTTE NC 28201-1423

**YOUR ACCOUNT MESSAGES (CONTINUED)**

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

**ACCOUNT ACTIVITY**

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
<b>PAYMENTS AND OTHER CREDITS</b>		
08/10	AUTOMATIC PAYMENT - THANK YOU	-7,388.32
<b>PURCHASE</b>		
07/16	RGP*The Turf Doctor LLC 207-6226600 ME	90.20
07/17	HOMEDEPOT.COM 800-430-3376 GA	439.94
07/29	SHED HAPPENS 207-4947546 ME	5,297.30
08/04	SPECTRUM 855-707-7328 NC	69.99
08/04	LOWES #01946* PORTLAND ME	464.52
08/04	LOWES #01946* PORTLAND ME	231.05
08/04	THE HOME DEPOT #2412 WINDHAM ME	786.97
08/10	RGP*The Turf Doctor LLC 207-6226600 ME	90.20

2020 Totals Year-to-Date	
Total fees charged in 2020	\$95.00
Total interest charged in 2020	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

**INTEREST CHARGES**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
<b>PURCHASES</b>			
Purchases	15.24%(v)(d)	- 0 -	- 0 -
<b>CASH ADVANCES</b>			
Cash Advances	24.74%(v)(d)	- 0 -	- 0 -
<b>BALANCE TRANSFERS</b>			
Balance Transfer	15.24%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

- (v) = Variable Rate
- (d) = Daily Balance Method (including new transactions)
- (a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

August 2020						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

New Balance  
**\$7,388.32**  
Minimum Payment Due  
**\$73.00**  
Payment Due Date  
**08/10/20**

**ULTIMATE REWARDS®  
SUMMARY**

Previous points balance	13,315
+ 1 Point per \$1 earned on all purchases	7,282
+ 1 Point per \$1 earned on dining	0
+ 1 Point per \$1 earned on travel	0

**Total points available for redemption 20,597**

Start redeeming today. Visit Ultimate Rewards® at  
www.ultimaterewards.com

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a late fee of up to \$37.00.

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example

If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And you will end up paying an estimated total of...
Only the minimum payment	19 years	\$15,724
\$257	3 years	\$9,264 (Savings=\$6,460)

If you would like information about credit counseling services, call 1-866-797-2885.

**ACCOUNT SUMMARY**

Account Number: 4147 2021 2871 6246

Previous Balance	\$646.48
Payment, Credits	-\$646.48
Purchases	+\$7,293.32
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	+\$95.00
Interest Charged	\$0.00
<b>New Balance</b>	<b>\$7,388.32</b>
Opening/Closing Date	06/14/20 - 07/13/20
Credit Access Line	\$19,000
Available Credit	\$11,611
Cash Access Line	\$3,800
Available for Cash	\$3,800
<b>Past Due Amount</b>	<b>\$0.00</b>
<b>Balance over the Credit Access Line</b>	<b>\$0.00</b>

1) she'd deposit  
2) slow 5%

**YOUR ACCOUNT MESSAGES**

Your next AutoPay payment for \$7,388.32 will be deducted from your Pay From account and credited on your due date. If your due date falls on a Saturday, we'll credit your payment the Friday before.

0000001 FIS33339 D 6  
0444

Y 9 13 20/07/13

Page 1 of 2

06530 MA MA 03777

19510000080000377701



P.O. BOX 15123  
WILMINGTON, DE 19850-5123  
For Undeliverable Mail Only

AUTOPAY IS ON  
See Your Account  
Messages for details.

**Payment Due Date:**  
**New Balance:**  
**Minimum Payment:**

**08/10/20**  
**\$7,388.32**  
**\$73.00**

Account number: 4147 2021 2871 6246

\$ \_\_\_\_\_ Amount Enclosed  
AUTOPAY IS ON

03777 BEX 9 19520 D  
KEVIN SALVO  
6 FOX HALL RD  
FALMOUTH ME 04105-2044

CARDMEMBER SERVICE  
PO BOX 1423  
CHARLOTTE NC 28201-1423

**YOUR ACCOUNT MESSAGES (CONTINUED)**

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

**ACCOUNT ACTIVITY**

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
<b>PAYMENTS AND OTHER CREDITS</b>		
06/30	LOWES #01946* PORTLAND ME	-7.38
06/30	THE HOME DEPOT 2401 PORTLAND ME	-4.09
07/10	AUTOMATIC PAYMENT - THANK YOU	-635.01
<b>PURCHASE</b>		
06/19	SHED HAPPENS SACO ME	1,000.00
06/19	ENCORE LIVE PRESENT... WWW.ENCORELIV.TX	200.00
06/21	LOWES #01946* PORTLAND ME	5.25
06/22	STONE SURFACE 2076473611 ME	5,114.75
06/22	GAGNE AND SON WESTBROOK ME	36.86
06/22	RGP*The Turf Doctor LLC 207-6226600 ME	373.35
06/23	GAGNE AND SON WESTBROOK ME	73.72
06/23	LOWES #01946* PORTLAND ME	23.17
06/23	THE HOME DEPOT 2401 PORTLAND ME	4.09
06/30	THE HOME DEPOT 2401 PORTLAND ME	392.14
07/05	SPECTRUM 855-707-7328 NC	69.99
<b>FEES CHARGED</b>		
07/01	ANNUAL MEMBERSHIP FEE	95.00
	TOTAL FEES FOR THIS PERIOD	\$95.00

2020 Totals Year-to-Date	
Total fees charged in 2020	\$95.00
Total interest charged in 2020	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

**INTEREST CHARGES**

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
<b>PURCHASES</b>			
Purchases	15.24%(v)(d)	- 0 -	- 0 -
<b>CASH ADVANCES</b>			
Cash Advances	24.74%(v)(d)	- 0 -	- 0 -
<b>BALANCE TRANSFERS</b>			
Balance Transfer	15.24%(v)(d)	- 0 -	- 0 -

30 Days in Billing Period

(v) = Variable Rate  
(d) = Daily Balance Method (including new transactions)  
(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.



K S &lt;kevinsalvo@gmail.com&gt;

**Re: 10x16 shed - looking to finalize**

K S &lt;kevinsalvo@gmail.com&gt;

Wed, Jun 17, 2020 at 5:08 PM

To: Heather Doherty &lt;heather@shedhappens.com&gt;

I'll call you Tommorrow to do it. Just have to decide which one. Thanks. This is a 4week lead right?

On Wed, Jun 17, 2020 at 5:06 PM Heather Doherty <heather@shedhappens.com> wrote:

Hi Kevin,

I'm getting ready to leave for the day. Just wanted to follow up with you before I left.

Is this something you wanted to put a deposit down on today ?

Heather

Shed Happens, Inc.

On 6/17/2020 4:16 PM, K S wrote:

How wide are the lofts? 3 feet? I just measured my current and it's 3. Just confirming?

On Wed, Jun 17, 2020 at 3:27 PM Heather Doherty <heather@shedhappens.com> wrote:

1. It would look more like the one on the red building.
2. The Trim is a light brown- Its primed and ready to be painted.
3. You could call with deposit. that would be fine!

Heather

Shed Happens, Inc.

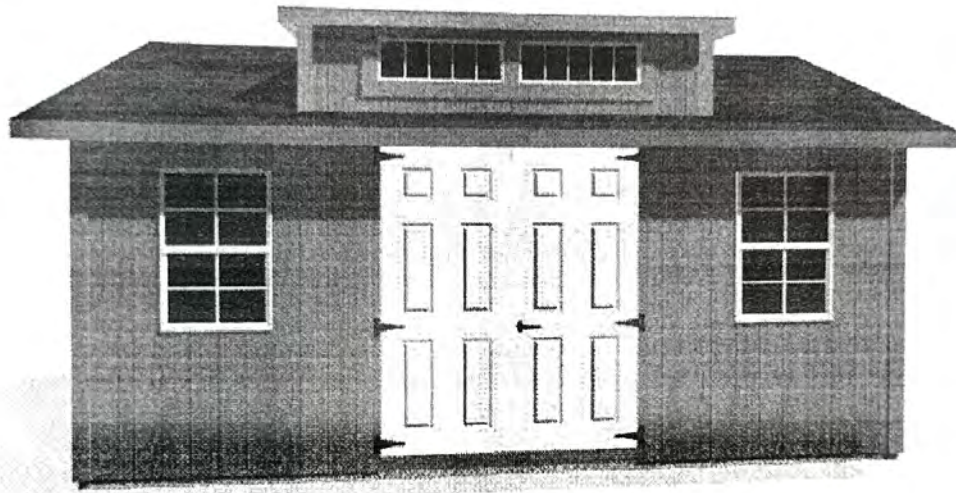
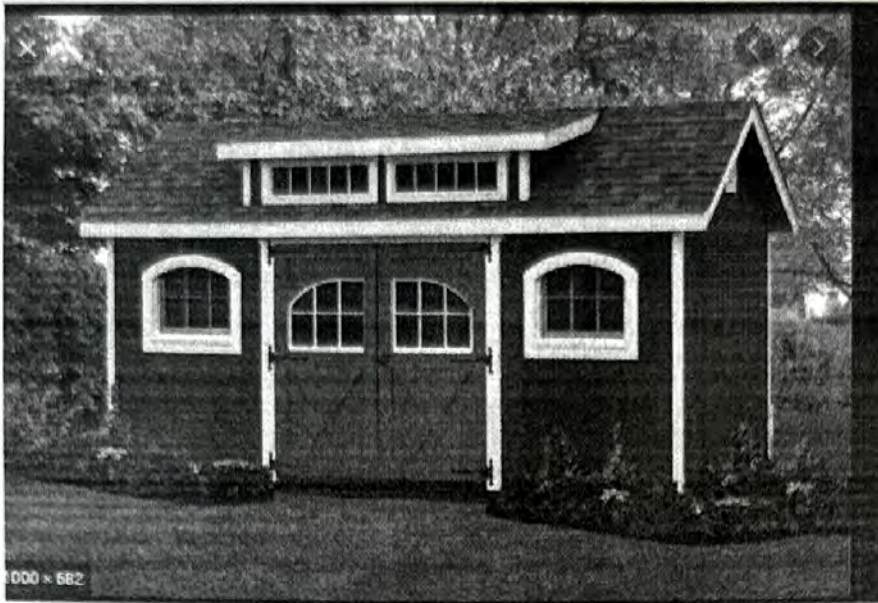
On 6/17/2020 3:07 PM, K S wrote:

ok ... last 3 questions ..

1) if I went the dormer route ... would it look more like this red one than grey one? Trying to get a feet of what a 5 foot dormer would look like ..... do you think this would allow similar light without having a potentially blocked transom window over a loft?

2) The trim lines on the shed. My actual shed (at my primary house that you guys did) has white trim all around ... will this be the same? When I use your 3D shed thing it shows the trim as the same color as the siding

3) if I chose one of these, can I just call for the deposit or do I have to come down to sign today?



On Wed, Jun 17, 2020 at 2:54 PM Heather Doherty <heather@shedhappens.com> wrote:

Hi Kevin- Yes! My husband removed your shed yesterday and said it wouldn't require sitework but if you wanted to have a crushed stone pad under it we can totally do that. He gave me a price of \$985 again... not needed but we are able to if you would like us to.

Please see below:

10 x 16 Extended Gable: \$4,319.00

Upgraded Vinyl Doors: \$210.00

Window Trim (2 windows) : \$70.00

Loft: \$65.00

(2) 5' Transoms on Gable Ends: \$400.00

Transom windows in doors: \$200.00

Subtotal: \$5,264.00

Tax: \$289.52

Total: \$5,553.52

or

10 x 16 Extended Gable Smartside: \$4,319.00

Upgraded Vinyl doors: \$210.00

Window Trim (2 windows): \$70.00

Loft: \$65.00

Transoms in doors: \$200.00

5' Shed dormer w/ transoms: \$650.00

Subtotal: \$5,514.00

Tax: \$303.27

Total: \$5,817.27

Heather

Shed Happens, Inc.

