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# 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: \$399,900.00

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

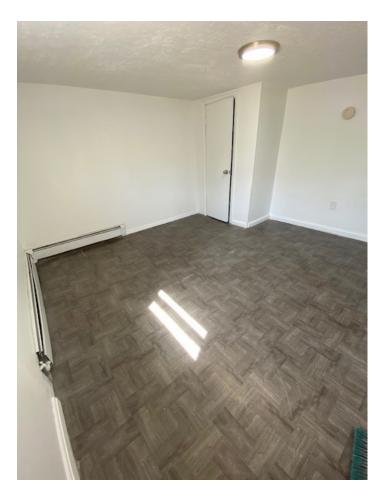
PROPERTY ADDRESS	1259 Wolcott Road
CITY, STATE	Wolcott, CT

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				
		Assessment				
UTILITIES	1	Appraisal				
Sewer	Septic	Mill Rate	28.91			
Water	Well	Taxes	\$5,567.00			
Gas	Oil	TERMS				
Electrical		Sale	\$399,900.00			

#### New front porch new mechanicals and shed



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#### 1259 Wolcott Rd Wolcott, CT

### Income/Expense

Unit	Tenant	Description	Leas	е	Utilities	Term
Unit 1	Active	2 Bedroom	\$	850.00	Elec	Annual
Unit 2	Active	2 Bedroom	\$	795.00	Elec	Annual
Unit 3	Active	2 Bedroom	\$	795.00	Elec	Annual
Unit 4	Active	2 Bedroom	\$	795.00	Elec	Annual
Unit 5	Active	2 Bedroom	\$	795.00	Elec	Annual
Unit 6	Active	2 Bedroom	\$	850.00	Elec	Annual
						7

Totals \$ 4,880.00

\$	5,567.00	
\$	3,081.00	
\$	500.00	separate me- ters
\$	4,000.00	
\$	1,650.00	•
\$	3,000.00	
\$	17,798.00	
Е	Breakout	
	\$58,560.00	
	\$17,798.00	
	\$40,762.00	
	\$2,928.00	
\$	37,834.00	
CA	AP Rate	9.50%
\$	399,900.00	
	\$ \$ \$ \$ \$ <b>E C</b>	\$ 3,081.00 \$ 500.00 \$ 4,000.00 \$ 1,650.00 \$ 3,000.00 \$ 17,798.00 Breakout \$58,560.00 \$17,798.00 \$40,762.00 \$2,928.00 \$37,834.00 CAP Rate