OFFERING MEMORANDUM

Meadow & West Main Apartments

493 Meadow St and 343-367 W Main
Waterbury CT 06702

Sandy Strickling
Sky Realty Group
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Sky Realty Group NE Inc
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Meadow & West Main Apartments

CONTENTS

Exclusively Marketed by:

Sandy Strickling
Sky Realty Group
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Sky Realty Group NE Inc
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

SKY REALTY GROUP

Brokerage License No.: REB.0793642
https://www.skyrealtygrp.com/

OFFERING SUMMARY

ADDRESS	493 Meadow St and 343-367 W Main Waterbury CT 06702
COUNTY	New Haven
BUILDING SF	26,948 SF
LAND ACRES	0.42
YEAR BUILT	1900
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

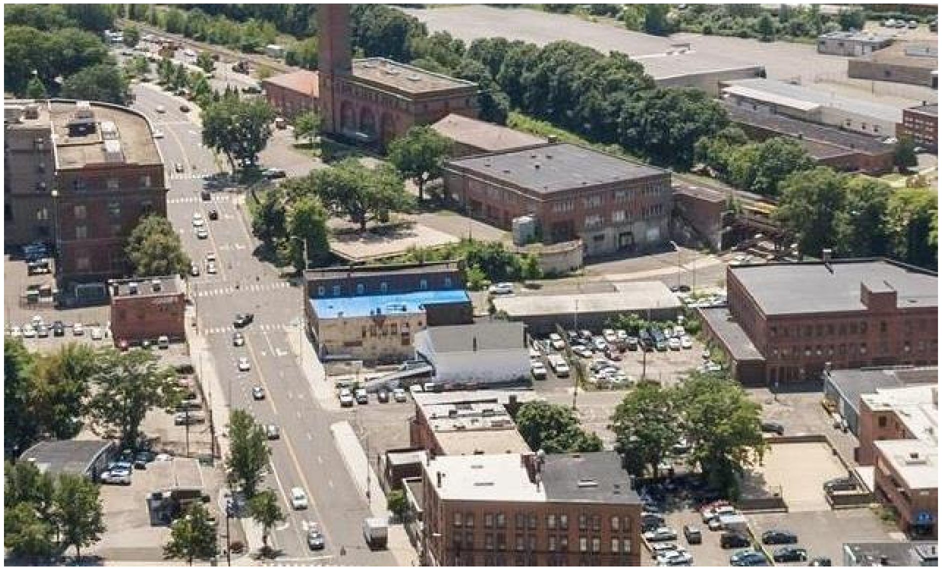
OFFERING PRICE	$2,650,000
PRICE PSF	$98.34
OCCUPANCY	76.13%
NOI (CURRENT)	$212,871
NOI (Pro Forma)	$251,837
CAP RATE (CURRENT)	8.03%
CAP RATE (PRO FORMA)	9.50%
CASH ON CASH (CURRENT)	9.38%
CASH ON CASH (PRO FORMA)	15.26%

PROPOSED FINANCING

Conventional Mortgage

LOAN TYPE	Amortized
DOWN PAYMENT	$662,500
LOAN AMOUNT	$1,987,500
INTEREST RATE	6.50%
ANNUAL DEBT SERVICE	$150,744
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	25,225	107,240	172,487
2026 Median HH Income	$34,101	$54,531	$65,812
2026 Average HH Income	$58,616	$73,373	$92,502



SKY REALTY GROUP

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Investment Summary

Sky Realty Group is pleased to present the Downtown Waterbury Mixed-Use Portfolio, a 27-unit investment opportunity consisting of 21 residential apartments, 6 street-level retail spaces, and a dedicated parking lot located in the heart of Waterbury's Central Business District.

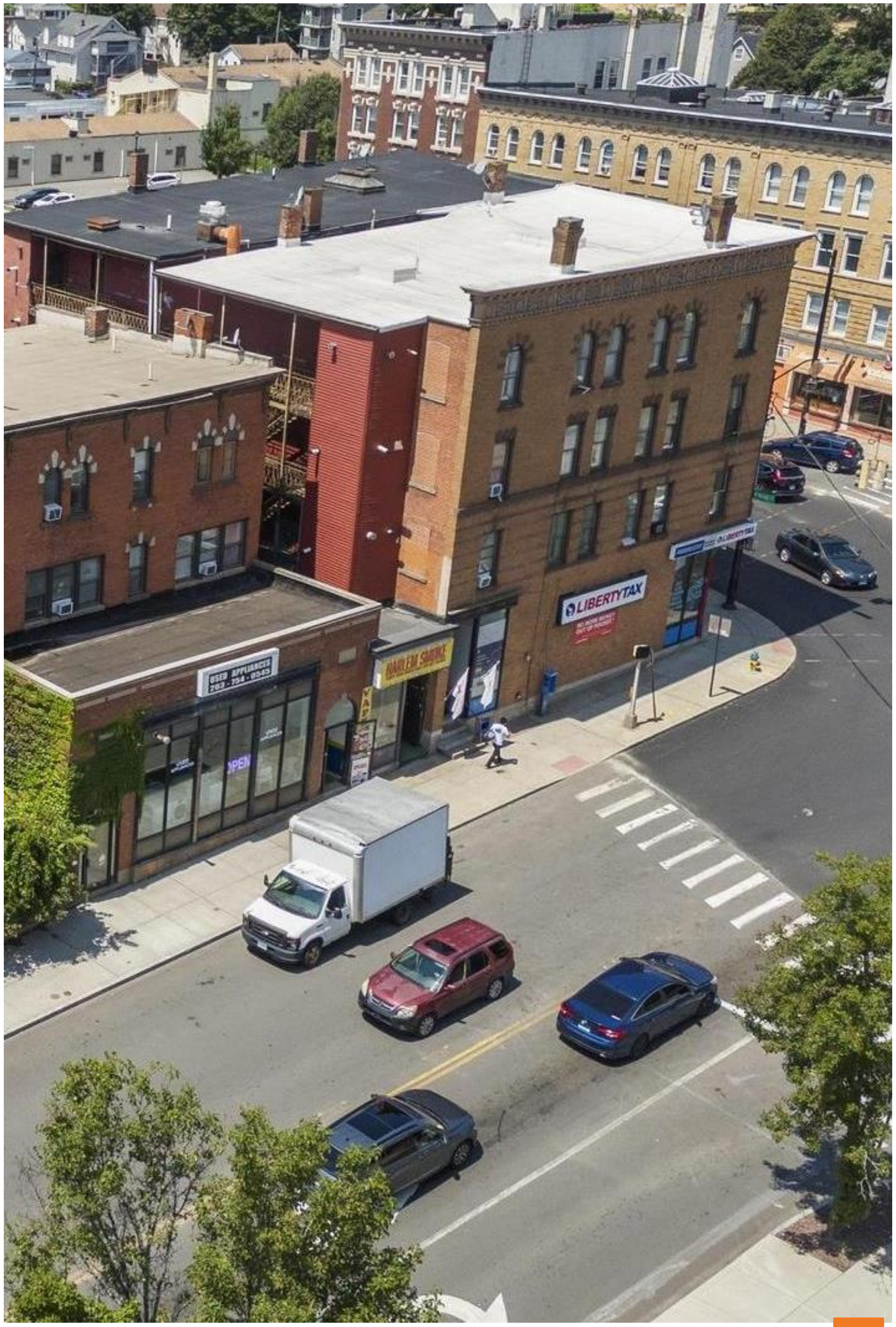
The offering comprises three parcels improved with two well-maintained brick mixed-use buildings totaling 26,948 square feet, providing investors with a diversified income stream supported by government-assisted residential units and established commercial tenancy.