On 6/17/2020 2:39 PM, K S wrote:

Heather,

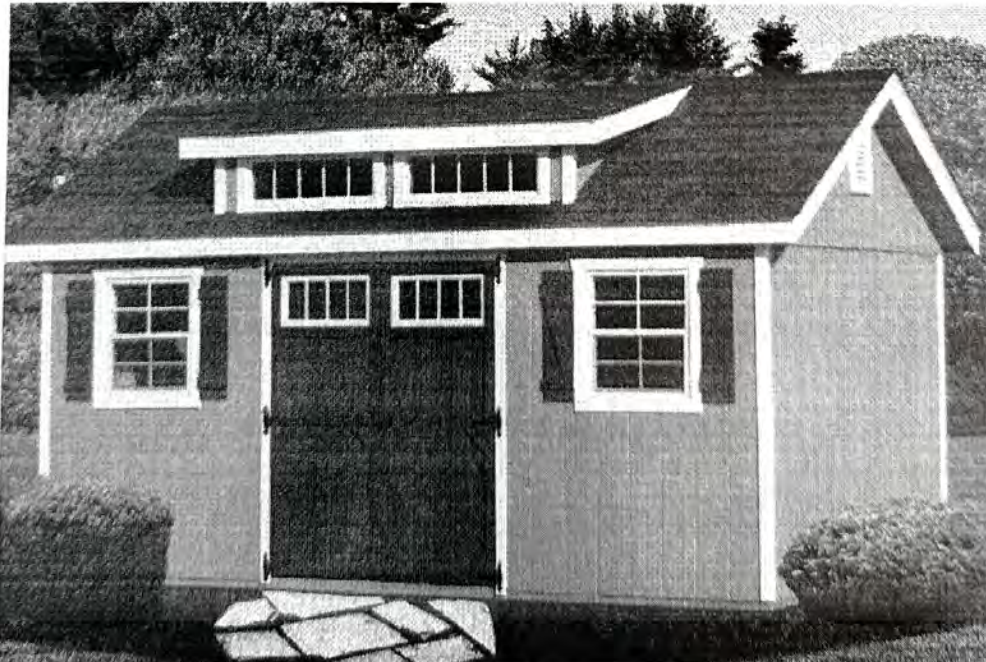
I'd like to finalize something today ...

So basically my original work order (attached) with the extended gable, with 5' vinyl door + 2 window trims came out to 4599 + tax .... additional add ons I think were 2 transoms (\$200 each) and a loft on one side (\$65) - i thought we talked about having those on there but I don't see it on the work order so little confused there ... that would put me at like \$465 on top of 4599? Is that correct? And if I wanted the transoms IN the doors, thats \$200 more .. so 665+4599 = 5264 + tax ... confirm?

Alternatively - how much would it be to do the same things - except have this dormer with transoms (see photo) instead of having the two transom windows on the ends - having everything else the same (loft/windows etc)

Please get back to me or give me a call 508-423-9677

Also - one of your guys took my old shed yesterday, so you have a pretty good idea of the site ... how much site work needs to be done for this ?



shed

On Mon, Jun 15, 2020 at 3:40 PM Heather Doherty <heather@shedhappens.com> wrote:

Hi Kevin,

So sorry the phones have been off the hook today!

The transoms in the doors are an additional \$200.00

Heather

Shed Happens, Inc.

On 6/15/2020 12:40 PM, K S wrote:

Heather ,

Just tried to call you. Had a couple questions -- such as the cost of upgrades for the door with the transom in it (i have that on my current shed at my primary home). I'd like to get this finalized today.

Thanks

- Kevin

On Fri, Jun 12, 2020 at 7:09 PM Heather Mcleese <heather@shedhappens.com> wrote:  
Yes exactly: and I don't have any interior photos!

Sent from my iPhone

On Jun 12, 2020, at 2:36 PM, K S <kevinsalvo@gmail.com> wrote:

Ok hmm.

Would the loft on one side go under the transom window? So the window would be above the loft?

Do you have any photos of ones like this? Interior wise?

On Fri, Jun 12, 2020 at 1:59 PM Heather Doherty <heather@shedhappens.com> wrote:

Hi Kevin!

Mike said " we got one in before, we'll get it in again" haha no need for a site review.

we can add a loft for sure. it would be an additional \$65 and would not affect the transom but if things are stored up there it may block out some light. Alot of people do get a loft!

see photo below of what I was talking about in regards to locking.

<inkgbplpnechdheo.png>

Heather

Shed Happens, Inc.

On 6/12/2020 12:30 PM, K S wrote:

Additional questions:

1) is there any reason for someone to come check out where it would be going (to ensure you can get it there) ... its up a driveway which is 2-6 feet wider than the shed, but its against a chain link fence and on a dead end so its a little tricky. I saw how you delivered my previous shed so you definitely had alot of tricks , just wanted to be 100% sure I could GET the shed there before I paid to build it

2) My other shed (extended gable) from you has a small "loft" area so I can store things on one side. Is this something you would recommend typically for extended gable, if so how much extra is that? And how would that affect the transom window situation

3) revising my door lock question from before. Is there a combo lock option sold anywhere? Me putting a lock around door handle wont solve anything because it doesnt actually keep you from opening the door if its unlocked.

Please get back to me today so I can place order etc.

- Kevin

On Thu, Jun 11, 2020 at 4:16 PM K S

<kevinsalvo@gmail.com> wrote:

How do you add a deadbolt combo to one of those? I'm looking at mine now and I don't even see how I could lock this

On Thu, Jun 11, 2020 at 3:20 PM Heather Doherty

<heather@shedhappens.com> wrote:

Hi Kevin,

My assumption is that you went into the sheds on our lot that are from PA. (Homestead structures not shed happens built)

The smart side price comes primed and ready to paint, however we don't paint them. That is left up to the customer.

These do have key locks but if you left it unlocked and just added the deadbolt combo lock that would work!

Heather

Shed Happens, Inc.

On 6/11/2020 2:49 PM, K S wrote:

Heather. I was in there earlier today about the shed. Few more questions.

1) I walked in a couple on the way out. Both did not have that orange flooring or the silver insulation lining? Why is that?

2) so with a smart side (or pine) is paint color included or is that additional? Is my quote for no color to be painted?

3) door handles. Current my old shed has one of those old clasps that I can put a combo lock on. These have keys correct? Do they sell anything so I could put a combo lock on it instead of having keys? Or is there another solution I'm not thing of?

Thanks for your help

Kevin

**Heather Doherty**

Sales & Marketing Director  
730 Portland Road • Saco, Maine 04072  
Shed Happens, Inc.

-  207.415.8677
-  207.494.7546
-  Heather@shedhappens.com
-  www.shedhappens.com
-  

**Heather Doherty**

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Sales & Marketing Director

730 Portland Road • Saco, Maine 04072

Shed Happens, Inc.

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 207.415.8677

 207.494.7546

 Heather@shedhappens.com

 www.shedhappens.com

13. €

Riser Home Solutions  
152 Portland Rd  
Gray, ME 04039-9503  
+12075170988  
sales@riserhomesolutions.com  
www.RiserHeatPumps.com

# Invoice 2087



**BILL TO**  
Kevin Salvo  
24 South Grafton St  
Portland, Maine

<b>DATE</b> 05/12/2023	<b>PLEASE PAY</b> <b>\$0.00</b>	<b>DUE DATE</b> 05/12/2023
---------------------------	------------------------------------	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Bradford White Water Heater</b>	Heat Pump Hybrid Water Heater Bradford White 50 Gal water heater Condensate drain will be drilled through slab to drain into the ground, we can add a condensate pump for \$850 (there is an \$850 from Efficiency Maine that is factored into this price)	1	2,000.00	2,000.00
	<b>Electrical</b>	Electrical Disconnect Materials & Labor	1	500.00	500.00

PAID

## Ways to pay


BANK

PAYMENT	2,500.00
<b>TOTAL DUE</b>	<b>\$0.00</b>

[View and pay](#)

THANK YOU.



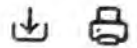
Sign in 



### Riser Home Solutions

Invoice	2087
Due date	May 12, 2023
Invoice amount	\$2,500.00


[View invoice](#)



BALANCE DUE  
**\$0.00**

We sent you and the business a confirmation email




 Information is protected and kept confidential

© 2026 Intuit Inc. All rights reserved. [Privacy](#) | [Terms of service](#)

### Business details

Email: [sales@riserhomesolutions.com](mailto:sales@riserhomesolutions.com)



 Information is protected and kept confidential

Feedback

**Riser Home Solutions**  
 152 Portland Rd  
 Gray, ME 04039-9503  
 +12075170988  
 sales@riserhomesolutions.com  
 www.RiserHeatPumps.com

**Invoice 2086**



**BILL TO**  
 Kevin Salvo  
 22 South Grafton St  
 Portland, Maine

<b>DATE</b> 05/12/2023	<b>PLEASE PAY</b> <b>\$0.00</b>	<b>DUE DATE</b> 05/12/2023
---------------------------	------------------------------------	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Bradford White Water Heater</b>	Heat Pump Hybrid Water Heater Bradford White 50 Gal water heater Condensate drain will be drilled through slab to drain into the ground, we can add a condensate pump for \$850 (there is an \$850 from Efficiency Maine that is factored into this price)	1	2,000.00	2,000.00
	<b>Electrical</b>	Electrical Disconnect Materials & Labor	1	500.00	500.00

**PAID**

**Ways to pay**

BANK

PAYMENT	2,500.00
<b>TOTAL DUE</b>	<b>\$0.00</b>

**View and pay**

THANK YOU.



Sign in



**Riser Home Solutions**

BALANCE DUE

**\$0.00**

We sent you and the business a confirmation email



Information is protected and kept confidential

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Invoice	2086
Due date	May 12, 2023
Invoice amount	\$2,500.00

[View invoice](#)



**Business details**

Email: [sales@riserhomesolutions.com](mailto:sales@riserhomesolutions.com)



Information is protected and kept confidential

Feedback

Stone Surface  
 9 Lakes Plaza Dr  
 Naples, ME 04055  
 207-647-3611

13.F



Stone Surface  
 Creative Kitchen & Bath  
 (207) 647-3611  
 www.stonesurface.net

# INVOICE

**BILL TO**  
 Kevin Salvo  
 Portland, ME

**INVOICE #** 2020INV-5044  
**DATE** 06/22/2020  
**DUE DATE** 08/14/2020  
**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
Supply and deliver Koch cabinets: Savannah shaker full overlay door style with white paint on maple Cabinetry includes the following- - Plywood box construction - Dovetailed drawer boxes - Soft/self close hinges and drawer glides - (2) Standard 30" tall wall cabinets - Range and refrigerator bridge cabinets - Blind corner wall cabinet - Wall end panel with attached deco end - Asymmetrical corner base with full depth fixed shelf and piano hinged door - 12" Standard base - 24" Standard sink base - (2) End panels - 1w/attached deco panel - Fillers, toe kick, crown molding, and touch-up kit	2	3,450.00	6,900.00T
Template, Fabricate and Install IQ: Cararra Balagna quartz counter tops including optional 4" back splash, sink prep, eased edge and 15 year sealer.	2	1,275.00	2,550.00
Supply and Mount 18 gauge small professional style single bowl stainless steel sink	2	200.00	400.00

Thank you for choosing Stone Surface! We appreciate your business!

SUBTOTAL	9,850.00
TAX (5.5%)	379.50
TOTAL	10,229.50
DEPOSIT	5,114.75
<b>BALANCE DUE</b>	<b>\$5,114.75</b>



K S <kevinsalvo@gmail.com>

---

## Your Single Transaction Alert from Chase

---

**Chase** <no.reply.alerts@chase.com>  
To: kevinsalvo@gmail.com

Fri, Nov 6, 2020 at 3:25 PM

This is an Alert to help you manage your credit card account ending in 6246.

As you requested, we are notifying you of any charges over the amount of (\$USD) 1.00, as specified in your Alert settings. A charge of (\$USD) 5,114.75 at STONE SURFACE has been authorized on Nov 6, 2020 at 3:25 PM ET.

