

FOR SALE

63/65 Rubber Ave
Naugatuck, CT 06770



Fully Leased Mixed Use Investment
Located in downtown Naugatuck on busy Rubber Ave
Totally Renovated 2017

2 Commercial / Retail Spaces
2 Residential apartments 3 & 4 bedrooms

7,000 S/F Building
CAP rate: 13.5 %
Sale asking: \$449,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS 63/65 Rubber Ave

CITY, STATE Naugatuck, CT 06770

BUILDING INFO MECHANICAL EQUIP.

| | | | |
|------------------|-------|------------------|---------|
| Total S/F | 7,198 | Air Conditioning | Central |
| Number of floors | 3 | Sprinkler / Type | |
| Avail S/F | 7,198 | Type of Heat | Oil |

OTHER

| | | | |
|-------------------|---------------|------------------------------|--------------------|
| Ext. Construction | Stucco | Zoning | IP |
| Ceiling Height | 9' | Parking | On street & Rear |
| Roof | Gable/asphalt | State Route / Distance To... | 3/10 of a mile RT8 |

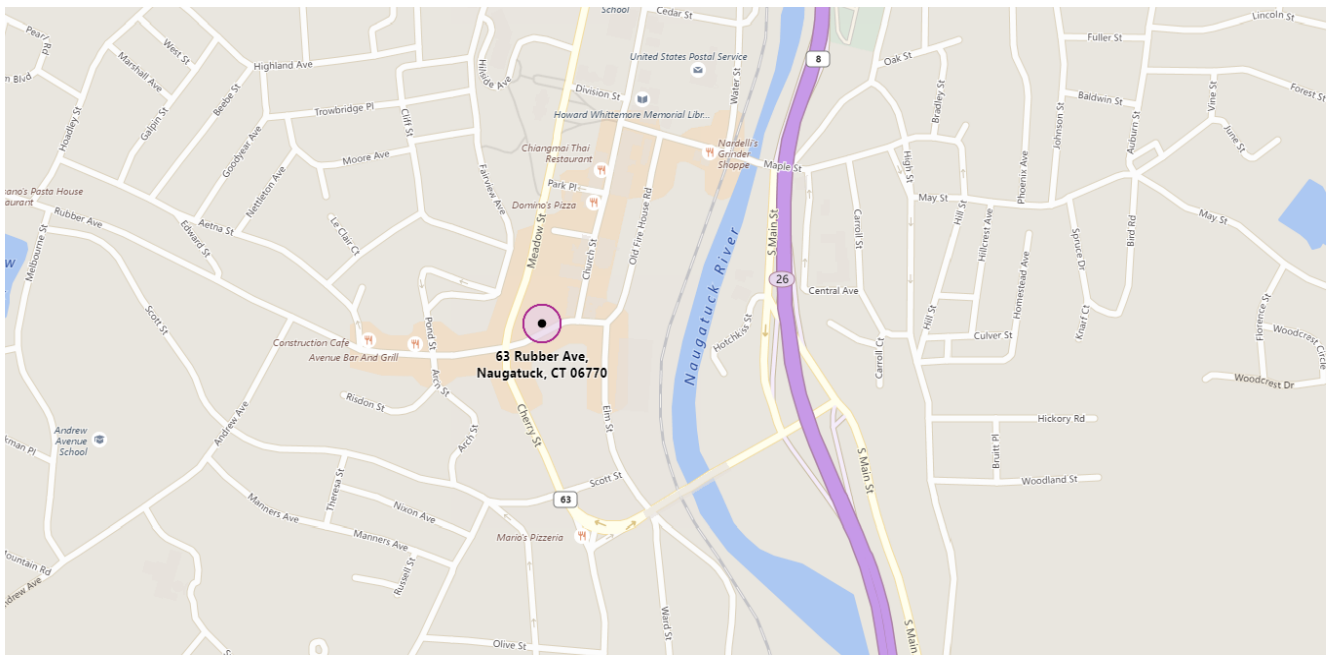
TAXES

| | | | |
|------------|------|------------|--------------|
| Date Built | 1900 | Assessment | \$176,190.00 |
| | | Mill Rate | 48.35 |
| | | Taxes | \$8,518.79 |

UTILITIES

| | | | |
|-------|------------|--------------|--------------|
| Sewer | City | TERMS | |
| Water | City | Sale price | \$449,000.00 |
| Gas | Yankee Gas | | |

Electrical



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.

63-65

Rubber Ave
Naugatuck, CT

Income/Expense

| Unit | Tenant | Description | Lease | Utilities | Term |
|---------------|-------------------|-----------------|--------------------|-----------|------------------------------|
| Retail | | | | | |
| 63 | Vintage Carribean | Restaurant | \$1,450 | separate | 2nd year of 2 w options |
| 65 | Tobacco Vapes | Retail | \$11-1300 | separate | Build owner would lease back |
| Residential | | | | | |
| 63 | Residential | 4 BR - \$500 rm | \$2,000 | separate | month to month |
| 65 | Residential | 3 Bdrm | \$1,250 | separate | Annual - Restaurant owner |
| | | | | | |
| | | | | | |
| | | | | | |
| Totals | | | \$ 6,000.00 | | |

| Annual Expenses | |
|-----------------|--------------|
| Taxes | \$ 8,518.19 |
| Insurance | \$ 3,000.00 |
| Utilities | \$ - |
| Water | \$ - |
| Maintenance | \$ - |
| Total Expenses | \$ 11,518.19 |

separate meters
tenants pay %
no lawn/tenants do own

| | Breakout |
|----------------------|--------------------|
| Combined Leases | \$ 72,000.00 |
| Minus Expenses | \$11,518.19 |
| Net Operating Income | \$60,481.81 |

| Asking Price: | CAP Rate |
|---------------------|---------------|
| \$449,000.00 | 13.50% |



