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FOR SALE

**298 – 300 Hill Street
Waterbury, CT**

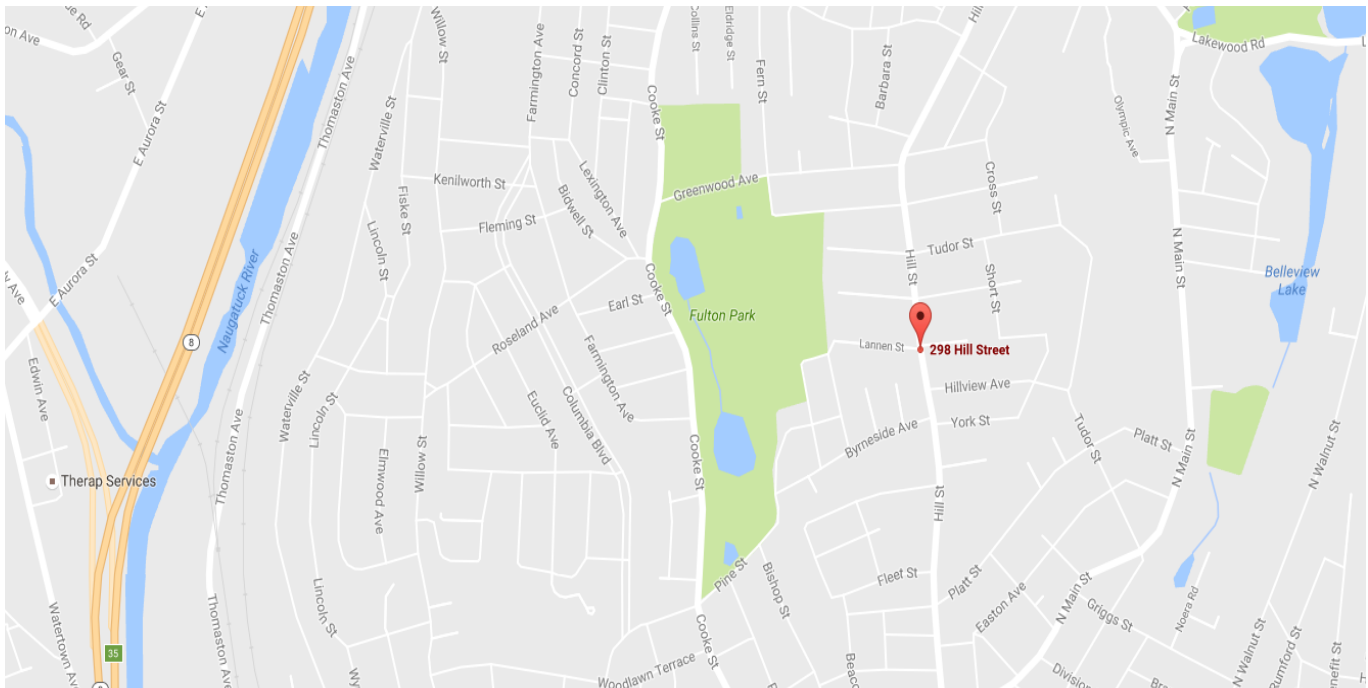


**Attention: Investors
Mixed Use– 8 Tenant Building
1 Retail Space/ 7 apartments
Full Occupancy
NOI: \$59,080.00
Asking Price: \$459,000
CAP RATE: 12.9%**

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		298- 300 Hill Street	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	7,386	Air Conditioning	Window units
Ext. Construction	Vinyl siding	Sprinkler / Type	No
Int. Construction		Type of Heat	Gas
Ceiling Height		OTHER	
Roof	New 2012	Zoning	
Date Built	1920	Parking	Ample
		State Route / Distance To...	
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	\$9,179.00
UTILITIES		TERMS	
Sewer	City	Sale price	\$459,000
Water	City		
Gas	Yes		
Electrical	200 Amps		



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**298-300 Hill Street
Waterbury, CT
Income/Expense**

8/1/2016

Unit	Tenant	Description	Lease	Utilities
1	Vacant	300 Sq Ft Storefront/Shop	\$ 850.00	included
2a	Occupied	650 sq. ft/ 1 Bed	\$ 675.00	separate
2b	Occupied	450 sq. ft /1 Bed	\$ 750.00	included
3a	Occupied	650 sq. ft / 1 Bed	\$ 675.00	separate
3b	Occupied	450 sq.ft/ 1 Bed	\$ 700.00	included
4	Occupied	650 sq ft/ 1 Bed	\$ 675.00	separate
5	Occupied	1200sq ft/3 Bed Twn House	\$ 900.00	separate
6	Occupied	1400sq ft/3 Bed Twn House	\$ 925.00	separate
	Laundry	Utility room	\$ 80.00	
Totals			\$ 6,230.00	

Annual Expenses		
Taxes	\$	9,179.62
Insurance	\$	3,500.00
Utilities	\$	1,500.00
		owner meter- parking lot separate meters
Common Area Maintana	\$	1,500.00
Snow, garbage & all misc.		
Total Expenses	\$	15,679.62

Breakout	
Combined Leases	\$ 74,760.00
Minus Expenses	(\$15,679.62)
Net Operating Income	\$59,080.38

Asking Price:	CAP Rate
\$459,000.00	12.90%