Do not reply to this Alert.

If you have questions, please call the number on the back of your credit card, or send a secure message from your Inbox on [www.chase.com](http://www.chase.com).

To see all of the Alerts available to you, or to manage your Alert settings, please log on to [www.chase.com](http://www.chase.com).



K S <kevinsalvo@gmail.com>

---

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To see all of the Alerts available to you, or to manage your Alert settings, please log on to [www.chase.com](http://www.chase.com).

RF Tile, Inc.

9 Sokokis Circle

Topsham, ME 04086

# Invoice

13.6

**BILL TO**  
 28 Roger's Trail  
 Falmouth, ME 04105

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1524	08/20/2020	\$0.00	09/04/2020	Net 15	

DESCRIPTION	QTY	RATE	AMOUNT
mapei ultralite mortar 25lb	1	45.00	45.00
mapei ultracolor fa 25lb color: white	1	40.00	40.00
mapei acrylic caulk 10oz color: white	1	20.00	20.00
kitchen splashes		1,000.00	1,000.00

PAID

\*\*\*22 South Grafton St. Duplex

PAYMENT 1,105.00  
 BALANCE DUE **\$0.00**

✓ Payments Submitted



**RF Tile, Inc**  
RF Tile, Inc.  
\*Envy



Your \$1,105.00 payment from BB South Grafton 8229 \*8229 has been submitted.

[View Details](#)

**Memo** Salvo - Envy - South Grafton St

**Confirmation** QNCKG-31F72

Your check may be cashed, and the money withdrawn, before, on, or after August 28, 2020.

PAPER CHECK

**DELIVER BY**

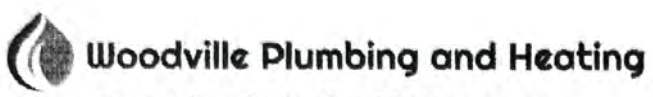
**August  
28**

(Estimated)

13.4

# Invoice

August 23, 2020



7 woodmere Road, Portland Maine 04103  
207-756-9725  
Robjimino@yahoo.com

**Envy Construction**  
22/24 Grafton St  
Portland, ME

**Work Completed: Install 2 new kitchen faucets - New pvc drainage for 2 kitchen sinks as well as 2 dishwashers**

DESCRIPTION	AMOUNT
Trip charge	\$ 35.00
Material	\$ 225.00
Labor (3 @ \$95)	\$ 255.00
Total	\$ 515.00

Please make checks payable to Woodville Plumbing

**THANK YOU FOR YOUR BUSINESS!**

13. I

**Envy Construction**  
46 Gray Rd  
Falmouth, ME 04105-2020  
+12072320351  
Nick@Envyconstruction.com  
Envyconstruction.com



# INVOICE

## BILL TO

Kevin & Stacy Salvo  
6 Fox Hall Rd  
Falmouth, Maine 04105

**INVOICE # 1144**

**DATE 08/05/2020**

**DUE DATE 09/04/2020**

DESCRIPTION	QTY	RATE	AMOUNT
<b>Hours</b> Mikey: 8/4	8	65.00	520.00
<b>Hours</b> Mikey: 8/5	8	65.00	520.00
<b>Hours</b> Steve: 8/5	8	65.00	520.00
<del>Expense: Disposal</del> Disposal	1	0.00	0.00
<del>Material: Material</del> Tile	1	252.86	252.86
<b>Hours</b> Mikey: 8/14	8	65.00	520.00
<b>Hours</b> Andrew: 8/14	8	65.00	520.00

PAID

PAYMENT	2,852.86
BALANCE DUE	<b>\$0.00</b>

Grattan  
Kitchen Reno's



Sign in 



### Envy Construction

Invoice	1144
Due date	September 4, 2020
Invoice amount	\$2,852.86

[View invoice](#)




BALANCE DUE

# \$0.00

We sent you and the business a confirmation email



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### Business details

Email: [Nick@Envyconstruction.com](mailto:Nick@Envyconstruction.com)



 Information is protected and kept confidential

Feedback

13.5

**That Guy 207**

Windham, ME, UNITED STATES

That\_Guy207@yahoo.com

**Payment activity**

Date 5/31/19 Total \$2,105.00  
paid

402

2507

Download invoice

Invoice #0080



**\$0.00**

Issued: May 23, 2019

**That Guy 207**

Paid

That\_Guy207@yahoo.com

159 Albion, Windham, ME 04062,  
UNITED STATES

**Bill to**

ke\*\*\*\*\*@gmail.com

**Note from seller**

Thank you for your business

**Items**

**Siding \$502.00**

1 x \$502.00

Siding on back left beneath porch + sheathing replacement

**Trim \$775.00**

1 x \$775.00

Rotted fascia and soffit replacement

<b>Front Siding</b>	<b>\$500.00</b>
1 x \$500.00	
Right side above entrance	

<b>Disposal</b>	<b>\$80.00</b>
1 x \$80.00	
Disposal Fees	

<b>Painting</b>	<b>\$248.00</b>
1 x \$248.00	
Paint and prime of all replaced boards	

<b>Subtotal</b>	<b>\$2,105.00</b>
<b>Total</b>	<b>\$2,105.00</b>


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### That Guy 207

 Windham, ME, UNITED STATES

 [That\\_Guy207@yahoo.com](mailto:That_Guy207@yahoo.com)

### Payment activity

Date **10/14/19** Total **\$402.00**  
paid

 **Download invoice**

Invoice #0086



# \$0.00

Issued: Oct 14, 2019

### That Guy 207

Paid

[That\\_Guy207@yahoo.com](mailto:That_Guy207@yahoo.com)

159 Albion, Windham, ME 04062,  
UNITED STATES

### Bill to

ke\*\*\*\*\*@gmail.com

### Note from seller

Thank You for you continued business! Please keep That Guy 207 in mind for plowing services this winter.

### Items

Oct 14, 2019

**Siding** **\$260.00**

4 x \$65.00

Replaced siding at owners request, includes paint/stain



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Yes, I accept

No, I decline

<b>Subtotal</b>	<b>\$402.00</b>
<b>Total</b>	<b>\$402.00</b>

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Contract Date 5 / 18 / 20  
Estimator David Vincent

# Contract

12.K

# GutterPro

1199 Broadway, South Portland Maine 04106

Office: (207) 899-2561

Email: info@gutterpro.com

Customer Stacy Selvo  
Job Address 22 South Grafton St, Portland  
Phone # 650-4305  
Email \_\_\_\_\_

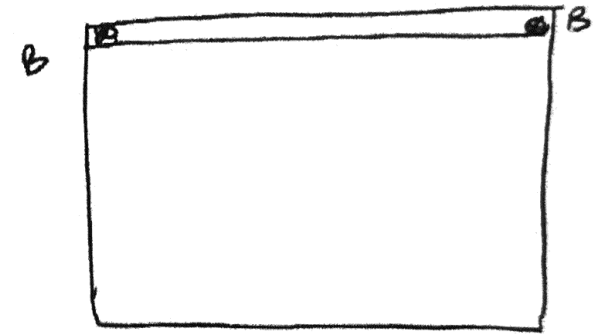
**5 Year Workmanship Warranty** - Warranty covers leaks from joints and from backside of gutter where it meets trim board. Does not cover from ice freezing in gutter or ice dams. Home owner is responsible for keeping gutter system clean of debris. Any cleaning of gutters is an extra charge of \$164.00 minimum. Warranty does not cover any acts of God.

**K-Style Gutter Size:** 5"  6"  **RainMaxx:**   
**Color:** White **42** FT  
**Material:** Aluminum  Copper  Steel

**Downspout Size:** 2x3  3x4  3" Corrugated   
**Color:** White **1 story** 2 **2 story**  
**Material:** Aluminum  Copper  Steel

**Gutter Removal:** \_\_\_\_\_ FT **Metal** **Plastic** **Wood**  
**Shadow Blocking (PVC):** \_\_\_\_\_ FT **1x2** **1x3** **1x4** X **FLUSH**  
**Leaf Cover:** Opti FT **Standard Micro Cover:** \_\_\_\_\_ FT **Valor** \_\_\_\_\_ FT  
**Gutter Cleaning:** \_\_\_\_\_ FT  
**Fascia Replacement:** \_\_\_\_\_ FT **PVC** or **PrePrime**  
**Trim Cap:** \_\_\_\_\_ FT **Color:** \_\_\_\_\_

Diagram:



Front

Notes: \_\_\_\_\_  
Seamless gutter \$573.00  
Leaf cover \$168.00

**Proposed Price:** \_\_\_\_\_  
Terms full payment 10 days from date of completion. Failure to pay on time results in a 1.5% monthly interest rate. By signing customer agrees to location of downspouts.  
GutterPro's Acceptance \_\_\_\_\_ Date \_\_\_\_\_

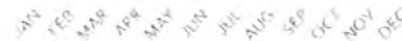
Customer's Acceptance \_\_\_\_\_ Date \_\_\_\_\_  
Customer's Acceptance \_\_\_\_\_ Date \_\_\_\_\_

3/31/21

\$-4,000

\$-8,000

\$-12,000



\$0

\$26,658

Business Income

Business Spending

## Contract labor

Transactions as of 12:06 PM 11/3/21

Business
Account: All
Last year
Tags: (0)

DATE	TRANSACTION	AMOUNT	TYPE	CATEGORY	TAGS
11/8/20	Stone Surface CREDIT CARD 6246	\$5,114.75	Business	Contract labor	1 tag
8/26/20	Rf Tile Bill Grafton Street -8229	-\$1,105.00	Business	Contract labor	1 tag
8/18/20	IN *GUTTERPRO INC. CREDIT CARD 6246	-\$741.00	Business	Contract labor	0 tags + Add tags
8/17/20	Biddford Painting Bill Grafton Street -8229	-\$8,285.00	Business	Contract labor	0 tags + Add tags
7/29/20	SHED HAPPENS CREDIT CARD 6246	-\$5,297.30	Business	Contract labor	0 tags + Add tags
6/22/20	STONE SURFACE CREDIT CARD 6246	-\$5,114.75	Business	Contract labor	1 tag
6/19/20	SHED HAPPENS CREDIT CARD 6246	-\$1,000.00	Business	Contract labor	0 tags + Add tags

That's all the data we have. Import more transactions from your bank.

Handwritten notes: 13, L1, L2

May 2021						
S	M	T	W	T	F	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	<b>10</b>	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

New Balance  
**\$3,353.83**  
Minimum Payment Due  
**\$40.00**  
Payment Due Date  
**05/10/21**

**ULTIMATE REWARDS®  
SUMMARY**

Previous points balance	43,928
+ 1 Point per \$1 earned on all purchases	3,354
+ 1 Point per \$1 earned on dining	0
+ 1 Point per \$1 earned on travel	0

**Total points available for redemption 47,282**

Start redeeming today. Visit Ultimate Rewards® at [www.ultimaterewards.com](http://www.ultimaterewards.com)

**Late Payment Warning:** If we do not receive your minimum payment by the date listed above, you may have to pay a late fee of up to \$40.00 and your APR's will be subject to increase to a maximum Penalty APR of 29.99%.

**Minimum Payment Warning:** If you make only the minimum payment each period, you will pay more in interest and it will take you longer to pay off your balance. For example:

If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And you will end up paying an estimated total of...
Only the minimum payment	11 years	\$6,287
\$117	3 years	\$4,206 (Savings=\$2,081)

If you would like information about credit counseling services, call 1-866-797-2885.

**ACCOUNT SUMMARY**

Account Number: 4147 2021 2871 6246

Previous Balance	\$3,425.86
Payment, Credits	-\$3,425.86
Purchases	+\$3,353.83
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
<b>New Balance</b>	<b>\$3,353.83</b>

Opening/Closing Date	03/14/21 - 04/13/21
Credit Access Line	\$19,000
Available Credit	\$15,646
Cash Access Line	\$950
Available for Cash	\$950

<b>Past Due Amount</b>	<b>\$0.00</b>
<b>Balance over the Credit Access Line</b>	<b>\$0.00</b>

Handwritten note: 2 dishwashers

Handwritten note: L2 circled

**YOUR ACCOUNT MESSAGES**

Your next AutoPay payment for \$3,353.83 will be deducted from your Pay From account and credited on your due date. If your due date falls on a Saturday, we'll credit your payment the Friday before.

