

FOR SALE

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PROPERTY DATA FORM

PROPERTY ADDRESS	338 - 340 Bantam Road
CITY, STATE	Litchfield, CT 06759

BUILDING INFO	338	340	MECHANICAL EQUIP.	338	340
Total S/F	1770+/-	6,000 +/-	Air Conditioning	Central	Central
Number of floors	1	2	Elevator	Yes	Yes
Avail S/F	Leased	Leased	Type of Heat	Oil F/A	Propane
Will Subdivide to	N/A	N/A	OTHER		
Ext. Construction	Wood / vinyl	Wood / vinyl	Acres	.48	.29
			Zoning	C202	Commercial
Ceiling Height	9'	9'	Parking	Ample	Ample
Roof	Gable	Gable	State Route / Distance To		
Date Built	1978	1988	TAXES		
			Appraised	\$410,470.00	\$1,023,740.00
			Assessment	\$287,330.00	\$716,620.00
UTILITIES			Mill Rate	27.7	27.7
Sewer	City	City	Taxes	\$7,876.00	\$19,850.00
Water	City	City	TERMS		
Gas	Oil	Propane	Sale Asking	\$1,895,000.00	
Electrical					



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.

Description PSF Lease / Month Increases	338 - 340	338 - 340 Bantam Rd Litchfield, CT					1/24/2024
Total Expense Description PSF Lease / Month Increases	Litchfield	1, CT					
Tonant Description PSF Lease / Month Increases 338 Bantam Rd 1,770 st \$ 25.42 \$ 3750.00 Increases 340 Bantam Rd 1,770 st \$ 15.60 \$ 15.60 Increases Divon Orthodonics, LLC 1,600 st \$ 12.66 \$ 15.60 Increases Dr. Charles Lermer 1,400 st \$ 12.86 \$ 15.60 Increases Center for Denial Excelence LLC 3,000 st \$ 6.72 \$ 15.60 Increases Annual Expenses Annual Expenses \$ 128,400,00 Increases \$ 128,400,00 Instrume Tenant Tenant Tenant Tenant Tenant Includes Leases Tenant Tenant Tenant Tenant Tenant Total Expenses \$ 122,400,00 Minuse Expenses \$ 122,400,00 Increases \$ 178,600 Minuse Expenses \$ 172,400,00 Increases \$ 172,400,00 Increases \$ 172,400,00 Minuse Expenses \$ 172,400,00 Increases \$ 172,400,00 Increases Increases	Income/E	Expense					
338 Bantam Rd	Suites	Tenant	Description	PSF	Lease / Month	Increases	Expiration
Annual Expenses Annual Expenses Appendix Annual Expenses Annual Expens		338 Bantam Rd					
340 Bantam Rd 1500 s/f \$ 14.80 \$ 1974.00 any five year + NNN Dixon Orthodonics, LLC 1,600 s/f \$ 12.86 \$ 1,574.00 any five year + NNN Dr. Charles Lenner 1,600 s/f \$ 6.72 \$ 1,500.00 Gross Leass Center for Dental Excellence LLC 3,000 s/f \$ 6.72 \$ 1,500.00 Gross Leass Annual Expenses Annual Expenses Annual Expenses \$ 128,400.00 \$ 128,400.00 Taxes Annual Expenses Tenant Assessed \$ 287,330.00 Utilities Tenant Tenant Tenant \$ 287,330.00 Combined Leases \$ 129,400.00 \$ 287,330.00 Annual Expenses \$ 7,876.00 Minus Expenses \$ 129,400.00 Annual Expenses \$ 173,400.00 Annual Expenses \$ 173,400.00 Minus Expenses \$ 1,785,000 Annual Expenses \$ 1,785,000 Annual Expenses	4.	Ortho Connecticut, PC	1,770 s/f		\$		2/28/2028
Divon Orthodorice, LLC 1,600 s/f \$ 14,80 \$ 1,974,00 dross five year + NNN Dr Charles Lemer 1,400 s/f \$ 12,86 \$ 1500.00 Gross Lease Center for Dental Excelence LLC 3,000 s/f \$ 12,86 \$ 1500.00 Gross Lease Annual Expenses Annual Expenses Annual Expenses \$ 10,782.00 Appnil and to a second and to a seco		340 Bantam Rd					