343 West Main Street is a four-story, 20,428-square-foot brick building featuring 17 apartments (1 one-bedroom, 14 two-bedroom, and 2 three-bedroom units) and four retail spaces occupied by an insurance agency, cell phone retailer, hair salon, and neighborhood bar & grill.

493 Meadow Street is a three-story, 6,520-square-foot brick building consisting of 4 apartments (2 two-bedroom and 2 three-bedroom units) and 2 retail spaces occupied by an appliance retailer and beauty salon. Residential tenants are separately metered and pay for gas heat, hot water, and electricity, reducing operating expenses.

The residential component benefits from participation in the Mod Rehab Housing Authority Program, providing stable, government-backed rental income, strong collections, and historically high occupancy supported by an established tenant waiting list.

The retail tenancy is anchored by long-term neighborhood businesses, including an appliance retailer (approximately 10 years), insurance agency (approximately 20 years), and bar & grill (approximately 30 years), providing durable cash flow and tenant stability.



Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Recent capital improvements include partial roof replacements completed in 2022 and the installation of 15 new high-efficiency heating systems, significantly reducing future capital expenditure requirements.

Enterprise Zone

Being located within an Enterprise Zone, an economic development program designed to encourage business investment, job creation, and redevelopment. Qualified businesses undertaking eligible expansion, rehabilitation, or new construction projects may have access to a variety of state and local incentives, which can include property tax abatements, corporate business tax credits, and other economic development programs administered by the state and municipality

Opportunity Zone

This portfolio is also situated in a federally designated Opportunity Zone, a program established to encourage long-term private investment in designated communities. Subject to investor eligibility and applicable tax regulations, qualifying investments may be eligible for significant federal tax advantages, including the potential deferral and reduction of certain capital gains taxes, as well as the potential exclusion of gains generated from a qualifying Opportunity Zone investment held for the required period.

Financing Considerations

Based on the current unit mix, income composition, and square footage, the property appears to be a strong candidate for conventional agency financing, subject to lender underwriting, appraisal, and confirmation that the Mod Rehab contract and commercial component satisfy program requirements. The combination of approximately 74% residential income, 67% residential floor area, and government-backed rental assistance aligns well with the profile of many agency-financed mixed-use multifamily assets.

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

City Overview

Waterbury, Connecticut is the tenth-largest city in the state and serves as the economic, healthcare, educational, and governmental hub of western New Haven County. With a population of approximately 115,000 residents and a regional labor force drawing from surrounding municipalities, the city continues to benefit from ongoing public and private investment, expanding employment centers, and a strategic location at the intersection of Interstate 84 and Route 8.

This portfolio is ideally positioned within Downtown Waterbury's Central Business District, placing residents and commercial tenants within walking distance of major employers, government offices, retail amenities, restaurants, financial institutions, and entertainment venues. The surrounding area is anchored by the University of Connecticut Waterbury Campus, Post University, Waterbury Hospital, and Saint Mary's Hospital, collectively supporting thousands of jobs and generating consistent housing demand.

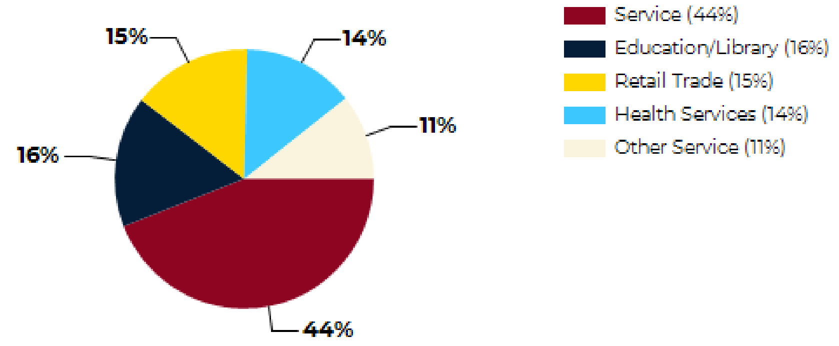
Downtown Waterbury has experienced continued revitalization through streetscape improvements, adaptive reuse projects, infrastructure investments, and ongoing redevelopment initiatives aimed at strengthening the city's urban core. Recent public investments have enhanced pedestrian connectivity, public spaces, and transportation infrastructure, while incentive programs, including federally designated Opportunity Zones and local Enterprise Zones, continue to attract private capital and encourage long-term redevelopment.

Regional Overview

The property also benefits from exceptional regional accessibility. Interstate 84 and Route 8 provide direct connections to Hartford, New Haven, Danbury, and Fairfield County, while the Waterbury Union Station offers Metro-North commuter rail service to Bridgeport with connections into New York City, along with local and regional bus service, making the area accessible to both commuters and employers.

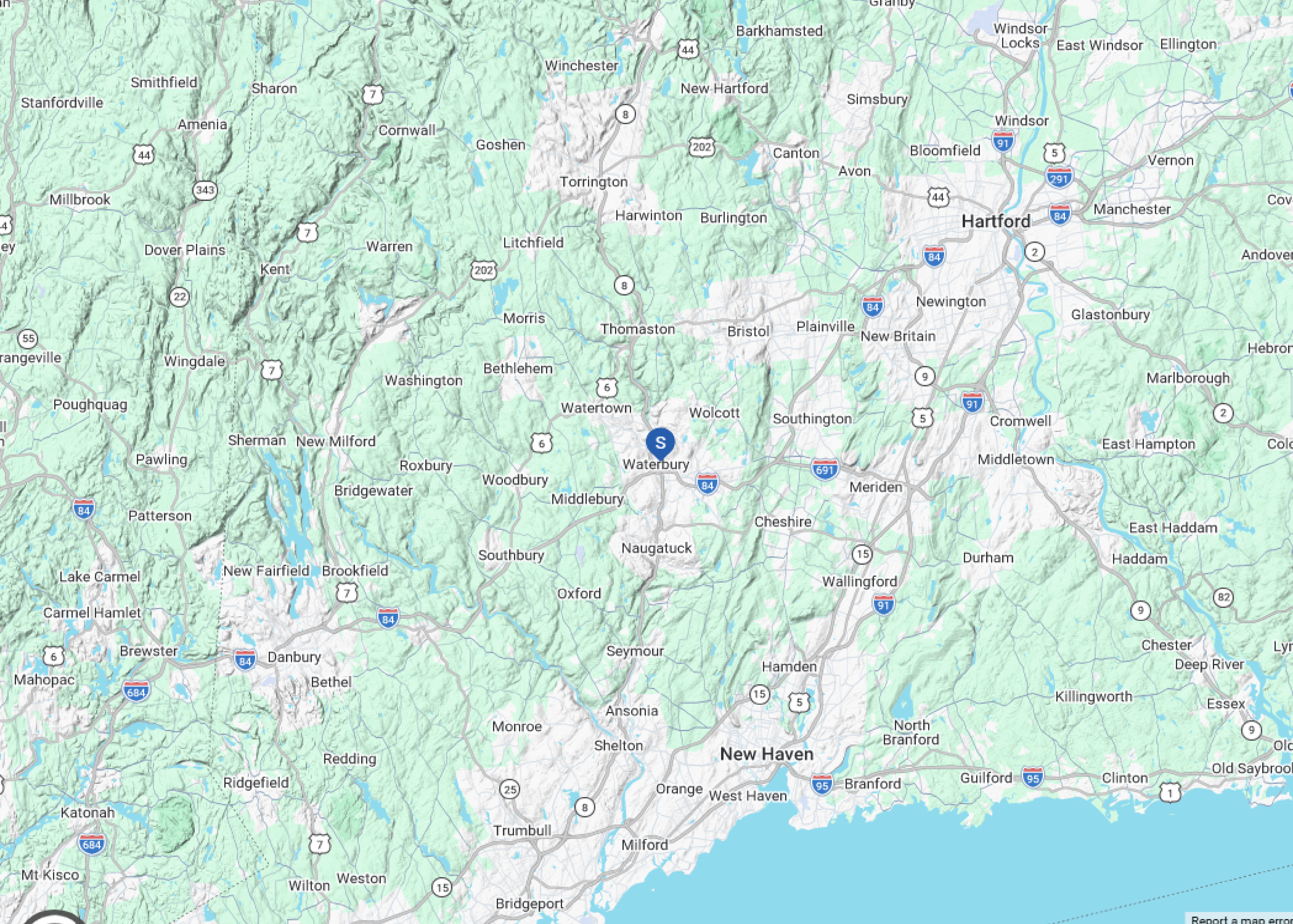
Supported by diverse employment drivers, government-backed redevelopment initiatives, and a highly accessible downtown location, Waterbury continues to offer investors an attractive combination of stable rental demand, economic growth potential, and long-term value appreciation within one of Connecticut's most affordable urban markets.

