

FOR LEASE

62 East Main Street
Thomaston, CT 06787



5,720 +/- S/F Mixed Use Building

Fully Leased 6 Tenant Investment Property

Two Restaurants / 4 Apartments

High Traffic Location on RTE 6

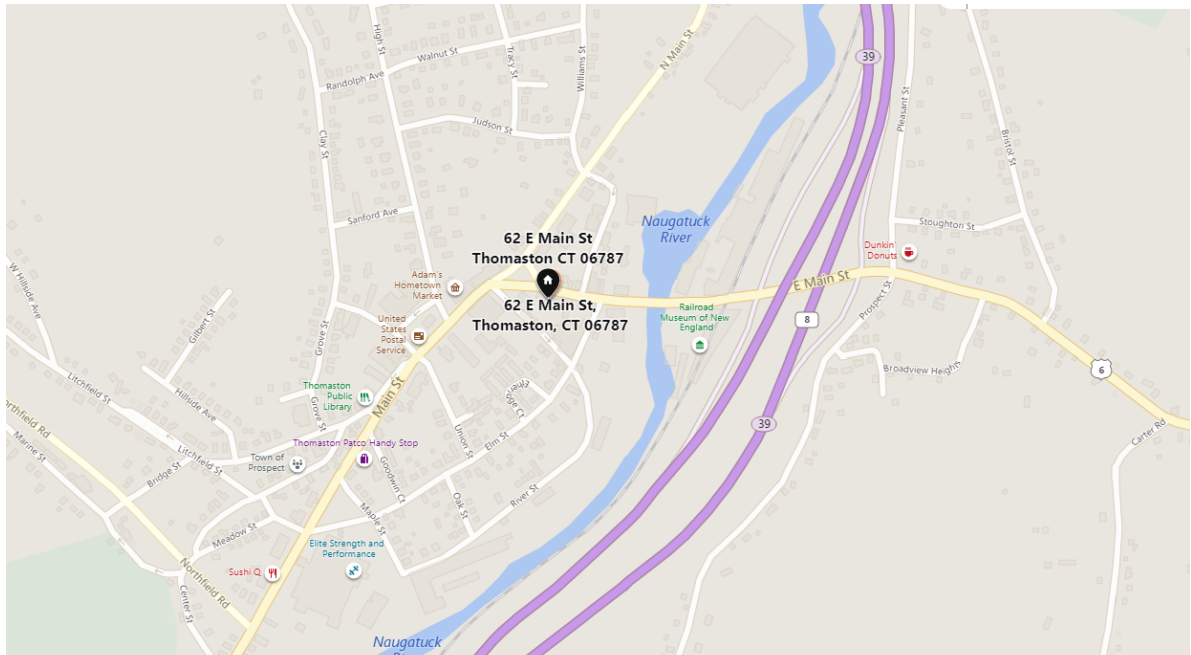
NOI \$54,816.00

CAP Rate 11.10%

Asking: \$495,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		62 East Main Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,720	Air Conditioning	Wall units
Number of floors	3	Sprinkler / Type	No
Avail S/F	5,720	Type of Heat	Gas/Electric
		OTHER	
Ext. Construction		Acres	.2
Ceiling Height		Zoning	GC
Roof	Gable	Parking	Ample
Date Built	1860	State Route / Distance To...	Route 8
UTILITIES		TAXES	
Sewer	City	Assessment	\$283,150.00
Water	City	Appraisal	\$404,500.00
Gas	EverSource	Mill Rate	35.79
Electrical	Multi services	Taxes	\$10,134.94
		TERMS	
		Sale	\$495,000.00



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.

62 East Main Street			
Thomaston, CT			
Unit	Description	Lease	Expires
Wood fired Pizza	1,400 +/- s/f retail space	\$ 1,400.00	Expires April 2021
Chinese Restaurant	1,400 +/- s/f retail space	\$ 1,800.00	Expires December 2024
Apartment A	2 Bedroom, 1 Bath	\$ 800.00	6 months
Apartment B	2 Bedroom, 1 Bath	\$ 800.00	6 months
Apartment C	2 Bedroom, 1 Bath	\$ 675.00	6 months
Apartment D	2 Bedroom, 1 Bath	\$ 675.00	6 months
	Monthly Totals	\$ 6,150.00	73,800
Annual Expenses			
Taxes	\$ 10,133.94	35.79 Mill Rate	
Insurance	\$ 3,990.00		
Water / Sewer	\$ 2,000.00		
Electric - owner's meter	\$ 360.00	separate meters	
Yankee Gas		separate meters	
Snow Removal	\$ 1,500.00		
Misc.	\$ 1,000.00		
Total Expenses	\$ 18,983.94		
Combined Leases	\$ 73,800.00		
Minus Expenses	(\$18,983.94)		
Net Operating Income (NOI)	\$54,816.06		
Investment Sale Price	Price	CAP Rate	
NOI divided by Price	\$ 495,000.00	11.10%	
NOI = \$54,816			