

FOR SALE

1259 Wolcott Road
Wolcott, CT



**Fully Leased Investment Property
6 Units with History of Occupancy
Many Recent Upgrades**

New Deck - Mechanicals and Shed - Apartment Upgrade

Wont Last Long!

Cap Rate 9.50%

Offered at: \$409,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		1259 Wolcott Road	
CITY, STATE		Wolcott, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,281 +/-	Air Conditioning	
Number of floors	2	Sprinkler / Type	
Avail S/F	3,281 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Vinyl Siding / Stucco	OTHER	
Ceiling Height		Acres	1.37
Roof	Asphalt shingles	Zoning	Comm./Industrial
	6 months old	Parking	Onsite
Date Built	1930	State Route / Distance To...	
UTILITIES		TAXES	
Sewer	Septic	Assessment	
Water	Well	Appraisal	
Gas	Oil	Mill Rate	28.91
Electrical		Taxes	\$5,567.00
		TERMS	
		Sale	\$409,000.00

New front porch new mechanicals and shed



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rev. 3-31-21

Income/Expense

Unit	Tenant	Description	Lease	Utilities	Term
Unit 1	Active	1-2 Bedroom	\$ 850.00	Elec	
Unit 2	Active	1-2 Bedroom	\$ 795.00	Elec	
Unit 3	Active	1-2 Bedroom	\$ 795.00	Elec	
Unit 4	Active	1-2 Bedroom	\$ 795.00	Elec	
Unit 5	Active	1-2 Bedroom	\$ 795.00	Elec	
Unit 6	Active	1-2 Bedroom	\$ 795.00	Elec	
Totals			\$ 4,825.00		

Annual Expenses	
Taxes	\$ 5,567.00
Insurance	\$ 2,889.00
Utilities (common)	\$ 500.00 separate meters
Heating (Oil)	\$ 4,000.00
Trash	\$ 1,250.00
Maintenance + Misc	\$ 3,000.00
Total Expenses	\$ 17,206.00
Breakout	
Combined Leases	\$57,900.00
Minus Expenses	\$17,206.00
5% vacancy	\$2,034.70
Net Operating Income	\$38,659.30
CAP Rate	9.50%
Asking Price:	\$ 409,000.00