Major Industries by Employee Count



Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com



Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

GLOBAL

NUMBER OF UNITS	27
BUILDING SF	26,948
LAND ACRES	0.42
# OF PARCELS	3
YEAR BUILT	1900
ZONING TYPE	CBD
OPPORTUNITY ZONE	Yes
ENTERPRISE ZONE	Yes
MOD CONTRACT	Yes
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	4
SIGNALIZED CORNER	Yes

MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	31
NUMBER OF UNITS	21
HEATING	FHA/Hot Water
FIRE SPRINKLERS	100%
UTILITIES	Tenant Paid

COMMERCIAL VITALS

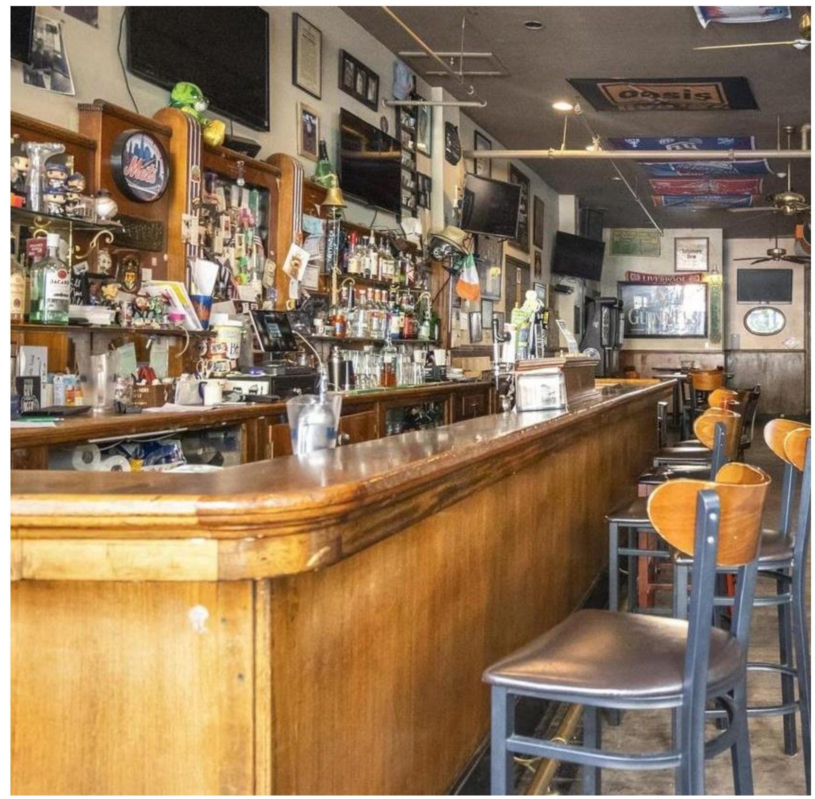
NUMBER OF UNITS	6
HEATING	FHA/Hot Water
FIRE SPRINKLERS	100%
LEASE TYPE	NNN

NEIGHBORING PROPERTIES

NORTH	Mixed Use - Apt/Retail
SOUTH	Mixed Use - Apt/Retail
EAST	Automotive Shop
WEST	State Govt Office

CONSTRUCTION

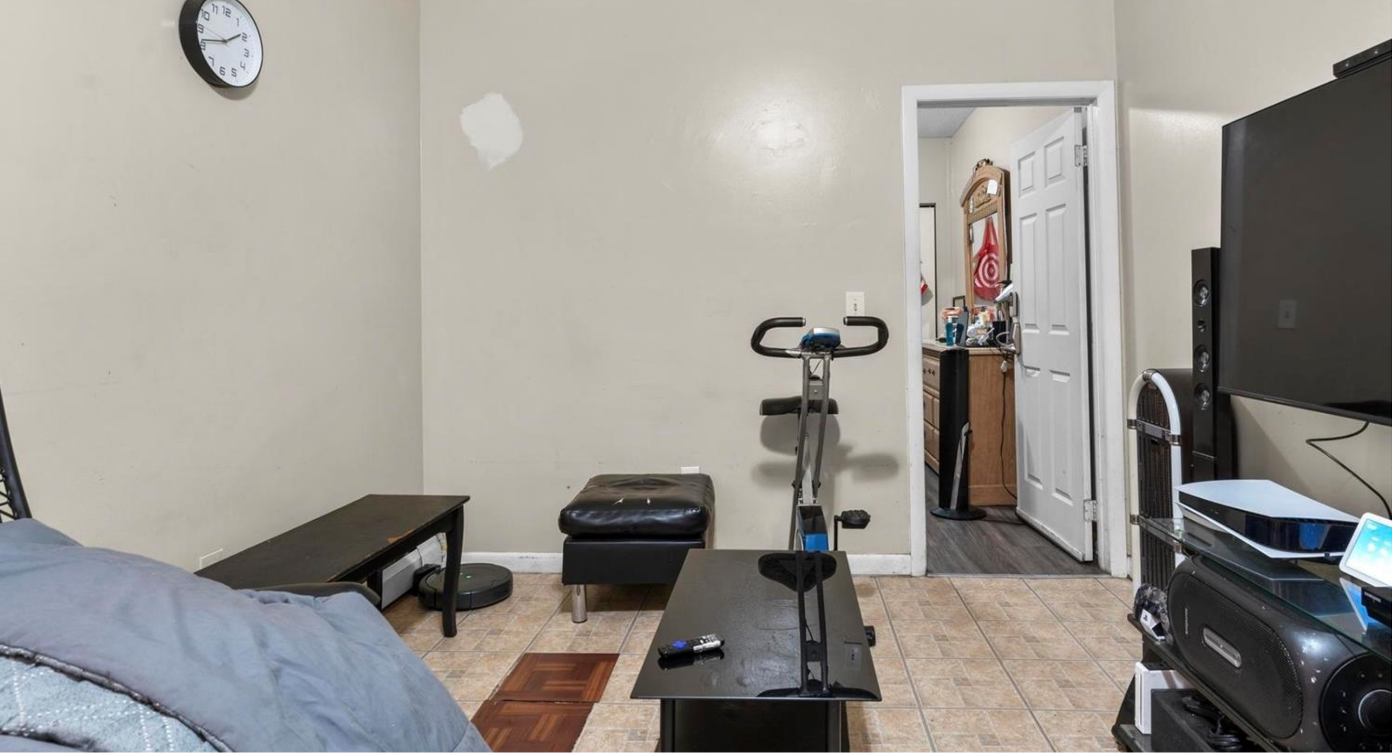
FOUNDATION	Concrete
FRAMING	Solid Brick
EXTERIOR	Solid Brick
PARKING SURFACE	Paved Asphalt
ROOF	Flat Rubber