Your AutoPay amount will be reduced by any payments or merchant credits that post to your account before we process your AutoPay payment. If the total of these payments and merchant credits is more than your set AutoPay amount, your AutoPay payment for that month will be zero.

## YOUR ACCOUNT MESSAGES (CONTINUED)

We have taken steps to update your servicing options when you call. You now have the choice of using our automated system for convenient self-service options as well as access to a Specialist 24/7 by pressing 0 at any time.

## ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
<b>PAYMENTS AND OTHER CREDITS</b>		
03/18	Peloton Membership Credit	-21.00
04/09	AUTOMATIC PAYMENT - THANK YOU	-3,404.86
<b>PURCHASE</b>		
03/18	PELTON* MEMBERSHIP HTTPSWWW.ONEP NY	39.00
03/31	RGP*The Turf Doctor LLC 207-6226600 ME	94.95
04/04	SPECTRUM 855-707-7328 NC	74.99
04/05	STATE FARM INSURANCE 800-956-6310 IL	25.77
04/05	STATE FARM INSURANCE 800-956-6310 IL	1,005.92
04/06	L.P. NEW AND USED FURNITU WESTBROOK ME	887.44
04/06	L.P. NEW AND USED FURNITU WESTBROOK ME	948.44
04/08	INT*QuickBooks Online 800-446-8848 CA	15.00
04/08	HIGGINS ENERGY CUMBERLAND CE ME	262.32

2021 Totals Year-to-Date	
Total fees charged in 2021	\$0.00
Total interest charged in 2021	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

## INTEREST CHARGES

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
<b>PURCHASES</b>			
Purchases	15.24%(v)(d)	- 0 -	- 0 -
<b>CASH ADVANCES</b>			
Cash Advances	24.74%(v)(d)	- 0 -	- 0 -
<b>BALANCE TRANSFERS</b>			
Balance Transfer	15.24%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

\*Includes interest charges on Late or Return Payment fees.

\*\*This My Chase Loan has expired. Interest will continue to accrue on this My Chase Loan balance until it is paid in full.

## IMPORTANT NEWS

Financial abuse - we can help you learn the warning signs.

Get tips at [chase.com/FinancialAbuse](http://chase.com/FinancialAbuse)



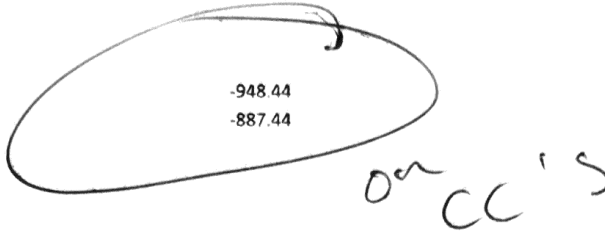
Re: DW Leaking

K S <kevinsalvo@gmail.com>  
Draft To: sales@lpappliances.com

Fri, May 15, 2026 at 2:17 PM

4/7/2021 Chase Bank CREDIT CARD 6246 L P New  
4/7/2021 Chase Bank CREDIT CARD 6246 L P New

-948.44  
-887.44



our CC's

On Tue, Apr 6, 2021 at 12:50 PM <sales@lpappliances.com> wrote:  
I have the smudgeproof we could do it weds or thurs

On Wed 07/04/21 12:34 AM , K S kevinsalvo@gmail.com sent:

and does that come in (A) stainless steel or B)the fingerprint resistant stainless?

(2)

On Tue, Apr 6, 2021 at 12:32 PM K S <kevinsalvo@gmail.com> wrote:  
Let's go with \$699+tax + \$150 install/haul away, correct?

When can this one be installed?

image.png

On Tue, Apr 6, 2021 at 9:27 AM <sales@lpappliances.com> wrote:

yes

On Tue 06/04/21 4:53 AM , K S kevinsalvo@gmail.com sent:

Are all of these in stock?

On Mon, Apr 5, 2021 at 4:08 PM <sales@lpappliances.com> wrote:  
Hi Please see attachment 150 to install Ryan

On Tue 06/04/21 2:54 AM , K S kevinsalvo@gmail.com sent:

Ok .

How much for delivery + install? and haulaway? on this model

- Kevin

On Mon, Apr 5, 2021 at 2:51 PM <sales@lpappliances.com> wrote:  
I will have mark in service call you See attached. This is what I have in stock Ryan

On Tue 06/04/21 1:56 AM , K S kevinsalvo@gmail.com sent:

Can someone respond to this email?

Ryan,

I bought this dishwasher from you guys back in 2016 (whirlpool). I had a service call in 2016, they couldn't fix (or it was too costly) so I just got a new one thru you. Not sure what the issue is .. its about 5 years old now. Either way I need to either fix it or replace it for my tenant

I am assuming the fix may not be worth it - so could you send me some mid-range stainless dishwasher options? Sounds like it broke today , so something that would be in stock would be better. Preferred a stainless with top control but let me know

Prefer frigidaire stainless with the bar pull out (matches other side of property)

- Kevin

On Sat, Apr 3, 2021 at 9:28 AM K S <kevinsalvo@gmail.com> wrote:  
Prefer frigidaire stainless with the bar pull out (matches other side of property)

Please let me know ASAP - Thanks

On Fri, Apr 2, 2021 at 6:11 PM K S <kevinsalvo@gmail.com> wrote:

Ryan,

I bought this dishwasher from you guys back in 2016 (whirlpool). I had a service call in 2016, they couldn't fix (or it was too costly) so I just got a new one thru you. Not sure what the issue is .. its about 5 years old now. Either way I need to either fix it or replace it for my tenant

I am assuming the fix may not be worth it - so could you send me some mid-range stainless dishwasher options? Sounds like it broke today , so something that would be in stock would be better. Preferred a stainless with top control but let me know



# Customer Receipt

8/04/2024, 3:37 PM EDT

13.N

Sales Person OMT6708

Appliance Hotline (800) 455-3869

Store # 2401

Location 245 RIVERSIDE STREET, PORTLAND, ME 04103

## Customer Information



KEVIN SALVO  
(508) 423-9677  
KEVINSALVO@GMAIL.COM

7 HILLTOP TRL  
FALMOUTH, ME 04105

Order # H2401-175782  
Receipt # 2401 00097 40846  
PO / Job Name Washer

## Delivery

**Delivery Address**  
24 S Grafton St  
Portland, ME 04103

**Delivery Options**  
Home Delivery

**Delivery Date**  
Monday, August  
12

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 Samsung 4.7 cu.ft. Large Capacity Smart Top Load Washer with Active WaterJet in Brushed Black   4.7 cu.ft. Large Capacity Smart Top Load Washer with Active WaterJet in Brushed Black	WA47CG3500AV	1009906830	<del>\$999.00 / each</del> \$598.00 / each	1	\$598.00
<b>SPECIAL BUY \$401.00 OFF EACH</b>		174602	\$50.00 / each	1	\$50.00
M901-HAUL AWAY YOUR OLD APPLIANCE		932694	\$36.98 / each	1	\$36.98
M925 STAINLESS STEEL WASHER HOSE 2PK					
02 Home Delivery	N/A	1001513003	\$29.00 / each	1	\$29.00

Track your Appliance Home Delivery

Text "TRACK" to 97710 for instructions

\*Msg & data rates may apply.

**RETURN POLICY ON MAJOR APPLIANCES.** Before a customer either accepts delivery or takes an order home from the store, major appliance products (including refrigerators, washers, dryers, ranges, dishwashers, and some microwaves) should be inspected for defects or damage. If any exists, the customer should notify the driver about damages to learn about their options. If the customer does not wish to pursue additional options on the damaged item, they should refuse the delivery. Once delivery is accepted or a product is removed from the store by a customer, the product may be returned if the defects and/or damage are identified and reported to The Home Depot by calling (800) 455-3869 within 48 hours of delivery or the time of pick-up at the Service Desk.

## Payment Method

Visa 6246 **Charged \$748.90**

<b>Subtotal</b>	\$713.98
<b>Discounts</b>	-\$0.00
<b>Sales Tax</b>	\$34.92
<b>Order Total</b>	\$748.90
<b>Balance Due</b>	\$0.00



13.0

K S <kevinsalvo@gmail.com>

**Fwd: Thanks for Your Order! #895183147**

K S <kevinsalvo@gmail.com>  
To: Tonya Dibiase <tonya.dibiase143@gmail.com>  
Cc: Stacy Salvo <stacysalvo@gmail.com>

Tue, Jul 12, 2022 at 2:31 PM

Tonya,  
Here is the info - I set it up for MON JULY 18th delivery. I will try to get over there for it if possible.

- Kevin

----- Forwarded message -----

From: **Lowe's Home Improvement** <do-not-reply@notifications.lowes.com>  
Date: Tue, Jul 12, 2022 at 2:30 PM  
Subject: Thanks for Your Order! #895183147  
To: <kevinsalvo@gmail.com>



# We Received Your Order

We'll email you any updates to your order, including information on shipping, delivery or store pickup.

CHECK ORDER STATUS

**Order # 895183147**

**Invoice # 98268**

## Delivery

### Address

Tonya Dibiase  
24 S GRAFTON ST  
PORTLAND , ME 04103

(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**6-ft 4-Prong Black Dryer Appliance Power Cord**

**QTY**

Item #: 333552 | Model #: UTD100406

1

**Unit Price \$28.98 | Subtotal \$28.98**

**Fulfilling Store: LOWE'S OF AUBURN, ME (207) 514-2300**

Estimated Delivery Date: Monday, July 18, 2022

08:00 am - 08:00 pm



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at **(207) 514-2300**

**Address**

Tonya Dibaise  
24 S GRAFTON ST  
PORTLAND , ME 04103  
(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**Rigiflex 4-in x 96-in Aluminum Semi-rigid Flexible Duct**

**QTY**

Item #: 1790033 | Model #: 1790033

1

**Unit Price \$19.98 | Subtotal \$19.98**

**Fulfilling Store: LOWE'S OF AUBURN, ME (207) 514-2300**

Estimated Delivery Date: Monday, July 18, 2022

08:00 am - 08:00 pm



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at **(207) 514-2300**

**Address**

Tonya Dibaise  
24 S GRAFTON ST  
PORTLAND , ME 04103  
(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**6-ft 3-Prong Gray Dryer Appliance Power Cord**

**QTY**

Item #: 148708 | Model #: UTD100306

1

**Unit Price \$25.48 | Subtotal \$25.48**

**Fulfilling Store: LOWE'S OF AUBURN, ME (207) 514-2300**

Estimated Delivery Date: Monday, July 18, 2022  
08:00 am - 08:00 pm



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at **(207) 514-2300**

**Address**

Tonya Dibaise  
24 S GRAFTON ST  
PORTLAND , ME 04103  
(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**4-1/16-in to 4-in dia Galvanized Full Clamp**

**QTY**

Item #: 120906 | Model #: 120906

1

**Unit Price \$2.98 | Subtotal \$2.98**

**Fulfilling Store: LOWE'S OF AUBURN, ME (207) 514-2300**

Estimated Delivery Date: Monday, July 18, 2022  
08:00 am - 08:00 pm



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at (207) 514-2300

**Address**

Tonya Dibaise  
24 S GRAFTON ST  
PORTLAND , ME 04103  
(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**7.5-cu ft Stackable Electric Dryer (White)**

**QTY**

Item #: 2348447 | Model #: DVE45T6000W

1

**Unit Price** \$698.00 | **Subtotal** \$698.00

**Fulfilling Store:** LOWE'S OF AUBURN, ME (207) 514-2300

Estimated Delivery Date: Monday, July 18, 2022  
08:00 am - 08:00 pm

**Haul Away**

**Subtotal** \$40.00



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at (207) 514-2300

**Address**

Tonya Dibaise  
24 S GRAFTON ST  
PORTLAND , ME 04103  
(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**Rigiflex 4-in x 96-in Aluminum Semi-rigid Flexible Duct**

**QTY**

Item #: 1790033 | Model #: L328ULT

1

Unit Price \$19.98 | Subtotal \$19.98

**Fulfilling Store:** LOWE'S OF AUBURN, ME (207) 514-2300

Estimated Delivery Date: Monday, July 18, 2022  
08:00 am - 08:00 pm



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at (207) 514-2300

**Address**

Tonya Dibaise  
24 S GRAFTON ST  
PORTLAND , ME 04103  
(508) 423-9677  
kevinsalvo@gmail.com

**Delivery Item(s)**

**4-1/16-in to 4-in dia Galvanized Full Clamp**

**QTY**

Item #: 120906 | Model #: 120906

1

Unit Price \$2.98 | Subtotal \$2.98

**Fulfilling Store:** LOWE'S OF AUBURN, ME (207) 514-2300

Estimated Delivery Date: Monday, July 18, 2022  
08:00 am - 08:00 pm



**Need to Reschedule?**

Reschedule your delivery online.



