

FOR SALE

**395 Davis Street
Oakville, CT 06779**



Great Oakville Location

**Investment Property or Owner User Potential
Mixed Use Commercial/Retail and Multi Family**

6,808 S/F on .28 Acres

Cap Rate 12.9%

Sale Price: \$349,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	395 Davis Street
CITY, STATE	Oakville, CT 06779

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,740 & 3,068 S/F	Air Conditioning	Central
Number of floors	2/2	Sprinkler / Type	
Avail S/F		Type of Heat	Gas/Electric
		OTHER	
Ext. Construction	Vinyl Siding (Both)	Acres	.28
Ceiling Height	8'	Zoning	Commercial Residential
Roof	Asphalt Shingle- Newer	Parking	Front/Rear
Date Built	1955/1925	State Route / Distance To...	Route 8/ 2.5 miles
		TAXES	
		Assessment	\$238,000.00
		Mill Rate	30.89
		Taxes	\$7,000.00
		TERMS	
UTILITIES			
Sewer	City		
Water	City		
Gas	Yes/No		
Electrical	Separate		



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**395 Davis Street
Oakville, CT**

Income/Expense

Unit	Tenant	Description	Lease	Utilities	Term
Buildin 1					
1	Davids Pizza	Restaurant	\$1,200	separate	Third of three / looking to renew
2	Salon	1200 SF	\$600	spearate	month to month - would sign lease
3	2nd Floor	3 BR	\$900	spearate	annual
4	efficiency`	Two room	\$400	separate	annual
Buildin 2					
1	1st floor	2 BR / 1 Bath	\$850	separate	annual
2	2nd floor	2 BR / 1 Bath	\$800	separate	annual

Totals \$ 4,750.00

Annual Expenses

Taxes	\$ 7,000.00	
Insurance	\$ 2,700.00	
Utilities	\$ -	separate meters
Water	\$ 600.00	
Maintenance	\$ 1,500.00	
Total Expenses	\$ 11,800.00	

Breakout

Combined Leases	\$ 57,000.00
Minus Expenses	\$11,800.00
Net Operating Income	\$45,200.00

Asking Price: \$349,000.00
CAP Rate 12.90%