

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



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.



**1259 Wolcott Rd
Wolcott, CT**

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	Vacant	1-2 Bedroom	\$ 795.00	Elec	

Totals \$ 4,825.00

Annual Expenses

Taxes	\$ 5,567.00
Insurance	\$ 2,889.00
Utilities (common)	\$ 500.00
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