

FOR SALE

**218 Main St, 222 Main St Rear
5 & 15 Wood Ct
Terryville, CT**



**Terryville Investment Properties
4 properties with 8 Tenants
Main Street Location - Potential Assemblage
1.15 Acres on busy Route 6
High Occupancy – economically priced
Many recent upgrades**

Offered at \$575,000.00



5 Wood Court:

3 Apartments + Lower storage area

Square footage: 2,240 +/- s/f

Built: 1900

Acreage: .16 acres

Utilities: City Water and Sewer

Notes: New Metal Roof, new furnaces, new electrical, new hot water heaters, new drywall on walls and ceilings



15 Wood Court:

Single Family House

Square footage: 1,242 +/- s/f

Built: 1932

Acreage: .12 acres

Utilities: City Water and Sewer

Notes: long term tenant



222 Main Street:

Single Family House

Square footage: 1,550 +/- s/f

Built: 1953

Acreage: .67 acres

Utilities: City Water and Sewer

Notes: wood floors, long term tenant



218 Main Street Rear:

2 Apartments and three garage units

Square footage: 1,564 +/- s/f plus garages units

Built: 1882

Acreage: .20 acres

Utilities: City Water and Sewer

Notes: new furnaces and three year old roof

Terryville Investment

5 Wood Ct, 218 Main St. Rear, 222 Main St., 15 Wood Ct

Address	Income	Taxes	Insurance	Sewer	Rubbish	Water	Totals	Net Operating Income	
5 Wood Ct	\$ 29,700.00						\$ 29,700.00		
		\$ (3,819.20)	\$ (1,970.00)	\$ (840.00)	\$ (377.76)	\$ (560.00)	\$ (7,566.96)		
							\$ 22,133.04	NOI	\$ 22,133.04
218 Main	\$ 19,200.00						\$ 19,200.00		
		\$ (3,448.20)	\$ (1,357.00)	\$ (360.00)	\$ 377.76		\$ (4,787.44)		
							\$ 14,412.56	NOI	\$ 14,412.56
222 Main	\$ 15,600.00						\$ 15,600.00		
		\$ (3,658.92)	\$ (824.00)	\$ (180.00)	\$ 377.76	\$ 560.00	\$ (3,725.16)		
							\$ 11,874.84	NOI	\$ 11,874.84
15 Wood Ct	\$ 10,800.00						\$ 10,800.00		
		\$ (3,436.32)	\$ (749.00)	\$ (180.00)	\$ -	\$ -	\$ (4,365.32)		
							\$ 6,434.68	NOI	\$ 6,434.68

Town Ap-	Amount
5 Wood Ct	\$ 151,470.00
218 Main St	\$ 136,750.00
222 Main	\$ 145,110.00
15 Wood Ct	\$ 136,290.00
Totals	\$ 569,620.00

Net Operating Income	\$ 54,855.12
Asking Price	\$ 575,000.00
CAP Rate	9.50%

CONCEPTUAL MAJOR INTERSECTION IMPROVEMENTS
ROUTE 6 (MAIN STREET) AT
NORTH MAIN STREET AND AGNEY AVENUE
TOWN OF PLYMOUTH

PROJECT DEVELOPMENT UNIT
CONNECTICUT DEPARTMENT OF TRANSPORTATION

GRAVEL CONCRET

STREET

SOUTH MAIN STREET

CONCRETE DRIVE

VENUE

STREET