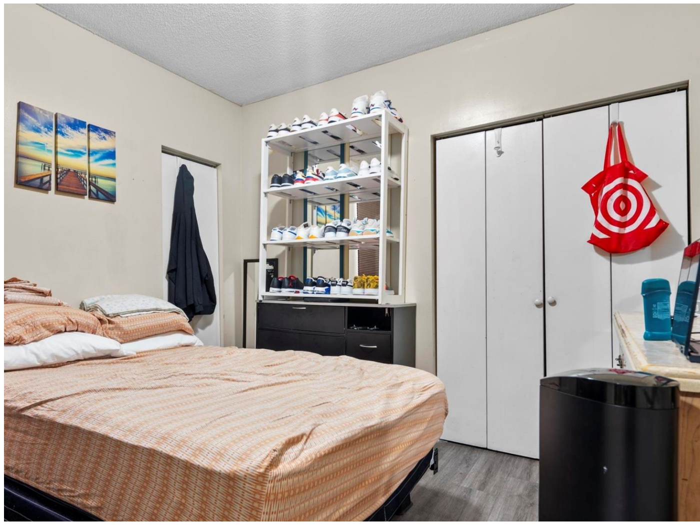


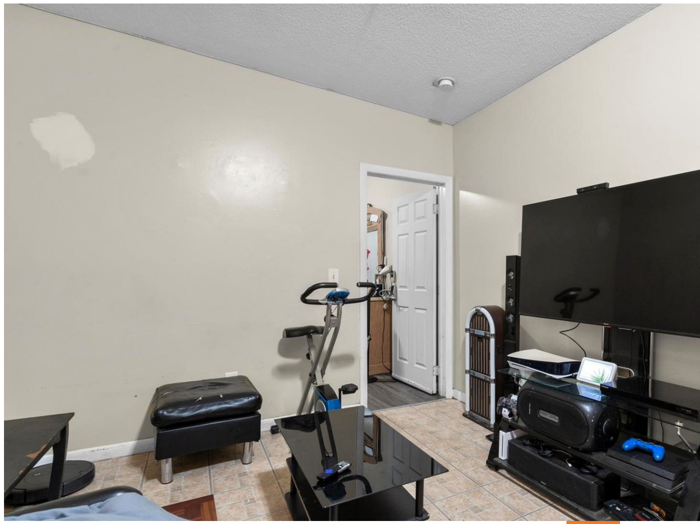
SKY REALTY GROUP

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

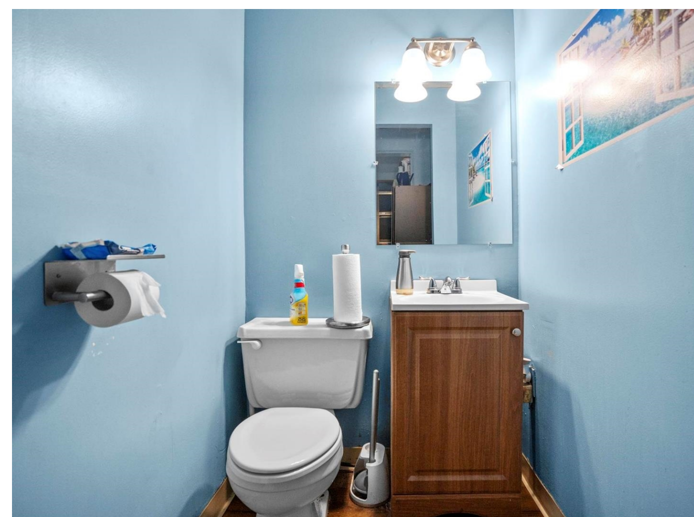






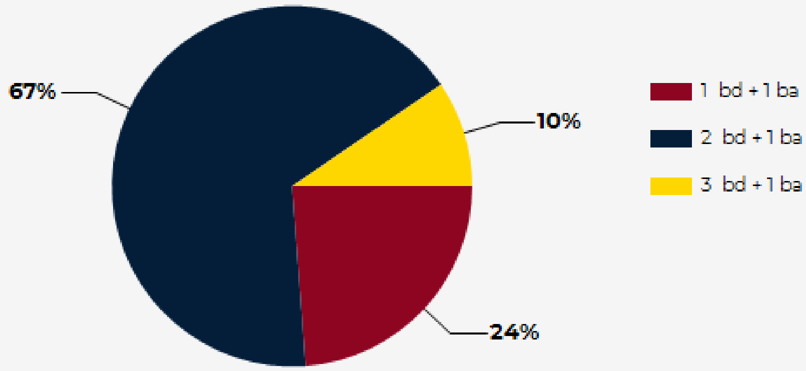

AUTO
HOME
HEALTH
MEDICARE
Notary Public
INSURANCE


WELCOME TO WATERBURY
TULLAMORE D.E.W.
GUINNESS
Oasis
METS

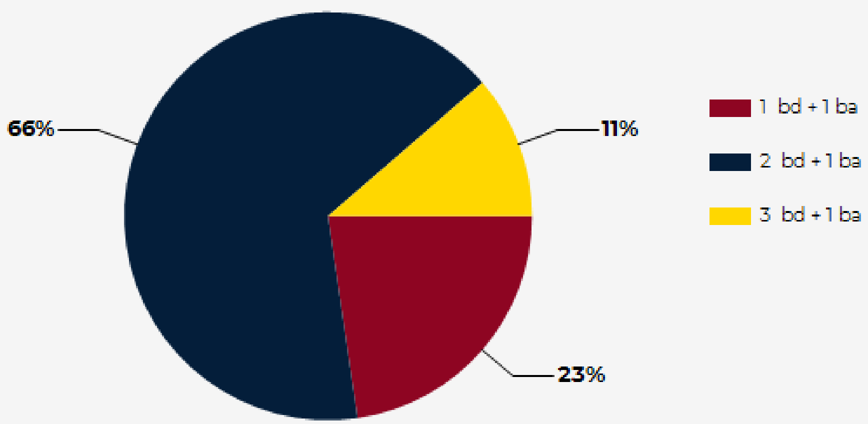


		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	5	$1,100	$5,500	$1,100	$5,500
2 bd + 1 ba	14	$1,142	$15,988	$1,400	$19,600
3 bd + 1 ba	2	$1,375	$2,750	$1,500	$3,000
Totals/Averages	**21**	**$1,154**	**$24,238**	**$1,338**	**$28,100**

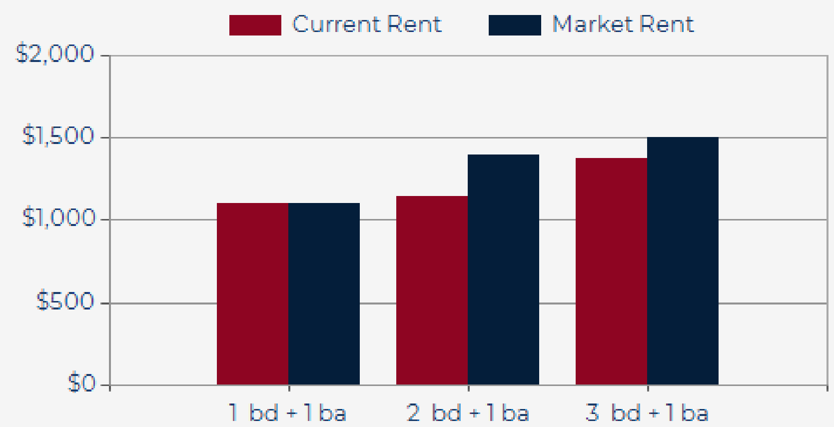
Unit Mix Summary



Unit Mix Revenue



Actual vs. Market Revenue



Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

RESIDENTIAL

Unit	Unit Mix	Current Rent	Market Rent	Notes
347-1	1 Bed	$1,050.00	$1,100.00	
347-2	2 Bed	$800.00	$1,400.00	
347-3	2 Bed	$1,137.00	$1,400.00	
347-4	2 Bed	$1,150.00	$1,400.00	
347-5	2 Bed	$1,150.00	$1,400.00	
347-6	2 Bed	$1,150.00	$1,400.00	
347-7	2 Bed	$1,300.00	$1,400.00	Vacant
347-8	2 Bed	$1,044.00	$1,400.00	
347-9	2 Bed	$1,400.00	$1,400.00	
355-1	3 Bed	$1,350.00	$1,500.00	
355-2	3 Bed	$1,400.00	$1,500.00	
355-3	2 Bed	$1,200.00	$1,400.00	
355-4	2 Bed	$1,150.00	$1,400.00	
355-5	2 Bed	$1,150.00	$1,400.00	
355-6	2 Bed	$1,150.00	$1,400.00	
355-7	2 Bed	$1,200.00	$1,400.00	
355-8	2 Bed	$1,000.00	$1,400.00	
493-1	1 Bed	$1,050.00	$1,100.00	
493-2	1 Bed	$1,200.00	$1,200.00	
493-3	1 Bed	$1,050.00	$1,100.00	
493-4	1 Bed	$1,150.00	$1,150.00	
Totals / Averages		**$24,231.00**	**$28,250.00**	

COMMERCIAL

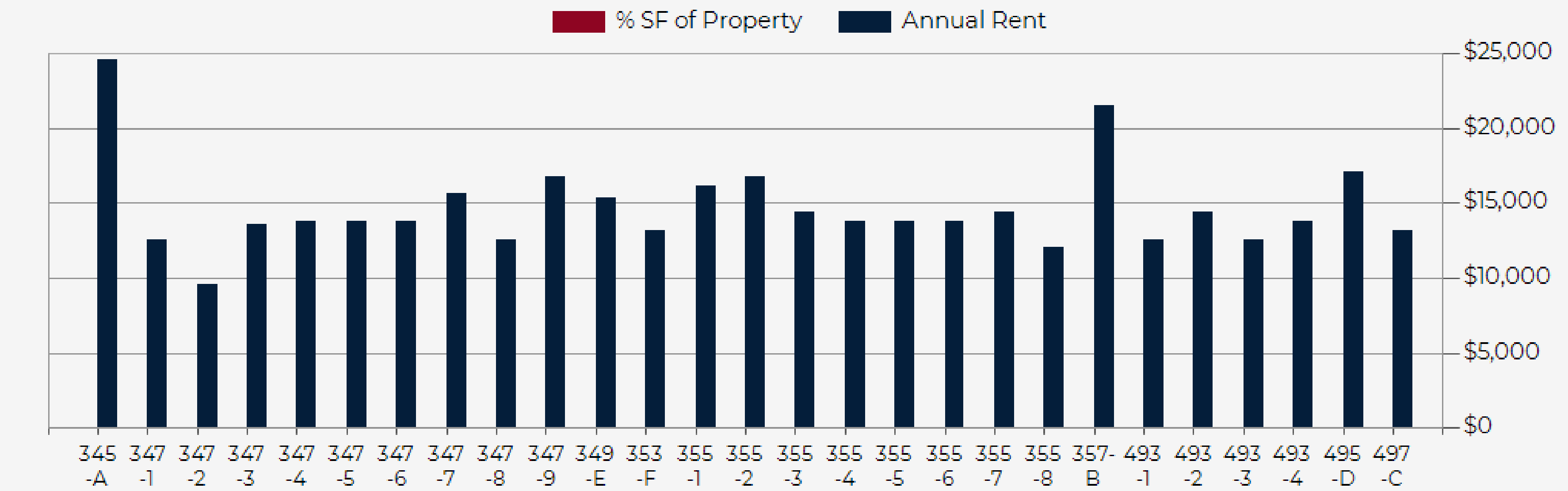
				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
345-A	Insurance/Tax					CURRENT	$2,050		$24,600				
349-E	C-Store					CURRENT	$1,275		$15,300				
353-F	Hair Salon					CURRENT	$1,100		$13,200				
357-B	Bar & Grill					CURRENT	$1,791		$21,492				

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
495-D	Appliances					CURRENT	$1,420		$17,040				
497-C	Smoke Shop					CURRENT	$1,100		$13,200				
	Totals:						$8,736		$104,832				

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Tenant SF Analysis

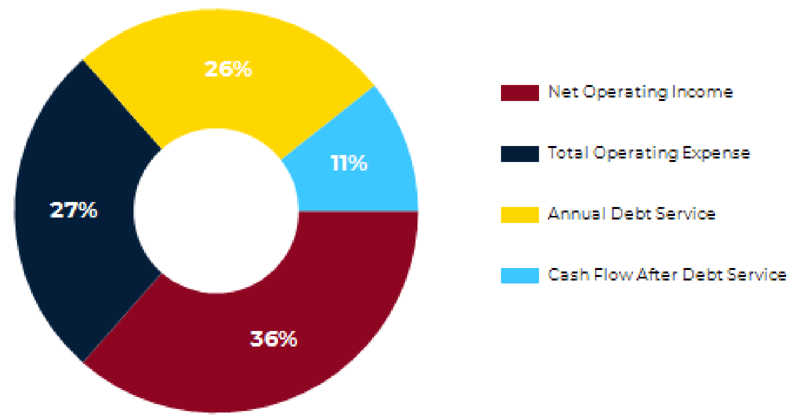


SKY REALTY GROUP
Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

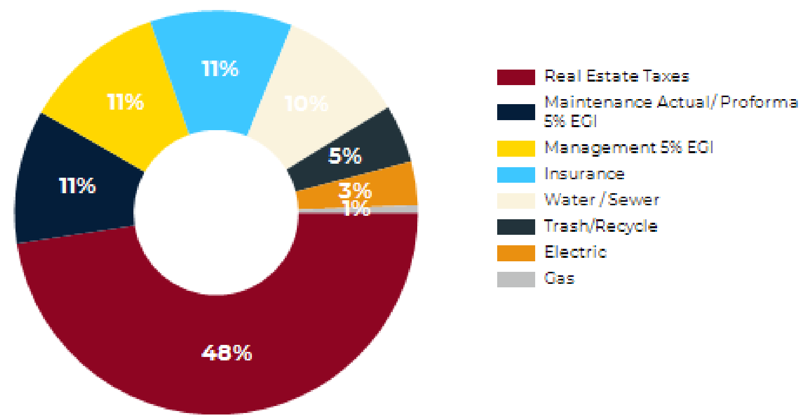
INCOME	CURRENT		PRO FORMA	
Multi-Family Revenue	$290,772	73.5%	$339,000	75.4%
Commercial Revenue	$104,832	26.5%	$110,400	24.6%
Gross Potential Income	**$395,604**		**$449,400**	
Vacancy & Collection Loss	-$25,022	6.32%	-$27,990	6.22%
Effective Gross Income	**$370,582**		**$421,410**	
Less Expenses	$157,711	42.55%	$169,573	40.23%
Net Operating Income	**$212,871**		**$251,837**	
Annual Debt Service	$150,744		$150,744	
Cash flow	**$62,127**		**$101,093**	
Debt Coverage Ratio	1.41		1.67	

REVENUE ALLOCATION
CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	$74,998	$74,998
Insurance	$18,000	$20,250
Maintenance Actual/ Proforma 5% EGI	$16,930	$21,071
Management 5% EGI ($, $)	$18,000	$21,071
Water / Sewer	$16,000	$16,000
Gas	$950	$950
Electric	$5,500	$5,500
Trash/Recycle	$7,333	$7,333
Snow Removal		$2,400
Total Operating Expense	**$157,711**	**$169,573**
Annual Debt Service	$150,744	$150,744
Expense / SF	$5.85	$6.29
% of EGI	42.55%	40.23%