**Need help with your delivery?**

Give LOWE'S OF AUBURN, ME a call at (207) 514-2300

**Order Info**

**Sold To**

Kevin Salvo  
(508) 423-9677

kevinsalvo@gmail.com

<b>Order #</b>	895183147
<b>Invoice #</b>	98268
<b>Order Date</b>	07/12/2022
<b>Total Savings</b>	\$95.00
<b>Subtotal</b>	\$838.38
<b>Shipping/Delivery</b>	\$0.00
<b>Total Tax</b>	\$46.11
<b>Order Total</b>	\$884.49
<b>Payment</b>	VISA ending in 6246 \$884.49

For more information on when you'll be charged, view our billing policy.

**YOU MIGHT ALSO LIKE**



★★★★☆ 742

**4.5-cu ft High Efficiency Stackable Front-Load Washer (White) ENERGY STAR**  
**Shop Now**



★★★★☆ 628

**14.1875-in x 27-in Universal Laundry Pedestal (White)**  
**Shop Now**



★★★★☆ 256

**Laundry Stacking Kit (Gray)**  
**Shop Now**

[My Account](#) | [Contact Us](#) | [Find a Store](#) | [Privacy Statement](#) | [Billing Policy](#)

[Lowe's App](#) | [Return & Refund Policy](#)





13.P

McCarthy Tree Service Inc.  
46 Columbia Road  
Portland, Maine 04103

**Invoice: 329**

Date Monday, March 21, 2022

Stacy Salvo  
22-24 South Grafton Street  
Portland, Maine  
207 650 4205 ,stacysalvo@gmail.com

Description	Qty	Rate	Total
Remove 3-4 tree along the back of the property. Trim all the overhanging limbs along the right side of the house. Haul away the debris.	1	<u>3,200.00</u>	3,200.00
		Subtotal	3,200.00
		Invoice Total	\$3,200.00

**Please send payment to;**  
**McCarthy Tree Service, Inc.**  
**46 Columbia Road**  
**Portland, Maine 04103**

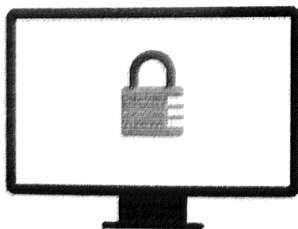
**Thank you for choosing us for you tree work.**  
**Please review us on Google or the Better Business Bureau**

**Deposits and other additions**

Date	Description	Amount
03/11/22	VENMO DES:CASHOUT ID:1018925771690 INDN:KEVIN SALVO CO ID:5264681992 PPD	1,850.00
04/06/22	BKOFAMERICA MOBILE 04/06 3706248740 DEPOSIT *MOBILE ME	1,600.00
<b>Total deposits and other additions</b>		<b>\$3,450.00</b>

**Withdrawals and other subtractions**

Date	Description	Amount
03/18/22	Christopher Iankoulov Bill Payment	-280.00
03/18/22	Christopher Iankoulov Bill Payment	-240.00
03/28/22	McCarthy Tree Service Bill Payment	-3,200.00
<b>Total withdrawals and other subtractions</b>		<b>-\$3,720.00</b>



**Go paperless today!**

- Reduce the risk of lost, delayed or stolen mail
- View your statements securely and easily — online or from our mobile app — 24/7 from virtually anywhere<sup>1</sup>

Simply use our Mobile Banking app or sign in to Online Banking at [bankofamerica.com](http://bankofamerica.com).

<sup>1</sup> Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply. SSM-06-21-0066.B | 3600544

Extra Docs



KEVIN T SALVO | Account # 4580 0297 8229 | August 11, 2020 to September 9, 2020

### Deposits and other additions

Date	Description	Amount
08/31/20	Online Banking transfer from CHK 5491 Confirmation# 7188077561	1,400.00
09/02/20	VENMO DES:CASHOUT ID:4368628568 INDN:KEVIN SALVO CO ID:5264681992 PPD	925.00
09/04/20	BKOFAMERICA MOBILE 09/04 3788218247 DEPOSIT *MOBILE ME	1,600.00
09/08/20	VENMO DES:CASHOUT ID:4387401001 INDN:KEVIN SALVO CO ID:5264681992 PPD	244.53
<b>Total deposits and other additions</b>		<b>\$4,169.53</b>

### Withdrawals and other subtractions

Date	Description	Amount
08/11/20	Nicolas Warchol Bill Payment	-160.00
08/17/20	Biddeford Painting Bill Payment	-8,285.00
08/21/20	City of Portland DES:CITY OF PO ID:711660 INDN:Stacy Salvo CO ID:2331872850 WEB	-37.86
08/28/20	RF Tile, Inc Bill Payment	-1,105.00
08/28/20	Woodville Plumbing Bill Payment	-515.00
09/08/20	CHASE CREDIT CRD DES:AUTOPAY ID:000000000549138 INDN:SALVO KEVIN CO ID:4760039224 PPD	-49.99
09/09/20	Online Banking transfer to CHK 5491 Confirmation# 1465832319	-244.53
<b>Total withdrawals and other subtractions</b>		<b>-\$10,397.32</b>

- PAINT
- TILE
- Plumber

## What's on your mind?

When you join the Bank of America\* Advisory Panel, you can help us understand what you like and don't like. Enter code **CADD** at [bankofamerica.com/AdvisoryPanel](https://bankofamerica.com/AdvisoryPanel) to learn more and join.

Inclusion on the Advisory Panel subject to qualifications. SSM-06-20-0180A2 | 3104742

# Real Estate

**View Bill**

[View bill image](#)

<b>As of</b>	6/1/2026
<b>Bill Year</b>	2019
<b>Bill</b>	13102
<b>Owner</b>	SALVO STACY E
<b>Parcel ID</b>	169-D-054-001

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/21/2018	\$2,972.98	\$2,972.98	\$0.00	\$0.00	\$0.00
2	2/1/2019	\$2,972.98	\$2,972.98	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$5,945.96	\$5,945.96	\$0.00	\$0.00	\$0.00

City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		<b>FY 2019</b>	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
\$2,972.98	\$2,972.98	\$2,972.98	\$0.00	\$2,972.98

CBL: 169-D-054-001

SALVO STACY E  
6 FOX HALL RD  
FALMOUTH, ME 04105

ACCOUNT NUMBER: 18713

ACRES: 0.172

BILL NUMBER: **13102**

Owner of Record as of: April 1, 2018  
SALVO STACY E

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
7500 SF

CURRENT BILLING DISTRIBUTION		
Education	\$2,943	49.50%
Public Safety	\$1,058	17.80%
Debt Service	\$832	14.00%
Public Works	\$321	5.40%
County Tax	\$208	3.50%
Rec & Fac Mgmt	\$166	2.80%
Health & Human Svcs	\$143	2.40%
Library	\$137	2.30%
Metro	\$89	1.50%
General Government	\$48	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	\$67,100
Building Value	\$197,400
Total Value	\$264,500
Exemptions	\$0
Taxable Value	\$264,500
Tax Rate	22.48
<b>TOTAL TAX DUE</b>	<b>\$2,972.98</b>
AMOUNT PAID	\$2,972.98

**KEEP THIS PORTION FOR YOUR RECORDS**  
FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

**RETURN THIS BOTTOM PORTION WITH PAYMENT**

**BILL NUMBER: 13102**

City of Portland Real Estate Property Tax Statement	<b>FY 2019</b>	For Fiscal Year 2019 July 01, 2018 - June 30, 2019
--	----------------	---

SALVO STACY E

CBL: 169-D-054-001

Amount Due: \$2,972.98

ACCOUNT NUMBER: 18713

Amount Enclosed: \$

00002082019800013102900002972982

MAKE CHECK PAYABLE TO:  
**CITY OF PORTLAND**

RETURN YOUR PAYMENT TO  
OUR PAYMENT PROCESSOR:  
**CITY OF PORTLAND TREASURY**  
**PO BOX 16050**  
**LEWISTON, ME 04243-9533**

**OWNER/ADDRESS CHANGE? CHECK HERE AND  
NOTE CHANGES ON BACK.**

Notice is hereby given that your FY2019 County and City taxes, which cover the period of July 01, 2018 through June 30, 2019 are payable in two (2) equal installments on September 21, 2018 and March 08, 2019. Interest will be charged on the first installment at an annual rate of 8% starting on September 21, 2018. Interest will be charged on the second installment at an annual rate of 8% starting March 09, 2019.

**General Information:**

Per Maine law, if you are the owner of record as of April 1, 2018 you are liable for the taxes assessed for the entire year. **Buyers and sellers, please ensure that any proration of taxes at settlement cover the entire tax year of July 1 through June 30.**

If ownership or mailing address for your property has changed, kindly let us know by either:

- Checking the box on the front side and filling out the Owner/Address Change box located below
- Emailing [assessors@portlandmaine.gov](mailto:assessors@portlandmaine.gov) with the change information

For questions concerning the value of any property or exemptions, please contact the Assessor's Office by phone at (207) 874-8486, using the email above or by visiting their office in Room 115 of City Hall. If you have owned your home for 12 months or more, you may qualify for a Homestead Exemption. If you are a veteran, or the spouse of a veteran, you may qualify for a Veterans Exemption. For information and applications, please visit <http://www.portlandmaine.gov/145/Tax-Relief>.

