

#### CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT, 06762

### FOR SALE

1259 Wolcott Road Wolcott, CT



Fully Leased Investment Property
6 Units with History of Occupancy
Many Recent Upgrades
New Deck - Mechanicals and Shed - Apartment Upgrade

Wont Last Long! Cap Rate 9.50% Offered at: \$409,000.00

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.

#### PROPERTY DATA FORM

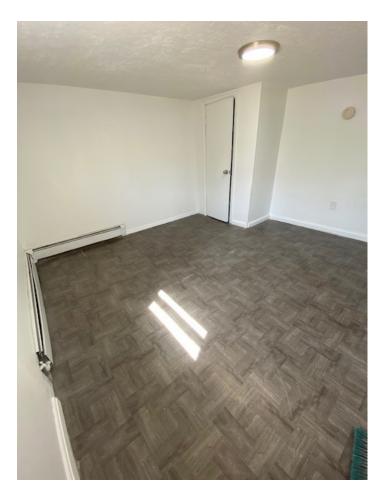
PROPERTY ADDRESS	1259 Wolcott Road
CITY, STATE	Wolcott, CT

•	,		
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,281 +/-	Air Conditioning	
Number of floors	2	Sprinkler / Type	
Avail S/F	3,281 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Vinyl Siding / Stucco	OTHER	
Ceiling Height		Acres	1.37
Roof	Asphalt shingles	Zoning	Comm./Industrial
	6 months old	Parking	Onsite
Date Built	1930	State Route / Distance To	
		TAXES	1
		Assessment	
UTILITIES		Appraisal	
Sewer	Septic	Mill Rate	28.91
Water	Well	Taxes	\$5,567.00
Gas	Oil	TERMS	
Electrical		Sale	\$409,000.00

#### New front porch new mechanicals and shed



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.









## 1259 Wolcott Rd Wolcott, CT

# Income/Expense

Unit	Tenant	Description Lease	Lease	Utilities	Term
Unit 1	Active	1-2 Bedroom	\$ 850.00 Elec	Elec	
Unit 2	Active	1-2 Bedroom	\$ 795.00	Elec	
Unit 3	Active	1-2 Bedroom	\$ 795.00 Elec	Elec	
Unit 4	Active	1-2 Bedroom	\$ 795.00 Elec	Elec	
Unit 5	Active	1-2 Bedroom	\$ 795.00 Elec	Elec	
Unit 6	Active	1-2 Bedroom	\$ 795.00 Elec	Elec	
		Totale	\$ A 925 AA		
		lotais	3 4,023.00		

Annual Expenses			
Faxes	υ	5,567.00	
nsurance	ь	2,889.00	
Jtilities (common)	ь	500.00	separate meters
Heating (Oil)	ω	4,000.00	
Frash	ь	1,250.00	
Maintenance + Misc	υ	3,000.00	
Total Expenses	છ	17,206.00	
	В	Breakout	
Combined Leases	69	\$57,900.00	
Minus Expenses	69	\$17,206.00	
5% vacancy		\$2,034.70	
Net Operating Income		\$38,659.30	
	S	CAP Rate	809.6

\$ 409,000.00

Asking Price: