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FOR SALE



608 & 614 Wolcott Rd Wolcott, CT 06716 Great Mixed Use Investment Opportunity
2 Properties Available
Retail/ Residential Plaza & Residential Home
Long Term Tenants
Current 10.3 Cap Rate

\$41,000.00 in Capital Improvements since 2019 Sale Asking Price: \$575,000.00



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.





Over 80,000 in Capital Improvements Since 2015





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	Wolcott Rd Wolcott, CT			rev. 06-29-20
Income/	, , ,			
Unit	Tenant	Description	Utilities	Term
1	Active	3 Bed house	sep	3 + Years, \$1250
		Totals		
	Annual Expens-			
	Taxes	\$ 2,300.00		
	Insurance	\$ 1,000.00		
	Utilities	\$ -		
	Maintenance	\$ -		
	Total Expenses	\$ 3,300.00		
		Breakout		
	Combined Leases	\$ 15,000.00		
	Minus Expenses	\$3,300.00		
	Net Operating In-	\$11,700.00		
	Acking Price:	CAP Rate		
	Asking Price: \$100,000.00	11.70%		

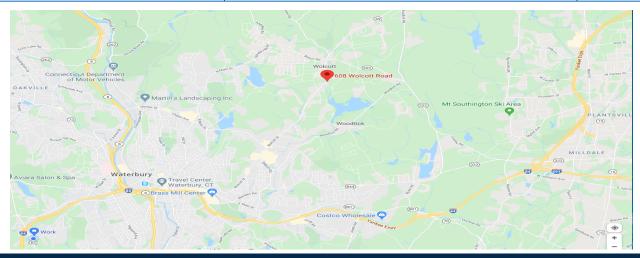


608	Wolcott Rd				rev. 6-29-20
	Wolcott, CT				
Income/Expense					
Unit	Tenant	Description	Lease	Utilities	Term
Unit 1	Active	1-2 Bedroom	\$ 850.00	Tenant	long term tenant +15 yrs
Unit 2	Active	1-2 Bedroom	\$ 1,000.00	tenant	1200 sf / long term +10 yrs
Unit 3	Active	1-2 Bedroom	\$ 950.00	tenant	2 years +
Commercial					
Unit 1	Active	500 sf office	\$ 550.00	tenant	Since 2011 / 3 year 7/20 start
Unit 2	Active	1250 sf Salon	\$ 1,150.00	tenant	5 + years, renewal end 7/22
Unit 3	Vacant	850 sf Retail	\$ 700.00	tenant	new tenant 1 year 11/21 w options
		Totals	\$ 5,200.00		
	Annual Expenses				
	Taxes	\$ 8,622.00			
	Insurance	\$ 1,850.00			
	Utilities (comn+Water)	\$ 3,000.00	separate meters		
	Heating (Oil)	\$ -			
	Maintenance + Misc	\$ 1,200.00			
	Total Expenses	\$ 14,672.00			
		Breakout			
	Combined Leases	\$62,400.00			
	Minus Expenses	\$14,672.00			
	Net Operating Income	\$47,728.00			
		CAP Rate	current 10%	j	
	Asking Price:	\$ 475,000.00			

PROPERTY DATA FORM

PROPERTY ADDRESS	608 & 614 Wolcott Road
CITY, STATE	Wolcott, CT 06716

BUILDING INFO	608	614	MECHANICAL EQUIP.	608	614
Total S/F			Air Conditioning	Yes	
Number of floors	2	1	Sprinkler / Type		
Avail S/F	850		Type of Heat	Gas	Oil
Ext. Construction	Brick veneer	Clapboard	OTHER		
Ceiling Height	8'	8'	Acres	.89	
Roof	Arch shingles	Arch shingles	Zoning	GC	Residential
Date Built	1978	1950	Parking	Ample	Ample
			State Route / Distance To		
			TAXES		
UTILITIES			Assessment	\$260,190	\$77,450
Tenant/Buyer to Verify			Appraisal	\$371,690	\$110,640
Sewer	City	City	Mill Rate	33.14	33.14
Water	City	City	Taxes	\$8,622	\$2,300
Gas	EverSource	EverSource	TERMS		
Electrical			Sale	\$575,000	Both properties



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