**Payment Information**

- For all payments, please make your check payable to **City of Portland**
- You may make payments online at <https://www.portlandmaine.gov/1567/Pay-Your-Taxes-On-Line>
- Payments may be made via eCheck for a \$1.00 service fee or via credit card for a 2.5% convenience charge.
- For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
- Treasury hours are **Monday through Friday 8:30 AM to 4:30 PM.**
- For bill amounts and tax inquiries, please visit <https://selfservice.portlandmaine.gov/mss/citizens>, email [treasury@portlandmaine.gov](mailto:treasury@portlandmaine.gov) or call (207) 874-8490

**Please be aware that if you have any past due amounts on your tax bill that your payment will be applied to the oldest outstanding amount due first. This bill is for the current fiscal year only. Past due amounts are not included. After eight months and no later than one year from the date of tax commitment, a lien will be placed on all real estate taxes left unpaid.**

***All City permits and licenses will be denied due to outstanding taxes and assessments.***

**Without State Aid, your tax bill would have been 12.70% higher. As of June 30, 2018 the City of Portland has outstanding bonded indebtedness in the amount of \$327,822,832.**

<b>Change of Address Form</b>
<b>Name:</b>
<b>Address 1:</b>
<b>Address 2:</b>
<b>Address 3:</b>
<b>City, State, Zip:</b>



# Real Estate

[View Bill](#)

[View bill image](#)

<b>As of</b>	6/1/2026
<b>Bill Year</b>	2020
<b>Bill</b>	13216
<b>Owner</b>	SALVO STACY E
<b>Parcel ID</b>	169-D-054-001

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/18/2019	\$3,082.75	\$3,082.75	\$0.00	\$0.00	\$0.00
2	6/1/2020	\$3,082.75	\$3,082.75	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$6,165.50	\$6,165.50	\$0.00	\$0.00	\$0.00

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**CITY OF PORTLAND**

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001  
LOCATION: 22 SOUTH GRAFTON ST

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	\$3,092.00
COUNTY	0.830	\$219.54
MUNICIPAL	10.790	\$2,853.96
TOTAL	23.310	\$6,165.50

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

**FY20 REAL ESTATE TAX BILL**

BILLING INFORMATION	
LAND VALUE	\$67,100
BUILDING VALUE	\$197,400
TOTAL VALUE	\$264,500
EXEMPTIONS	\$0
TAXABLE VALUE	\$264,500
TAX RATE	23.310
TOTAL TAX	\$6,165.50
PAYMENTS/CREDITS	\$0.00
TAX DUE	\$6,165.50

SALVO STACY E  
6 FOX HALL RD  
FALMOUTH, ME 04105

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
  
7500 SF  
Acres: 0.172

Owner of Record as of: April 1, 2019  
SALVO STACY E

DATE DUE	AMOUNT DUE
10/18/2019	\$3,082.75
03/20/2020	\$3,082.75

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
For this tax bill, that date is April 1, 2019.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

**Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is \$319,660,011.**  
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**

Please make check or money order payable to City of Portland and mail to:

**City of Portland Treasury  
PO Box 16050  
Lewiston, ME 04243-9533**

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.  
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

**FY20 REAL ESTATE TAX BILL**

THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

**CITY OF PORTLAND TREASURY  
PO Box 16050  
LEWISTON, ME 04243**

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001

INTEREST AT 9% CHARGED  
BEGINNING 03/21/2020

DATE DUE	AMOUNT DUE
03/20/2020	\$3,082.75

SALVO STACY E

AMOUNT PAID \$ \_\_\_\_\_

208202060001321672600003082757

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

**FY20 REAL ESTATE TAX BILL**

THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

**CITY OF PORTLAND TREASURY  
PO Box 16050  
LEWISTON, ME 04243**

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001

INTEREST AT 9% CHARGED  
BEGINNING 10/19/2019

DATE DUE	AMOUNT DUE
10/18/2019	\$3,082.75

SALVO STACY E

AMOUNT PAID \$ \_\_\_\_\_

208202060001321671800003082757

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.



**CITY OF PORTLAND**

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001  
LOCATION: 22 SOUTH GRAFTON ST

SALVO STACY E  
6 FOX HALL RD  
FALMOUTH, ME 04105

Owner of Record as of: April 1, 2019  
SALVO STACY E

8-2

Property taxes

**FY20 REAL ESTATE TAX BILL**

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	\$3,092.00
COUNTY	0.830	\$219.54
MUNICIPAL	10.790	\$2,853.96
TOTAL	23.310	\$6,165.50

BILLING INFORMATION	
LAND VALUE	\$67,100
BUILDING VALUE	\$197,400
TOTAL VALUE	\$264,500
EXEMPTIONS	\$0
TAXABLE VALUE	\$264,500
TAX RATE	23.310
TOTAL TAX	\$6,165.50
PAYMENTS/CREDITS	\$0.00
TAX DUE	\$6,165.50

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
  
7500 SF  
Acres: 0.172

DATE DUE	AMOUNT DUE
10/18/2019	\$3,082.75
03/20/2020	\$3,082.75

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.**

6185

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2019.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is \$319,660,011. For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**

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Lewiston, ME 04243-9533

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If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

**FY20 REAL ESTATE TAX BILL**

THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

**CITY OF PORTLAND TREASURY**  
PO Box 16050  
LEWISTON, ME 04243

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001

INTEREST AT 9% CHARGED  
BEGINNING 03/21/2020

DATE DUE	AMOUNT DUE
03/20/2020	\$3,082.75

SALVO STACY E

AMOUNT PAID \$ \_\_\_\_\_

208202060001321672600003082757

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

**FY20 REAL ESTATE TAX BILL**

THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

**CITY OF PORTLAND TREASURY**  
PO Box 16050  
LEWISTON, ME 04243

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001

INTEREST AT 9% CHARGED  
BEGINNING 10/19/2019

DATE DUE	AMOUNT DUE
10/18/2019	\$3,082.75

SALVO STACY E

AMOUNT PAID \$ \_\_\_\_\_

208202060001321671800003082757

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.



**CITY OF PORTLAND**  
389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2024 to June 30, 2025

BILL #: 2520141  
ACCOUNT #: 18713  
PARCEL ID #: 169-D-054-001  
LOCATION: 22 SOUTH GRAFTON ST

SALVO STACY E  
6 FOX HALL RD  
FALMOUTH, ME 04105

Owner of Record as of: April 1, 2024  
SALVO STACY E

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	7.880	\$3,593.28
COUNTY	0.560	\$255.36
MUNICIPAL	6.570	\$2,995.92
TOTAL	15.010	\$6,844.56

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
  
7500 SF  
Acres: 0.172

FY25 REAL ESTATE TAX BILL	
BILLING INFORMATION	
LAND VALUE	\$67,100
BUILDING VALUE	\$388,900
TOTAL VALUE	\$456,000
EXEMPTIONS	\$0
TAXABLE VALUE	\$456,000
TAX RATE	15.010
TOTAL TAX	\$6,844.56
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$6,844.56

DATE DUE	AMOUNT DUE
10/18/2024	\$3,422.28
03/14/2025	\$3,422.28

**INTEREST AT 8% PER ANNUM CHARGED BEGINNING 10/19/2024 AND 03/15/2025.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
For this tax bill, that date is April 1, 2024.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.7% higher. The current City and School bonded indebtedness is \$374,509,262.  
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

**REMITTANCE INSTRUCTIONS**  
**THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.**  
Please make check or money order payable to City of Portland and mail to:

**City of Portland Treasury**  
**PO Box 16050**  
**Lewiston, ME 04243-9533**

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.  
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

<b>FY25 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <b>SECOND</b> PAYMENT	<b>CITY OF PORTLAND TREASURY</b> PO Box 16050 LEWISTON, ME 04243
BILL #: 2520141	INTEREST AT 8% CHARGED	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18713	BEGINNING 03/15/2025	03/14/2025      \$3,422.28
PARCEL ID #: 169-D-054-001		
SALVO STACY E		

AMOUNT PAID \$ \_\_\_\_\_

208202550252014192600003422284

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

<b>FY25 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <b>FIRST</b> PAYMENT	<b>CITY OF PORTLAND TREASURY</b> PO Box 16050 LEWISTON, ME 04243
BILL #: 2520141	INTEREST AT 8% CHARGED	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18713	BEGINNING 10/19/2024	10/18/2024      \$3,422.28
PARCEL ID #: 169-D-054-001		
SALVO STACY E		

AMOUNT PAID \$ \_\_\_\_\_

2082025502520141918000003422284

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.



**CITY OF PORTLAND**  
389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2025 to June 30, 2026

BILL #: 2633755  
ACCOUNT #: 18713  
PARCEL ID #: 169-D-054-001  
LOCATION: 22 SOUTH GRAFTON ST

SALVO STACY E  
7 HILLTOP TRL  
FALMOUTH, ME 04105

Owner of Record as of: April 1, 2025  
SALVO STACY E

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	6.270	\$4,164.53
COUNTY	0.450	\$298.89
MUNICIPAL	5.260	\$3,493.69
TOTAL	11.980	\$7,957.12

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
  
7500 SF  
Acres: 0.172

FY26 REAL ESTATE TAX BILL	
BILLING INFORMATION	
LAND VALUE	\$167,800
BUILDING VALUE	\$496,400
TOTAL VALUE	\$664,200
EXEMPTIONS	\$0
TAXABLE VALUE	\$664,200
TAX RATE	11.980
TOTAL TAX	\$7,957.12
PAYMENTS/CREDITS	\$0.00
ABATEMENT/ADJUST	\$0.00
TAX DUE	\$7,957.12

DATE DUE	AMOUNT DUE
10/17/2025	\$3,978.56
03/20/2026	\$3,978.56

3,978.56  
+  
3,978.56  
-----  
7,957.12  
7401

INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/18/2025 AND 03/21/2026.

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
For this tax bill, that date is April 1, 2025.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER. THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 13.5% higher. The current City and School bonded indebtedness is \$349,230,508.  
For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

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**City of Portland Treasury**  
**PO Box 16050**  
**Lewiston, ME 04243-9533**

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<b>FY26 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <u>SECOND</u> PAYMENT	<b>CITY OF PORTLAND TREASURY</b> PO Box 16050 LEWISTON, ME 04243
BILL #: 2633755	INTEREST AT 7.5%	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18713	CHARGED	03/20/2026      \$3,978.56
PARCEL ID #: 169-D-054-001	BEGINNING 03/21/2026	
SALVO STACY E		

AMOUNT PAID \$ \_\_\_\_\_

208202630263375502600003978566

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

<b>FY26 REAL ESTATE TAX BILL</b>	THIS STUB MUST BE RETURNED WITH YOUR <u>FIRST</u> PAYMENT	<b>CITY OF PORTLAND TREASURY</b> PO Box 16050 LEWISTON, ME 04243
BILL #: 2633755	INTEREST AT 7.5%	<b>DATE DUE</b> <b>AMOUNT DUE</b>
ACCOUNT #: 18713	CHARGED	10/17/2025      \$3,978.56
PARCEL ID #: 169-D-054-001	BEGINNING 10/18/2025	
SALVO STACY E		

AMOUNT PAID \$ \_\_\_\_\_

2082026302633755018000003978566

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

City of Portland 389 Congress St, Portland, ME 04101 Real Estate Property Tax Statement		<b>FY 2019</b>	For Fiscal Year 2019 July 01, 2018 - June 30, 2019	
DUE Sep 21, 2018	DUE Mar 08, 2019	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
\$2,972.98	\$2,972.98	\$2,972.98	\$0.00	\$2,972.98

CBL: 169-D-054-001

SALVO STACY E  
6 FOX HALL RD  
FALMOUTH, ME 04105

ACCOUNT NUMBER: 18713

ACRES: 0.172

BILL NUMBER: **13102**

Owner of Record as of: April 1, 2018  
SALVO STACY E

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
7500 SF

CURRENT BILLING DISTRIBUTION		
Education	\$2,943	49.50%
Public Safety	\$1,058	17.80%
Debt Service	\$832	14.00%
Public Works	\$321	5.40%
County Tax	\$208	3.50%
Rec & Fac Mgmt	\$166	2.80%
Health & Human Svcs	\$143	2.40%
Library	\$137	2.30%
Metro	\$89	1.50%
General Government	\$48	.80%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	\$67,100
Building Value	\$197,400
Total Value	\$264,500
Exemptions	\$0
Taxable Value	\$264,500
Tax Rate	22.48
<b>TOTAL TAX DUE</b>	<b>\$2,972.98</b>
<b>AMOUNT PAID</b>	<b>\$2,972.98</b>

**KEEP THIS PORTION FOR YOUR RECORDS**  
FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL

**RETURN THIS BOTTOM PORTION WITH PAYMENT**

**BILL NUMBER: 13102**

City of Portland Real Estate Property Tax Statement	<b>FY 2019</b>	For Fiscal Year 2019 July 01, 2018 - June 30, 2019
--	----------------	---

SALVO STACY E

CBL: 169-D-054-001

Amount Due: \$2,972.98

ACCOUNT NUMBER: 18713

Amount Enclosed: \$

00002082019800013102900002972982

MAKE CHECK PAYABLE TO:  
**CITY OF PORTLAND**

RETURN YOUR PAYMENT TO  
OUR PAYMENT PROCESSOR:  
**CITY OF PORTLAND TREASURY**  
**PO BOX 16050**  
**LEWISTON, ME 04243-9533**

**OWNER/ADDRESS CHANGE? CHECK HERE AND  
NOTE CHANGES ON BACK.**

Notice is hereby given that your FY2019 County and City taxes, which cover the period of July 01, 2018 through June 30, 2019 are payable in two (2) equal installments on September 21, 2018 and March 08, 2019. Interest will be charged on the first installment at an annual rate of 8% starting on September 21, 2018. Interest will be charged on the second installment at an annual rate of 8% starting March 09, 2019.

