

FOR SALE

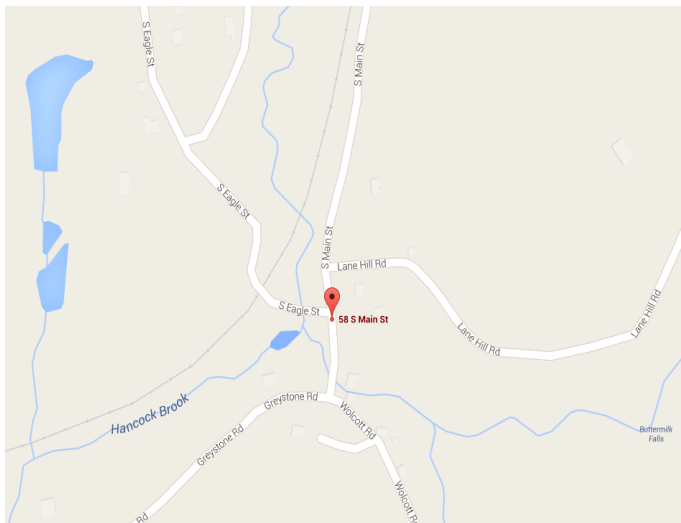
**58 Main Street
Terryville, CT 06786**



ATTN: Investors
Mixed use - Office/ Residential
5 Tenants
Great Main St Location
Cap Rate 10.9%
Asking Price \$220,00.00

PROPERTY DATA FORM

PROPERTY ADDRESS		58 Main Street	
CITY, STATE		Terryville, CT 06786	
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	3,315	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	No
Ext. Construction		Type of Heat	Gas
Int. Construction		OTHER	
Ceiling Height		Total acres	.76 acres
		Parking	Ample
		State Route / Distance To...	Route 8/ 2.5 miles
		TAXES	
Roof	Gable- shingle	Date assessed	2015
Date Built	1909	Assessment	\$147,120.00
UTILITIES		Mill Rate	35.43
Sewer	Septic	Taxes	\$5,212.46
Water	City	TERMS	
Gas			
Electrical	200 Amps		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

**58 Main Street
Terryville, CT**

4/6/2016

Unit	Description	Lease
Gary Kain	Main Floor	\$ 7,428.36
Associate Investigations	Main Floor - vacant 410 S/F	\$ 5,700.00
New Tenant	3rd Floor	\$ 9,600.00
Dester Medina	2nd Floor	\$ 7,500.00
New Tenant	2nd Floor	\$ 7,500.00

Annual Totals	\$ 37,728.36
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Owner Annual Expenses	
Taxes	\$ 5,212.46
Insurance	\$ 1,800.00
* Water	\$ 685.00
Electric - owner's meter	\$ 1,577.00
Trash	\$ 1,200.00
Snow Removal - Lawn Care	\$ 2,772.00

Total Expenses \$ 13,246.46

	Current
Combined Leases	\$ 37,728.36
Minus Expenses	(\$13,246.46)
Net Operating Income	\$24,481.90

		CAP
Asking Price:	\$220,000	11.10%