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# FOR SALE

48 Elm View Circle  
Waterbury, CT

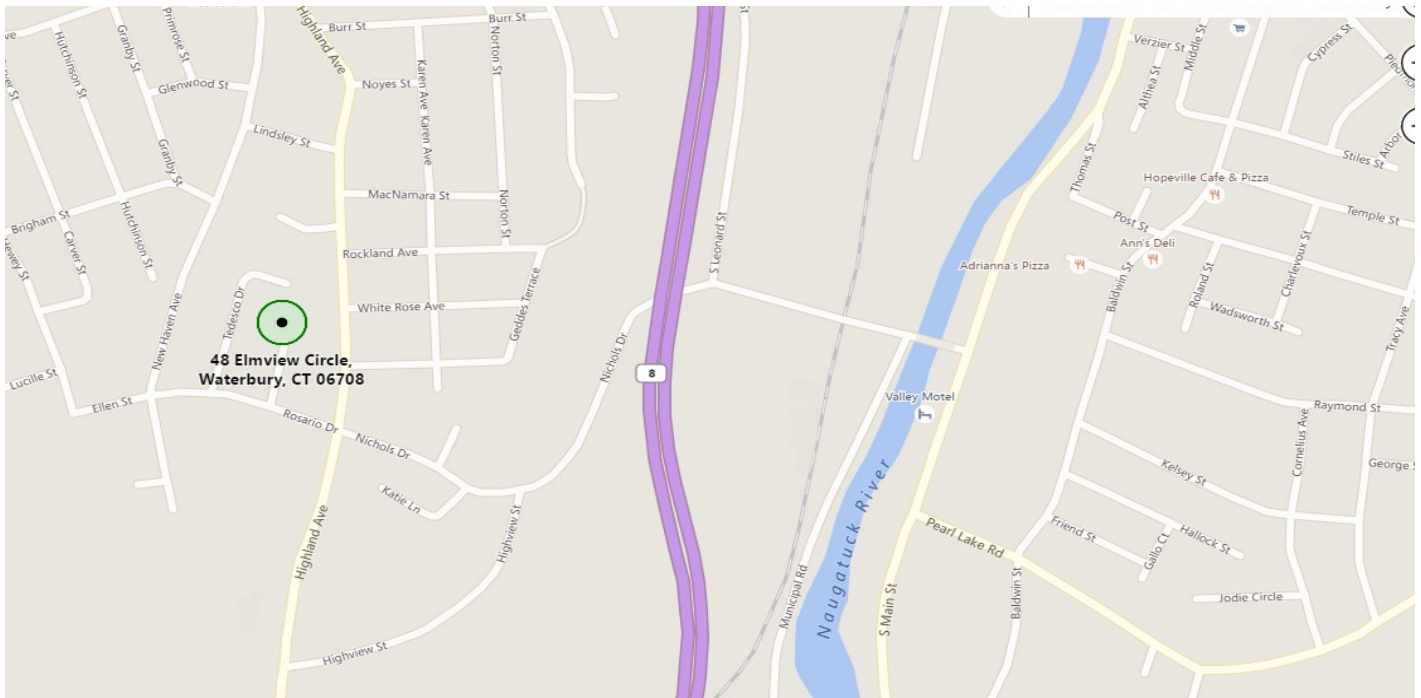


**Attention: Investors**  
**Six Tenant Apartment Building**  
**Quiet/Safe Town Plot Location**  
**Many recent upgrades**  
**All city utilities**  
**Ample Tenant parking**  
**NOI \$50,808.95**  
**CAP: 11.10%**  
**Asking price: \$459,000.00**

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		48 Elm View Circle	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,600	Air Conditioning	Window units
Number of floors	2	Sprinkler / Type	
Ext. Construction	Vinyl siding	Type of Heat	Electric
Int. Construction		OTHER	
Ceiling Height		Zoning	Res
Roof		Parking	Ample
Date Built	1970	State Route / Distance To...	
		TAXES	
		Assessment	\$180,220.00
		Mill Rate	60.21
		Taxes	\$10,851.05
UTILITIES		TERMS	
Sewer	City	Sale	\$459,000
Water	City		
Gas	No		
Electrical	200 Amps - 60 Amp		



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**48 Elm View Circle  
Waterbury, CT**

8/1/2016

**Income/Expense**

Unit	Tenant	Description	Lease / Month
1	Occupied	950 sq. ft / 2 Bed/ Top Flr	\$ 1,000.00
2	Occupied	950 sq. ft/ 2 Bed/ Top Flr	\$ 1,000.00
3	Occupied	950 sq. ft / 2 Bed	\$ 900.00
4	Occupied	950 sq. ft / 2 Bed	\$ 900.00
5	Occupied	2200 sq.ft/ 3 Bed/ 6 rm	\$ 1,700.00
6	Occupied	Garage - 500 sq ft	\$ 200.00
7	N/A	Laundry Room	\$ 80.00

<b>Totals</b>	<b>\$ 5,780.00</b>
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<b>Annual Expenses</b>	
Taxes	\$ 10,851.05
Insurance	\$ 3,500.00
Utilities	\$ 1,000.00
Annual sewer& water	\$ 2,000.00
Common Area Maintanance	\$ 1,200.00
Snow, garbage & all misc.	
Total Expenses	\$ 18,551.05

owner meter- parking lot  
separate meters

	<b>Breakout</b>
Combined Leases	\$ 69,360.00
Minus Expenses	(\$18,551.05)
Net Operating Income	\$50,808.95

<b>Asking Price:</b>	<b>CAP Rate</b>
<b>\$459,000.00</b>	<b>11.10%</b>