

## CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT, 06762

## 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

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

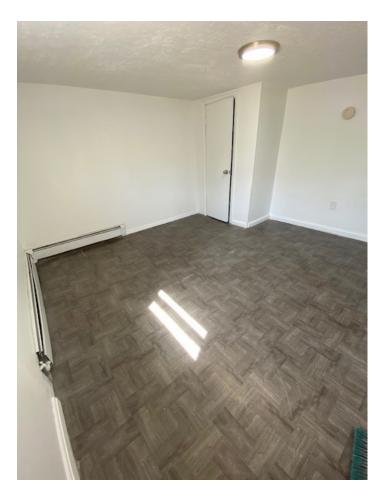
PROPERTY ADDRESS	1259 Wolcott Road
CITY, STATE	Wolcott, CT

·			
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	
		TAXES	
		Assessment	•
UTILITIES		Appraisal	
Sewer	Septic	Mill Rate	28.91
Water	Well	Taxes	\$5,567.00
Gas	Oil	TERMS	
Electrical		Sale	\$409,000.00

## New front porch new mechanicals and shed



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.









	LESS WOICHLING				rev. 3-31-21
	Wolcott, CT				
Income/Expense	ense				
Unit	Tenant	Description	Lease	Utilities	Term
Unit 1	Active	1-2 Bedroom	\$ 850.00	Elec	
Unit 2	Active	1-2 Bedroom		Elec	
Unit 3	Active	1-2 Bedroom		-	
Unit 4	Active	1-2 Bedroom	\$ 795.00		
Unit 5	Active	1-2 Bedroom			
Unit 6	Vacant	1-2 Bedroom	\$ 795.00	Elec	
		Totals	\$ 4,825.00		
	Annual Expenses				
	Taxes	\$ 5,567.00			
	Insurance	2,			
	Utilities (common)		separate meters		
	Heating (Oil)	\$ 4,000.00			
	Trash				
	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	809.6		
	Asking Price.	409 000 00			
	- A	1			