

FOR SALE

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



Terryville Investment Properties
3 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 \$499,000.00



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



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

Terryville Investment

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

| Address | Income | Taxes | Insurance | Sewer | Rubbish | Water | Totals | | Net Operating |
|-----------------------------|-------------|-------------|------------|----------|----------|----------|---------------|-----|--------------------|
| 5 Wood Ct | \$31,800.00 | | | | | | \$ 29,700.00 | | |
| | | \$ 3,794.44 | \$2,143.00 | \$840.00 | \$400.00 | \$560.00 | \$ (7,737.44) | | |
| | | | | | | | \$ 21,962.00 | NOI | \$21,962.00 |
| 218 Main Street Rear | \$19,200.00 | | | | | | \$ 19,200.00 | | |
| | | \$ 3,011.50 | \$1,369.00 | \$360.00 | \$400.00 | | \$ (5,140.50) | | |
| | | | | | | | \$ 14,059.50 | NOI | \$14,059.50 |
| 222 Main Street | \$16,080.00 | | | | | | \$ 15,600.00 | | |
| | | \$3,950.06 | \$824.00 | \$180.00 | | \$560.00 | \$ (5,514.06) | | |
| | | | | | | | \$ 10,085.94 | NOI | \$10,085.94 |

| Town Appraisal | Amount |
|------------------|---------------------|
| 5 Wood Ct | \$133,490.00 |
| 218 Main St Rear | \$105,890.00 |
| 222 Main Street | \$138,270.00 |
| Totals | \$378,270.00 |

| | |
|----------------------|---------------------|
| Net Operating Income | \$ 46,107.44 |
| Asking Price | \$ 499,000.00 |
| CAP Rate | 9.23% |

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

FINAL CONCEPT SCHEMATIC

STREET

SOUTH MAIN STREET

CONCRETE DRIVE

VENUE

STREET