

PRIME LOCATION

INVESTCOMM COMMERCIAL GROUP

Wells Investment Property

Excellent Route 1 and 9B
location

Area of new Wells Crossing
retail development

Income or investment
opportunity

*Complete commercial and
investment real estate services*

INVESTCOMM COMMERCIAL
GROUP

206 Lafayette Center
Kennebunk, Maine 04043

Phone: 207-985-4977
Fax: 207-985-4979

Email: janderson@investcomm.com

Web site: Investcomm.com



*The perfect
investment /
development
opportunity*

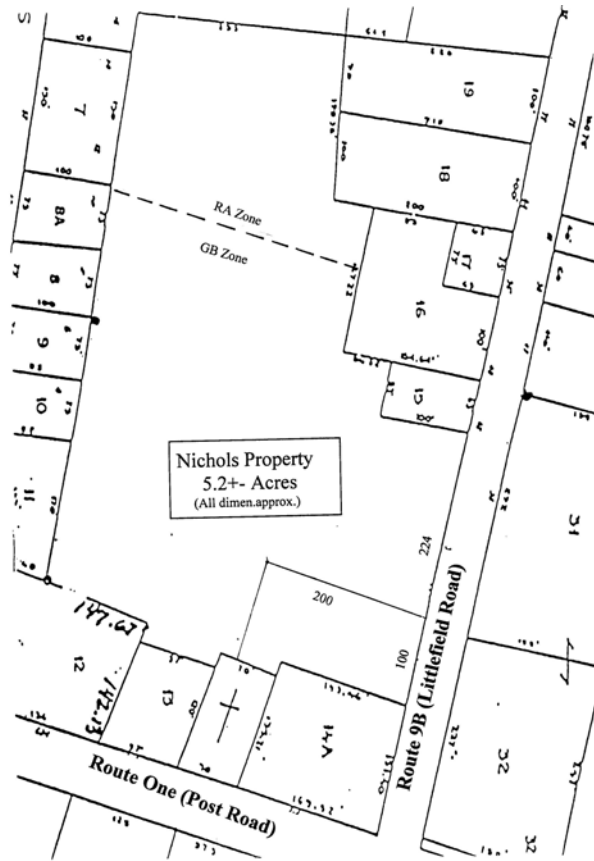
- 7-unit apartment bldg
- 5.69+- acres land
- GB commercial zone (primarily)
- Ideal location at intersection Route 1 and 9B. Directly across from exciting new Wells Crossing retail development
- Asking \$698,000

Call John Anderson or Dave Mathieu for more
information or a tour of this outstanding location
opportunity





Investment Property
30 Littlefield Road
Wells, Maine



The information in this summary has been provided by our client, the property owner, and other sources deemed reliable. While the client believes that such information is accurate, such accuracy is not guaranteed nor should the information be deemed complete. Statements contained in this presentation which cover matters of opinion, whether or not so identified, are that only.

No representations are made by Investcomm Commercial Group regarding suitability to a particular purchaser's intended use, condition of the property or zoning issues.

Information presented is intended to be used only as an initial guide in evaluating this real estate investment opportunity. Assumptions relative to such elements of investment analysis as conditions of financing, rates of appreciation of the investment and changes in operating income are for illustrative purposes only. Purchasers should perform their own review of the investment opportunity to determine its suitability. Investcomm Commercial Group has not verified information in this presentation and no warranties are expressed or implied by Investcomm Commercial Group relative to this investment. Investcomm is acting as an agent of the property owner in this transaction.

30 Littlefield Road, Wells

Information Summary

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address: | 30 Littlefield Road (Route 9B) |
| Location: | Just west of the intersection Route One and Littlefield Road and a short distance south of Wells Plaza shopping Center |
| Map/Lot: | 117-14 |
| Zones: | GB and RA Majority of land is in GB commercial Zone - allows a broad variety of commercial and residential uses RA permits single and multi-family and, with town approval, church, day-dare, elderly housing, life care and medical facilities. Residential density is 20,000 sf net area per dwelling unit, 10 housekeeping/twenty hotel/motel units per acre of net area. |
| Lot size: | 5.20+- acres with approximately 242 feet on Littlefield Road. |
| Current use: | 7 apartment units (6 1 BR, 1 2R) |
| Gross Building Area (+-): | 7 Unit apartment building totals approx. 4400+- sq. ft. (+-) |
| Safety: | Landlord has been advised that a second means of egress from second floor apartments is required to meet fire codes |
| Parking: | Large parking area for tenants |
| Utilities: | Municipal water and sewer |
| Heat and Hot Water: | Electric |
| Real Estate Taxes: | \$3567 tax year end 6/30/05 |
| Financial (summary): | Scheduled Gross Rent \$39,300. See Pro Forma |
| Equipment Included: | Stoves and refrigerators |

Reason for Sale: Retirement

Price: \$698,000

Comment: Income property with outstanding development potential. Traffic signal at intersection Route One (Post Road) and 9B (Littlefield Road)

Wells Crossing retail project being developed directly across Route One. Major regional and national tenants expected.



Apartment Building