DISTRIBUTION OF EXPENSES
CURRENT



SKY REALTY GROUP
Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com
Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

GLOBAL

Offering Price	$2,650,000
Analysis Period	5 year(s)
Exit Cap Rate	8.00%
Vacancy & Collection Loss	$25,022

INCOME - Growth Rates

Multi-Family Revenue	4.00%
Commercial Revenue	4.00%

EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Maintenance Actual/ Proforma 5% EGI	3.00%
Management 5% EGI	3.00%
Water / Sewer	3.00%
Gas	3.00%
Electric	3.00%
Trash/Recycle	3.00%
Snow Removal	3.00%

PROPOSED FINANCING

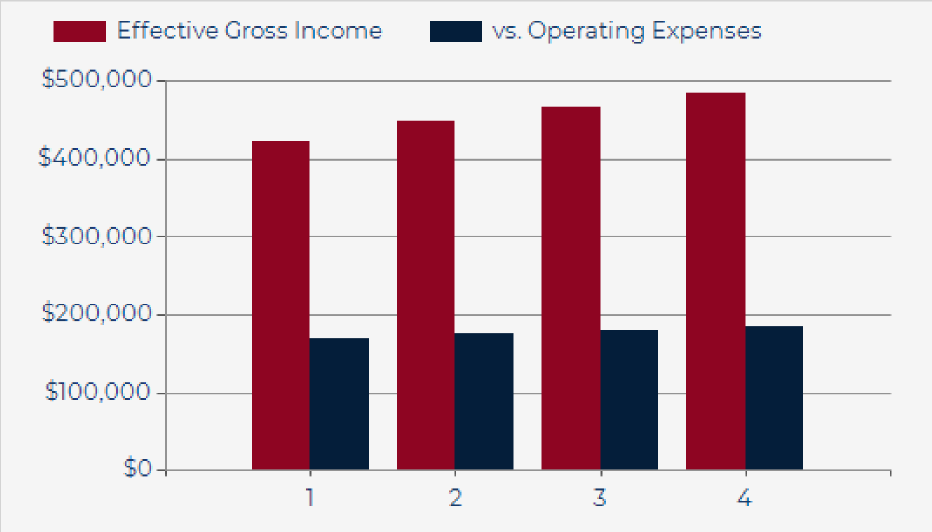
Conventional Mortgage	
Loan Type	Amortized
Down Payment	$662,500
Loan Amount	$1,987,500
Interest Rate	6.50%
Annual Debt Service	$150,744
Loan to Value	75%
Amortization Period	30 Years

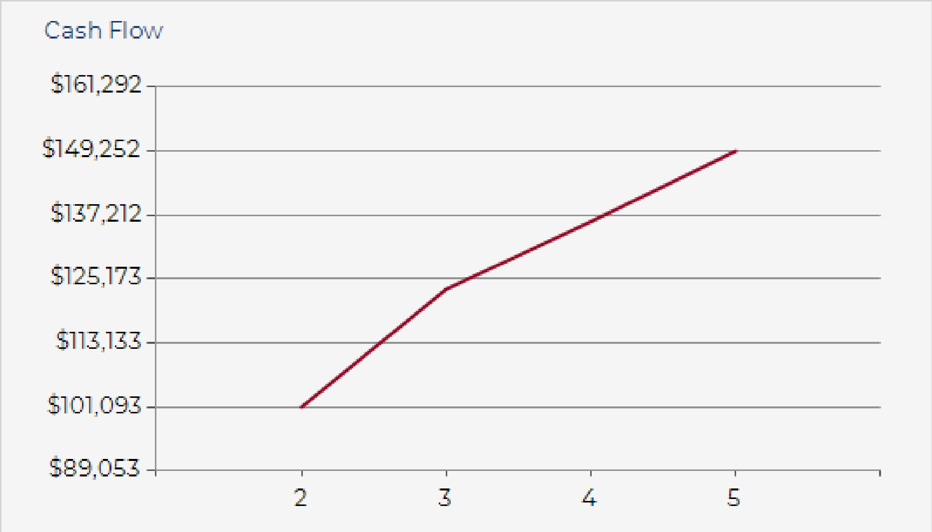
SKY REALTY GROUP

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Gross Revenue					
Multi-Family Revenue	$290,772	$339,000	$352,560	$366,662	$381,329
Commercial Revenue	$104,832	$110,400	$114,816	$119,409	$124,185
Gross Potential Income	**$395,604**	**$449,400**	**$467,376**	**$486,071**	**$505,514**
Vacancy & Collection Loss	-$25,022	-$27,990	-$18,695	-$19,443	-$20,221
Effective Gross Income	**$370,582**	**$421,410**	**$448,681**	**$466,628**	**$485,293**
Operating Expenses					
Real Estate Taxes	$74,998	$74,998	$77,248	$79,565	$81,952
Insurance	$18,000	$20,250	$20,858	$21,483	$22,128
Maintenance Actual/ Proforma 5% EGI	$16,930	$21,071	$21,703	$22,354	$23,025
Management 5% EGI	$18,000	$21,071	$21,703	$22,354	$23,025
Water / Sewer	$16,000	$16,000	$16,480	$16,974	$17,484
Gas	$950	$950	$979	$1,008	$1,038
Electric	$5,500	$5,500	$5,665	$5,835	$6,010
Trash/Recycle	$7,333	$7,333	$7,553	$7,780	$8,013
Snow Removal		$2,400	$2,472	$2,546	$2,623
Total Operating Expense	**$157,711**	**$169,573**	**$174,660**	**$179,900**	**$185,297**
Net Operating Income	**$212,871**	**$251,837**	**$274,021**	**$286,728**	**$299,996**
Annual Debt Service	$150,744	$150,744	$150,744	$150,744	$150,744
Cash Flow	**$62,127**	**$101,093**	**$123,277**	**$135,984**	**$149,252**



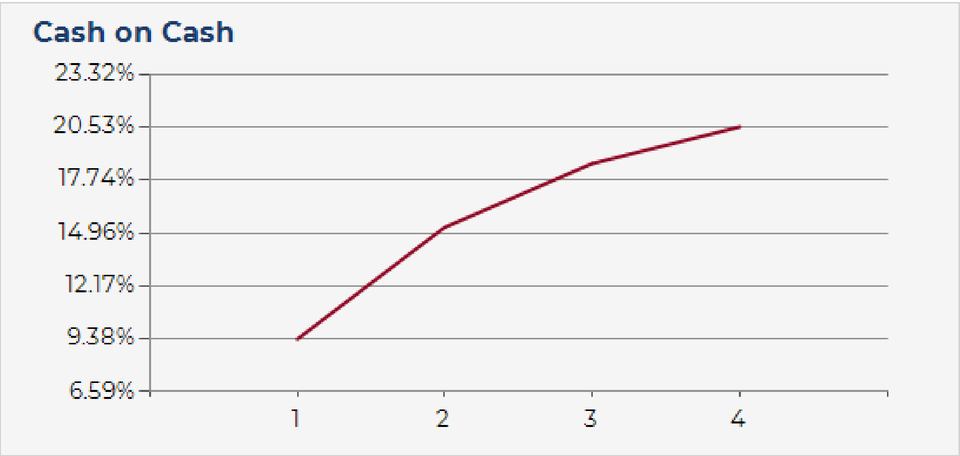


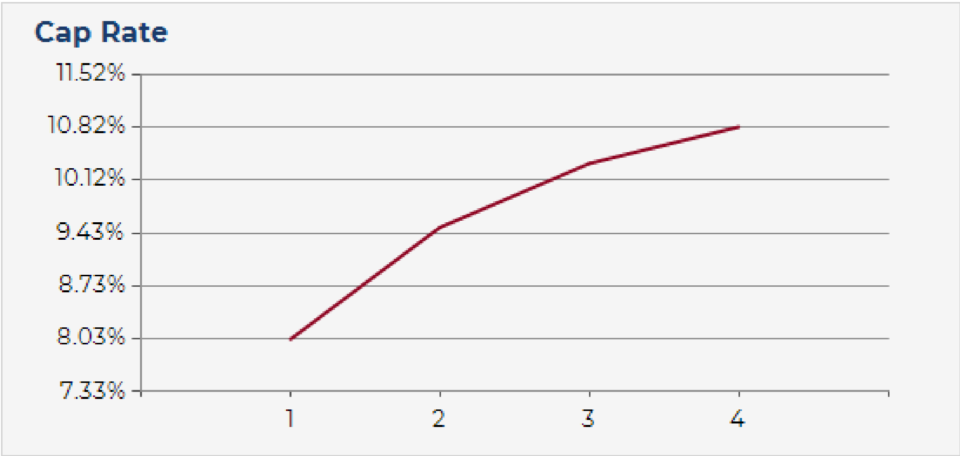
Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