**General Information:**

Per Maine law, if you are the owner of record as of April 1, 2018 you are liable for the taxes assessed for the entire year. **Buyers and sellers, please ensure that any proration of taxes at settlement cover the entire tax year of July 1 through June 30.**

If ownership or mailing address for your property has changed, kindly let us know by either:

- Checking the box on the front side and filling out the Owner/Address Change box located below
- Emailing [assessors@portlandmaine.gov](mailto:assessors@portlandmaine.gov) with the change information

For questions concerning the value of any property or exemptions, please contact the Assessor's Office by phone at (207) 874-8486, using the email above or by visiting their office in Room 115 of City Hall. If you have owned your home for 12 months or more, you may qualify for a Homestead Exemption. If you are a veteran, or the spouse of a veteran, you may qualify for a Veterans Exemption. For information and applications, please visit <http://www.portlandmaine.gov/145/Tax-Relief>.

**Payment Information**

- For all payments, please make your check payable to **City of Portland**
- You may make payments online at <https://www.portlandmaine.gov/1567/Pay-Your-Taxes-On-Line>
- Payments may be made via eCheck for a \$1.00 service fee or via credit card for a 2.5% convenience charge.
- For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
- Treasury hours are **Monday through Friday 8:30 AM to 4:30 PM.**
- For bill amounts and tax inquiries, please visit <https://selfservice.portlandmaine.gov/mss/citizens>, email [treasury@portlandmaine.gov](mailto:treasury@portlandmaine.gov) or call (207) 874-8490

**Please be aware that if you have any past due amounts on your tax bill that your payment will be applied to the oldest outstanding amount due first. This bill is for the current fiscal year only. Past due amounts are not included. After eight months and no later than one year from the date of tax commitment, a lien will be placed on all real estate taxes left unpaid.**

***All City permits and licenses will be denied due to outstanding taxes and assessments.***

**Without State Aid, your tax bill would have been 12.70% higher. As of June 30, 2018 the City of Portland has outstanding bonded indebtedness in the amount of \$327,822,832.**

<b>Change of Address Form</b>
<b>Name:</b>
<b>Address 1:</b>
<b>Address 2:</b>
<b>Address 3:</b>
<b>City, State, Zip:</b>



**CITY OF PORTLAND**

389 CONGRESS ST  
PORTLAND, ME 04101

For the fiscal year July 01, 2019 to June 30, 2020

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001  
LOCATION: 22 SOUTH GRAFTON ST

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	11.690	\$3,092.00
COUNTY	0.830	\$219.54
MUNICIPAL	10.790	\$2,853.96
TOTAL	23.310	\$6,165.50

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

**FY20 REAL ESTATE TAX BILL**

BILLING INFORMATION	
LAND VALUE	\$67,100
BUILDING VALUE	\$197,400
TOTAL VALUE	\$264,500
EXEMPTIONS	\$0
TAXABLE VALUE	\$264,500
TAX RATE	23.310
TOTAL TAX	\$6,165.50
PAYMENTS/CREDITS	\$0.00
TAX DUE	\$6,165.50

SALVO STACY E  
6 FOX HALL RD  
FALMOUTH, ME 04105

Assessed Property Description:  
169-D-54  
S GRAFTON ST 24  
  
7500 SF  
Acres: 0.172

Owner of Record as of: April 1, 2019  
SALVO STACY E

DATE DUE	AMOUNT DUE
10/18/2019	\$3,082.75
03/20/2020	\$3,082.75

**INTEREST AT 9% PER ANNUM CHARGED BEGINNING 10/19/2019 AND 03/21/2020.**

**TAXPAYER'S NOTICE**

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st.  
For this tax bill, that date is April 1, 2019.

**IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.  
THIS IS ONLY FOR THE CURRENT FISCAL YEAR**

**INFORMATION**

**Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 15.12% higher. The current City and School bonded indebtedness is \$319,660,011.**  
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Lewiston, ME 04243-9533**

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**FY20 REAL ESTATE TAX BILL**

THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

**CITY OF PORTLAND TREASURY  
PO Box 16050  
LEWISTON, ME 04243**

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001

INTEREST AT 9% CHARGED  
BEGINNING 03/21/2020

DATE DUE	AMOUNT DUE
03/20/2020	\$3,082.75

SALVO STACY E

AMOUNT PAID \$ \_\_\_\_\_

208202060001321672600003082757

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.

**FY20 REAL ESTATE TAX BILL**

THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

**CITY OF PORTLAND TREASURY  
PO Box 16050  
LEWISTON, ME 04243**

BILL #: 13216  
ACCOUNT #: 18713  
CBL: 169-D-054-001

INTEREST AT 9% CHARGED  
BEGINNING 10/19/2019

DATE DUE	AMOUNT DUE
10/18/2019	\$3,082.75

SALVO STACY E

AMOUNT PAID \$ \_\_\_\_\_

208202060001321671800003082757

OWNER / ADDRESS CHANGE?  
CHECK HERE AND NOTE CHANGES ON BACK.



DOWNEAST ENERGY  
 172 MAIN ST  
 SO PORTLAND, ME 04106-2623  
 799-5585 (800)244-5585

8-19

\*\*\* INVOICE \*\*\*

Kevin & Stacy Salvo  
 6 Fox Hall Rd  
 Falmouth, ME 04105

Kevin & Stacy Salvo

ACCT# 1966946 1/14/19

1966946 1/14/19

DATE	REF #	DESCRIPTION	AMOUNT	REF #	AMOUNT
1/11/19	59841	#2 FUEL OIL 54.3 GAL@2.87500 ./22 SOUTH GRAFTON ST./PORTLAND ME 04103	156.11	59841	156.11
1/11/19	59842	#2 FUEL OIL 59.9 GAL@2.87500 ./24 SOUTH GRAFTON ST./PORTLAND ME 04103	172.21	59842	172.21
< INVOICE TOTAL >			328.32	<INV>	328.32

Total <sup>Year</sup> 2019

\$ 2419

IMPORTANT Please see below for important information regarding this invoice.

**NOTICE**

If you believe any amount shown as owing on this statement is incorrect, write us (on a separate sheet) addressed to Downeast Energy at the address shown on the face of this statement as soon as possible. We must hear from you no later than 60 (sixty) days after we sent you the first bill on which the error or problem appeared.

Please do not write on your bill or remittance coupon, as we cannot guarantee that your comments will be recorded. You can telephone us, but doing so will not preserve your rights. In your letter, provide the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error.

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All accounts must be paid **IN FULL** within 30 (thirty) days of the date of purchase.

**A LATE CHARGE** will be added, computed at a periodic rate of 1.5% which is an **ANNUAL PERCENTAGE RATE** of 18% calculated from the date of Purchase on amounts unpaid 30 (thirty) days or more. In the event of default of payment, you agree to pay all costs of collections, including but not limited to, reasonable attorney fees.

Customer Service Representatives are available to assist you. By Email: For billing and account inquiries: [billing@downeastenergy.com](mailto:billing@downeastenergy.com)

Monday-Friday from 8:00 am - 5:00 pm and emergency after hours. All other inquiries, contact: [customerservice@downeastenergy.com](mailto:customerservice@downeastenergy.com)

Contact Us by Telephone Toll Free: 1-888-665-2727



DOWNEAST ENERGY  
 172 MAIN ST  
 SO PORTLAND, ME 04106-2623  
 799-5585 (800)244-5585

\*\*\* INVOICE \*\*\*

Kevin & Stacy Salvo  
 6 Fox Hall Rd  
 Falmouth, ME 04105

Kevin & Stacy Salvo

ACCT# 1966946 2/04/19 1966946 2/04/19

DATE	REF #	DESCRIPTION	AMOUNT	REF #	AMOUNT
2/01/19	92663	#2 FUEL OIL 62.5 GAL@2.83920 ./22 SOUTH GRAFTON ST./PORTLAND ME 04103	177.45	92663	177.45
2/01/19	92664	#2 FUEL OIL 53.9 GAL@2.83920 ./24 SOUTH GRAFTON ST./PORTLAND ME 04103	153.03	92664	153.03
< INVOICE TOTAL >			330.48	<INV>	330.48

IMPORTANT Please see below for important information regarding this invoice.

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Contact Us by Telephone Toll Free: 1-888-665-2727



DOWNEAST ENERGY  
 172 MAIN ST  
 SO PORTLAND, ME 04106-2623  
 799-5585 (800)244-5585

\*\*\* INVOICE \*\*\*

Kevin & Stacy Salvo  
 6 Fox Hall Rd  
 Falmouth, ME 04105

Kevin & Stacy Salvo

ACCT# 1966946 3/01/19 1966946 3/01/19

DATE	REF #	DESCRIPTION	AMOUNT	REF #	AMOUNT
2/28/19	29592	#2 FUEL OIL 70.9 GAL@2.98450 ./22 SOUTH GRAFTON ST./PORTLAND ME 04103	211.60	29592	211.60
2/28/19	29591	#2 FUEL OIL 67.3 GAL@2.98450 ./24 SOUTH GRAFTON ST./PORTLAND ME 04103	200.86	29591	200.86
< INVOICE TOTAL >			412.46	<INV>	412.46

IMPORTANT Please see below for important information regarding this invoice

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DOWNEAST ENERGY  
 172 MAIN ST  
 SO PORTLAND, ME 04106-2623  
 799-5585 (800)244-5585

\*\*\* INVOICE \*\*\*

Kevin & Stacy Salvo  
 6 Fox Hall Rd  
 Falmouth, ME 04105

Kevin & Stacy Salvo

ACCT# 1966946 4/12/19 1966946 4/12/19

DATE	REF #	DESCRIPTION	AMOUNT	REF #	AMOUNT
4/11/19	74411	#2 FUEL OIL 91.9 GAL@3.05940 ./22 SOUTH GRAFTON ST./PORTLAND ME 04103	281.16	74411	281.16
4/11/19	74412	#2 FUEL OIL 88.4 GAL@3.05940 ./24 SOUTH GRAFTON ST./PORTLAND ME 04103	270.45	74412	270.45
< INVOICE TOTAL >			551.61	<INV>	551.61

IMPORTANT: Please see below for important information regarding this invoice.

**NOTICE**

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**PERCENTAGE RATE** of 18% calculated from the date of Purchase on amounts unpaid 30 (thirty) days or more. In the event of default of payment, you agree to pay all costs of collections, including but not limited to, reasonable attorney fees.

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DOWNEAST ENERGY  
 172 MAIN ST  
 SO PORTLAND, ME 04106-2623  
 799-5585 (800)244-5585

\*\*\* INVOICE \*\*\*

Kevin & Stacy Salvo  
 6 Fox Hall Rd  
 Falmouth, ME 04105

Kevin & Stacy Salvo

ACCT# 1966946 7/30/19 1966946 7/30/19

DATE	REF #	DESCRIPTION	AMOUNT	REF #	AMOUNT
7/29/19	22438	#2 FUEL OIL 78.0 GAL@2.85260 ./24 SOUTH GRAFTON ST./PORTLAND ME 04103	222.50	22438	222.50
7/29/19	22439	#2 FUEL OIL 109.3 GAL@2.85260 ./22 SOUTH GRAFTON ST./PORTLAND ME 04103	311.79	22439	311.79
< INVOICE TOTAL >			534.29	<INV>	534.29

IMPORTANT Please see below for important information regarding this invoice.

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- Describe the error and explain, if you can, why you believe there is an error.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

All accounts must be paid **IN FULL** within 30 (thirty) days of the date of purchase.

**A LATE CHARGE** will be added, computed at a periodic rate of 1.5% which is an **ANNUAL PERCENTAGE RATE** of 18% calculated from the date of Purchase on amounts unpaid 30 (thirty) days or more. In the event of default of payment, you agree to pay all costs of collections, including but not limited to, reasonable attorney fees.