Dr Charles Lenner 1400 s/f \$ 12.86 \$ 1,500.00 Gloss Lease Center for Dental Excelence LLC 3,000 s/f \$ 6.72 \$ 3,556.00 avg five year + NNN Annual Expenses Annual Expenses Annual Expenses \$ 10,782.00 avg five year + NNN Taxes Annual Expenses NNN Leases \$ 1129,400.00 \$ 287,330.00 Insurance Tenant Assessed \$ 287,330.00 Utilities Tenant Tenant \$ 287,330.00 Common Avea Maintanance Tenant Taxes \$ 287,330.00 Minus Expenses \$ 129,400.00 \$ 27,70 Minus Expenses \$ 129,400.00 \$ 27,00 Minus Expenses \$ 129,400.00 \$ 27,00 Minus Expenses \$ 175,000.00 \$ 27,00 Combined Leases \$ 175,000.00 \$ 27,00 Minus Expenses \$ 129,400.00 \$ 27,00 Combined Leases \$ 129,400.00 \$ 27,00 Abb Date: \$ 1,895,000 \$ 129,400.00 \$ 27,00 Cond Date: \$ 2,400.00 \$ 2,20 \$ 2,20	1.4	Dixon Orthodonics, LLC	1,600 s/f		\$	-	8/15/2024
Center for Detail Excellence LLC 3,000 s/T \$ 6,72 \$ 556.00 avg five year + NNN Annual Expenses Annual Expenses Annual Expenses Annual Expenses Appraised \$ 10,782.00 Insurance Tenant Tenant Assessed \$ 267,330.00 Insurance Tenant Tenant \$ 267,330.00 Common Avea Maintanance Tenant Tenant \$ 27.70 Snow, garbage & all misc. Tenant Tenant \$ 27.70 Combined Leases \$ 129,400.00 \$ 287,330.00 Minus Expenses \$ 129,400.00 \$ 7,876.00 Minus Expenses \$ 129,400.00 \$ 129,400.00 Minus Expenses \$ 129,400.00 \$ 129,400.00 Minus Expenses \$ 129,400.00 \$ 129,400.00 Abb Descripting Income \$ 129,400.00 \$ 129,400.00 Abb Descripting Income \$ 129,400.00 \$ 129,400.00 Abb Descripting Income \$ 129,400.00 \$ 129,400.00	18	Dr Charles Lerner	1,400 s/f		\$	-	11/30/2026
Totals Totals S 10,782.00	10	Center for Dental Excellence LLC	3,000 s/f		\$	\vdash	4/30/2028
Totals Totals S 10,782.00 Annual						$\overline{}$	
Annual \$ 129,400.00 LExpenses Appraised \$ 129,400.00 ce Tenant Assessed \$ 287,330.00 ce Tenant Mill Rate \$ 287,330.00 s Tenant Tenant \$ 27.70 garbage & all misc. Tenant Tenant \$ 7,876.00 sxpenses \$ 129,400.00 \$ 7,876.00 exiting income \$ 117,000.00 \$ 129,400.00 fce \$1,595.000 \$ 117,000.00 \$ 117,000.00			Totals				
Expenses NNN Leases Appraised Sabartam			Annual		-		
I Expenses NNN Leases Appraised \$ 410,470,00 ce Tenant Assessed \$ 287,330,00 on Area Maintanance Tenant Taxes \$ 287,330,00 on Area Maintanance Tenant Tenant Tenant cypenses \$ 129,400,00 Appraised Expenses \$ 117,000,00 Appraised erating Income \$ 117,000,00 Appraised fce \$1,895,000 Appraised Appraised						338 Bantam	340 Bantam
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Tenant Mill Rate \$ 27.70 nance Tenant Taxes \$ 7.876.00 lisc. Tenant \$ 7.876.00 \$ L29,400.00 \$ 129,400.00 \$ 112,400.00 \$ 117,000.00 \$ 117,000.00		Taxes	Tenant		Assessed		\$ 716,620.00
Tenant Taxes \$ 7,876,00 nance Tenant \$ 7,876,00 fs - \$ 7,876,00 breakout \$ 129,400,00 \$ 129,400,00 fs117,000,00 \$117,000,00 \$ 117,000,00		Insurance	Tenant		Mill Rate		27.7
nance Tenant lisc. Tenant Steako		Utilities	Tenant		Taxes		\dashv
Sreako		Common Area Maintanance	Tenant				
\$ Breako		Snow, garbage & all misc.	Tenant				
\$ Breako							
Breako		Total Expenses					
			Breakout				
		Combined Leases					
		Minus Expenses	(\$12,400.00)				
Sale Price \$1,895,000		Net Operating Income	\$117,000.00				
Sale Price \$1,895,000							
CAD Data. & 96/		Sale Price \$1,895,000					
C:47 Nativ. 0.2.70		CAP Rate: 6.2%					