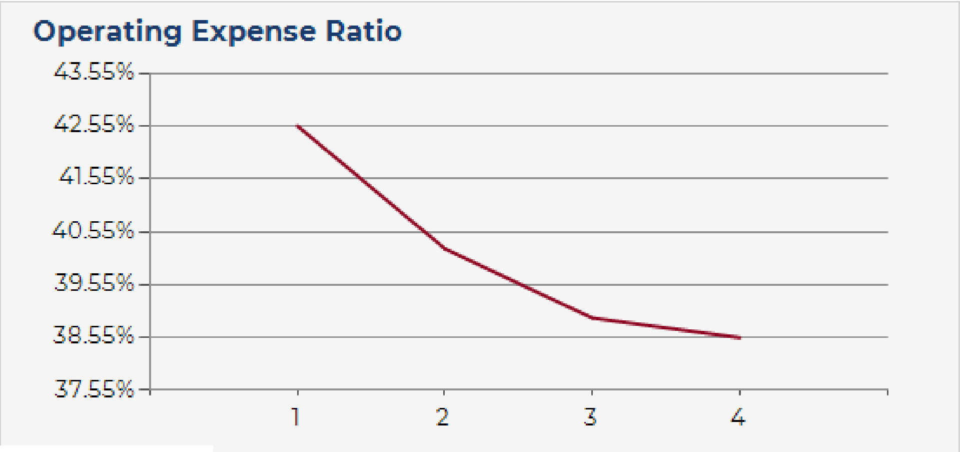
Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

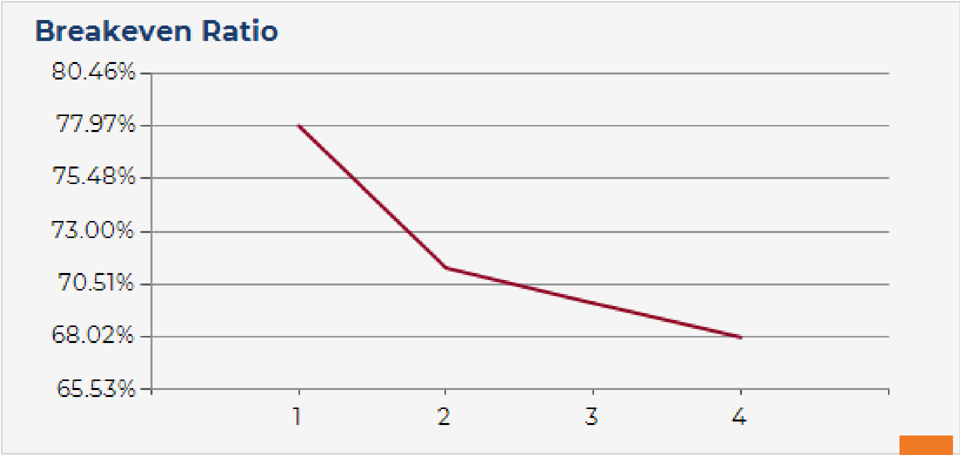
Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5
Cash on Cash Return b/t	9.38%	15.26%	18.61%	20.53%	22.53%
CAP Rate	8.03%	9.50%	10.34%	10.82%	11.32%
Debt Coverage Ratio	1.41	1.67	1.82	1.90	1.99
Operating Expense Ratio	42.55%	40.23%	38.92%	38.55%	38.18%
Loan to Value	74.97%	74.13%	73.26%	72.30%	71.28%
Breakeven Ratio	77.97%	71.28%	69.62%	68.02%	66.48%
Price / SF	$98.34	$98.34	$98.34	$98.34	$98.34
Price / Unit	$98,148	$98,148	$98,148	$98,148	$98,148
Income / SF	$13.75	$15.63	$16.64	$17.31	$18.00
Expense / SF	$5.85	$6.29	$6.48	$6.67	$6.87

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.









SKY REALTY GROUP

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
7.00%	$4,285,662	$158,728	$159	$2,403,132	39.42%
7.25%	$4,137,880	$153,255	$154	$2,255,351	38.02%
7.50%	$3,999,951	$148,146	$148	$2,117,422	36.66%
7.75%	$3,870,920	$143,367	$144	$1,988,391	35.32%
8.00%	**$3,749,954**	**$138,887**	**$139**	**$1,867,425**	**34.02%**
8.25%	$3,636,319	$134,678	$135	$1,753,790	32.74%
8.50%	$3,529,369	$130,717	$131	$1,646,839	31.48%
8.75%	$3,428,529	$126,983	$127	$1,546,000	30.25%
9.00%	$3,333,293	$123,455	$124	$1,450,763	29.04%

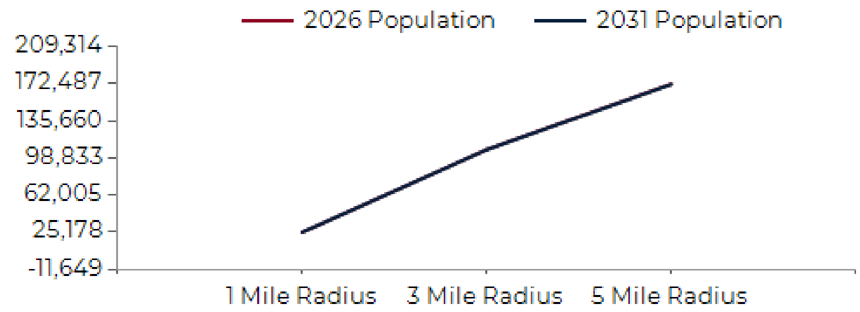
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

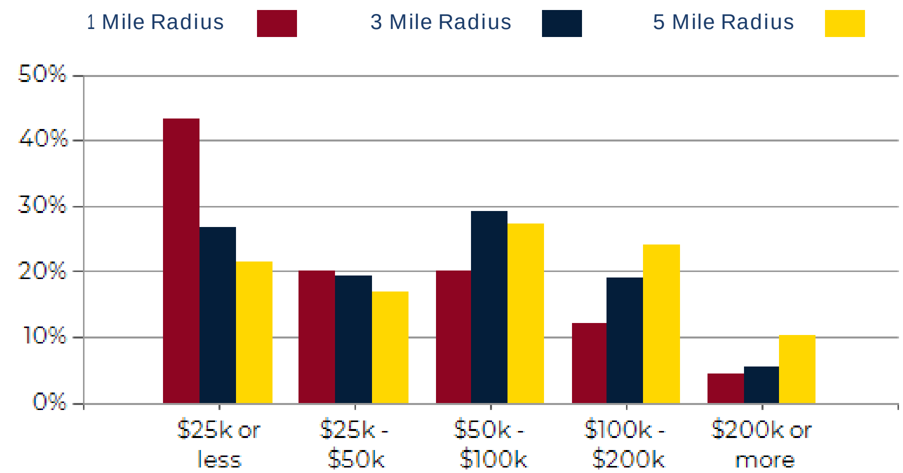
Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,271	100,639	162,526
2010 Population	23,982	102,856	168,861
2026 Population	25,225	107,240	172,487
2031 Population	25,178	107,127	172,096
2026 African American	6,649	24,416	30,437
2026 American Indian	299	1,186	1,415
2026 Asian	347	1,996	3,576
2026 Hispanic	13,333	46,278	57,493
2026 Other Race	7,156	23,146	27,793
2026 White	6,998	40,484	86,612
2026 Multiracial	3,749	15,928	22,530
2026-2031: Population: Growth Rate	-0.20%	-0.10%	-0.25%