Customer Service Representatives are available to assist you By Email: For billing and account inquiries [billing@downeastenergy.com](mailto:billing@downeastenergy.com)

Monday-Friday from 8:00 am - 5:00 pm and emergency after hours All other inquiries, contact: [customerservice@downeastenergy.com](mailto:customerservice@downeastenergy.com)

Contact Us by Telephone Toll Free: 1-888-665-2727



DOWNEAST ENERGY  
 172 MAIN ST  
 SO PORTLAND, ME 04106-2623  
 799-5585 (800)244-5585

\*\*\* INVOICE \*\*\*

Kevin & Stacy Salvo  
 6 Fox Hall Rd  
 Falmouth, ME 04105

Kevin & Stacy Salvo

ACCT# 1966946 1/27/20 1966946 1/27/20

DATE	REF #	DESCRIPTION	AMOUNT	REF #	AMOUNT
12/23/19	9934	#2 FUEL OIL 85.2 GAL@3.08010	262.42	9934	262.42
		./24 SOUTH GRAFTON ST./PORTLAND ME 04103			
		< INVOICE TOTAL >	262.42	<INV>	262.42

IMPORTANT: Please see below for important information regarding this invoice.

**NOTICE**

If you believe any amount shown as owing on this statement is incorrect, write us (on a separate sheet) addressed to Downeast Energy at the address shown on the face of this statement as soon as possible. We must hear from you no later than 60 (sixty) days after we sent you the first bill on which the error or problem appeared.

Please do not write on your bill or remittance coupon, as we cannot guarantee that your comments will be recorded. You can telephone us, but doing so will not preserve your rights. In your letter, provide the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

All accounts must be paid **IN FULL** within 30 (thirty) days of the date of purchase.

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Contact Us by Telephone Toll Free: 1-888-665-2727

## Real Estate

[View Bill](#) [View bill image](#)

As of	6/1/2026
Bill Year	2025
Bill	2520141
Owner	SALVO STACY E
Parcel ID	169-D-054-001

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/18/2024	\$3,422.28	\$3,422.28	\$0.00	\$0.00	\$0.00
2	3/14/2025	\$3,422.28	\$3,422.28	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$6,844.56	\$6,844.56	\$0.00	\$0.00	\$0.00

## Real Estate

[View Bill](#) [View bill image](#)

<b>As of</b>	6/1/2026
<b>Bill Year</b>	2026
<b>Bill</b>	2633755
<b>Owner</b>	SALVO STACY E
<b>Parcel ID</b>	169-D-054-001

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/17/2025	\$3,978.56	\$3,978.56	\$0.00	\$0.00	\$0.00
2	3/20/2026	\$3,978.56	\$3,978.56	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$7,957.12	\$7,957.12	\$0.00	\$0.00	\$0.00

# Real Estate

**View Bill**

[View bill image](#)

<b>As of</b>	6/1/2019
<b>Bill Year</b>	2021
<b>Bill</b>	37970
<b>Owner</b>	SALVO STACY E
<b>Parcel ID</b>	169-D-054-001

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/30/2020	\$3,082.75	\$3,082.75	\$0.00	\$0.00	\$0.00
2	3/19/2021	\$3,082.75	\$3,082.75	\$0.00	\$0.00	\$0.00
Interest			\$2.70			\$0.00
<b>TOTAL</b>		\$6,165.50	\$6,165.50	\$0.00	\$0.00	\$0.00

8.-14



224 GORHAM RD.  
SCARBOROUGH, ME 04074  
207-885-0771

Invoice 76979611  
Invoice Date 3/11/2025  
Completed Date 3/11/2025  
Customer PO  
Payment Term Due Upon Receipt  
Due Date 3/11/2025

**Billing Address**  
SALVO, STACY & KEVIN- 22 & 24 South Grafton  
6 Fox Hall Road  
Falmouth, ME 04105 USA

**Job Address**  
22 & 24 South Grafton Street  
22 & 24 South Grafton Street  
Portland, ME 04103 USA

**Description of Work**

Annual oil cleaning. Changed the nozzle, filter, and strainer. Brushed and vacuumed the heat exchanger. Checked all unit safeties. Test Fired and measured the unit efficiency waited for boiler to shut off on high limit. -.06,trace,7.7,500,77.3% eff.

Note. Only cleaned 22. 24 is same boiler and just as old. Dry base steel. Struggled with warped top plate for hours to get bolted down and secured. Highly recommend replacing boilers and upgrading from side tapped oil tanks. Boiler has missing baffles and has air infiltration issues. Both boilers share a chimney. Boiler was very sooty when I started the cleaning.

Annual Tune Up Oil - Member = \$250.00

<b>Sub-Total</b>	\$250.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$250.00
<b>Balance Due</b>	\$250.00

Gelinas saves you time and money with preventative maintenance

Yes, Please move forward with the work for \$250.00. I agree with Terms and Conditions. Location is 22 & 24 South Grafton Street, Portland, ME 04103 USA

3/11/2025

By signing, I acknowledge that the company has satisfactorily performed the agreed-to services in the amount of \$250.00. Balance in full is due upon completion. 30 day labor & 1 year part warranty by Gelinas HVAC Services.

3/11/2025

Transactions

Import

8-16  
Snow 2019

All Transactions Needs Review Trash

Displaying 1 - 2 of 2 matching transactions totaling -\$905.00 Clear filters Export CSV

Date	Description	Category	Property	Amount	Account
03/15/19	Christopher Iankoulov Christopher Iankoulov	Repairs & Maintenance Snow Removal	22 S Grafton St	-\$385.00	Bank of America Adv Plus Banking (x8229)
01/10/19	Christopher Iankoulov Christopher Iankoulov	Repairs & Maintenance Snow Removal	22 S Grafton St	-\$520.00	Bank of America Adv Plus Banking (x8216)

\$ 905

Invoice 2048 from That Guy 207

That Guy 207 invoice@thatguy207.com  
From: That Guy 207@thatguy207.com  
To: kev.salvo@gmail.com

Mon, Dec 9, 2025 at 9:03 PM

INVOICE 2048 DETAILS



That Guy 207

8-17

DUE 01/07/2026

**\$1,600.00**

Print or save

Powered by QuickBooks

Dear Kevin Salvo,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!  
That Guy 207

Bill to Kevin Salvo

Terms Net 30

<b>Property Maintenance</b>	<b>\$750.00</b>
Wed Acres	
Mowing and Fall Cleanup	
1 x \$750.00	

<b>Property Maintenance</b>	<b>\$850.00</b>
So Grafton	
Mowing and Fall Cleanup	
1 x \$850.00	

Balance due \$1,600.00



8-16.2

2025 Snow

# INVOICE

**Christopher Iankoulov**  
25 Augusta St  
South Portland, Maine 04106  
United States

207-749-6683

**BILL TO**  
**Stacy Salvo**  
Stacy Salvo  
6 Fox Hall Rd.  
Falmouth, 04105

207-284-3060  
salvorental@gmail.com

**Invoice Number:** 300

**Invoice Date:** January 6, 2026

**Payment Due:** January 6, 2026

**Amount Due (USD):** \$300.00

Product	Quantity	Price	Amount
<b>Snow plowing Services</b> Snow plowing two driveways @ 22/24 South Grafton St Portland ME	3	\$100.00	\$300.00

12/02/2025  
12/14/2025  
12/24/2025

**Total:** \$300.00

**Amount Due (USD):** \$300.00



8-16.3  
2025 snow

# INVOICE

Christopher Iankoulov  
25 Augusta St  
South Portland, Maine 04106  
United States

207-749-6683

BILL TO  
**Stacy Salvo**  
Stacy Salvo  
6 Fox Hall Rd.  
Falmouth, 04105

207-284-3060  
salvorental@gmail.com

Invoice Number: 284

Invoice Date: March 7, 2025

Payment Due: March 7, 2025

Amount Due (USD): \$350.00

Product	Quantity	Price	Amount
<b>Snow plowing Services</b> Snow plowing two driveways @ 22/24 South Grafton St Portland ME	3.5	\$100.00	\$350.00

02/06/2025  
02/09/2025~storm and a half  
02/13/2025

**Total:** \$350.00

**Amount Due (USD):** \$350.00



18-1E.11  
2025 snow

# INVOICE

Christopher Iankoulov  
25 Augusta St  
South Portland, Maine 04106  
United States

207-749-6683

Invoice Number: 282  
Invoice Date: February 3, 2025  
Payment Due: February 3, 2025  
Amount Due (USD): \$0.00

### Bill to

Stacy Salvo  
Stacy Salvo  
6 Fox Hall Rd  
Falmouth 04105

207-284-3060  
salvorental@gmail.com

Product	Quantity	Price	Amount
<b>Snow plowing Services</b> Snow plowing two driveways @ 22/24 South Grafton St Portland ME  01/20/2025 01/29/2025 02/01/2025 02/03/2025	4	\$100.00	\$400.00

**Total:** \$400.00  
Payment on February 10, 2025: \$400.00

**Amount Due (USD):** \$0.00



8-5

K S <kevinsalvo@gmail.com>

2019 insurance

Prior Premiums

Sheri Turner <sheri.turner.sdy3@statefarm.com>  
To: "kevinsalvo@gmail.com" <kevinsalvo@gmail.com>

Thu, May 14, 2026 at 10:20 AM

Hi Kevin,

Below is the history of several years premiums.

2017 -\$1031

2019 -\$905

2021 -\$1115

2023 -\$1226

Please let me know if you need anything else. Thank you!

**Important!** State Farm now requires that all regular drivers be listed on your car policy or you may not be covered if they are driving your car and in an accident. If you have anyone to add (or remove), please let us know ASAP!



Sheri Turner

sheri@michelleraber.com

Thanks for sharing how we have made insurance easier for you: <https://michelleraber.com/reviews>

Refer someone to us to get a thank you gift card!

Get the SF App by texting MOBILE to 78836



8-5  
2025

My Accounts

## My policy details

Need to make updates to your policy? Contact your agent to request a change.

### Rental dwelling pol - special form

Policy #99-BD-G703-8

Current annual premium

\$1,324.00/yr

Renewal date

April 09, 2027

Insured address

22 S Grafton St  
Portland, ME 04103-5030

Mailing address

7 HILLTOP TRL  
FALMOUTH, ME 04105-2692

Policy owners

SALVO, STACY E

[View Declarations](#)

Chat

## Policy coverage details

### Dwelling

\$480,700

Limit Per Occurrence

### Dwelling Extension

\$48,070

Limit Per Occurrence

### Personal Property

\$24,035

Limit Per Occurrence

### Loss of Rents

Actual Loss Sustained

Limit Per Occurrence

### Fire Department Service Charge

\$500

Limit Per Occurrence

### Business Liability

\$5,000,000 / \$10,000,000

Limit Per Occurrence / Annual Aggregate Limit

### Medical Payments

\$5,000

Limit Per Person

### Policy Deductible

1%

Deductible Percentage

Chat

All Transactions Needs Review Trash

higgins 22 S Grafton St All units  
2025-01-01 - 2025-12-... All categories All amounts All accounts

Premium filter

Selected 8 transactions totaling -\$4,578.35 Export CSV | Deselect all

<input type="checkbox"/>	Date	Description	Category	Property	Amount	Account
<input checked="" type="checkbox"/>	11/02/25	HIGGINS ENERGY LLC HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$444.75	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	01/26/25	Higgins Energy Llc HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$454.65	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	01/14/25	Higgins Energy Llc HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$479.54	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	03/20/25	Higgins Energy Llc HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$598.06	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	02/16/25	Higgins Energy Llc HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$607.71	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	10/19/25	HIGGINS ENERGY LLC HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$631.98	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	05/04/25	Higgins Energy Llc HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$640.97	Chase Credit Card (x6246)
<input checked="" type="checkbox"/>	05/04/25	Higgins Energy Llc HIGGINS ENERGY LLC	Utilities	22 S Grafton St	-\$720.69	Chase Credit Card (x6246)