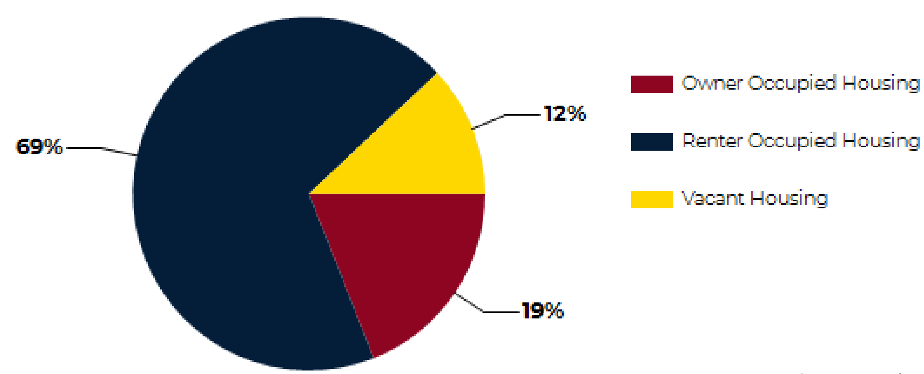
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	3,233	7,856	9,960
$15,000-$24,999	1,097	3,588	4,974
$25,000-$34,999	728	2,700	3,988
$35,000-$49,999	1,286	5,569	7,809
$50,000-$74,999	1,426	8,373	11,987
$75,000-$99,999	581	4,045	6,849
$100,000-$149,999	674	5,340	10,528
$150,000-$199,999	558	2,795	6,125
$200,000 or greater	450	2,400	7,044
Median HH Income	$34,101	$54,531	$65,812
Average HH Income	$58,616	$73,373	$92,502



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

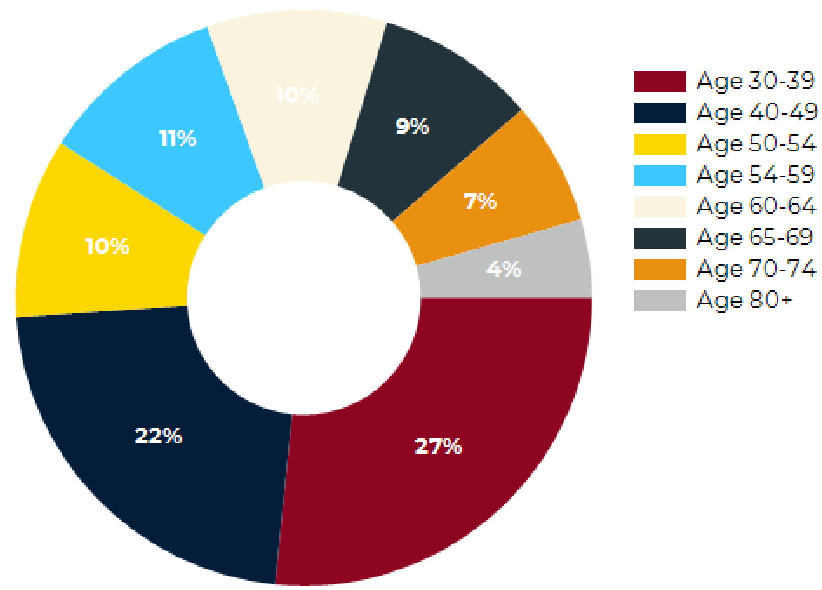
SKY REALTY GROUP

Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

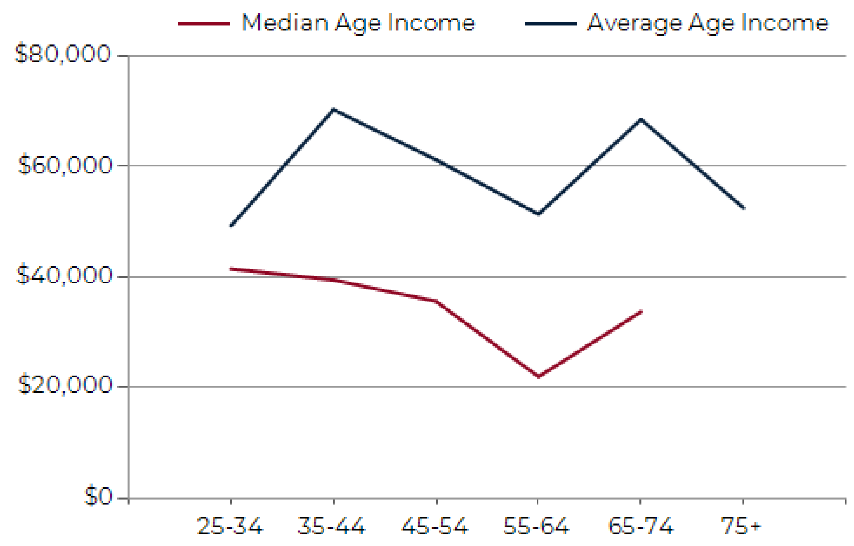
Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,846	7,572	11,921
2026 Population Age 35-39	1,806	7,374	11,681
2026 Population Age 40-44	1,574	6,721	10,838
2026 Population Age 45-49	1,497	6,584	10,469
2026 Population Age 50-54	1,384	6,358	10,459
2026 Population Age 55-59	1,446	6,256	10,777
2026 Population Age 60-64	1,389	6,384	11,129
2026 Population Age 65-69	1,235	5,936	10,280
2026 Population Age 70-74	953	4,527	8,024
2026 Population Age 75-79	604	3,165	5,878
2026 Population Age 80-84	438	2,058	3,837
2026 Population Age 85+	318	1,820	3,341
2026 Population Age 18+	18,795	82,547	135,444
2026 Median Age	35	37	40
2031 Median Age	36	39	41

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$41,500	$54,460	$61,771
Average Household Income 25-34	$49,251	$61,412	$77,765
Median Household Income 35-44	$39,487	$61,103	$79,640
Average Household Income 35-44	$70,345	$80,882	$101,835
Median Household Income 45-54	$35,579	$62,134	$79,618
Average Household Income 45-54	$61,239	$85,692	$110,391
Median Household Income 55-64	$21,938	$61,980	$83,111
Average Household Income 55-64	$51,402	$80,583	$108,625
Median Household Income 65-74	$33,703	$52,506	$59,981
Average Household Income 65-74	$68,562	$71,764	$85,843
Average Household Income 75+	$52,535	$57,229	$65,233



SKY REALTY GROUP
Sandy Strickling
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com
Vianeliz Henriquez
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Sandy Strickling
Broker, Director of RE Investments

Sandy Strickling is a trusted name among Connecticut's commercial property owners and investors—especially when it's time to sell. Since 2004, she has built a strong reputation as a top-performing listing and disposition specialist, known for delivering smooth transactions, maximum value, and proven results.

With two decades of success in selling multifamily, office, and retail assets, Sandy has mastered the art of positioning properties to attract the right buyers and drive competitive offers. Her clients rely on her to price strategically, market effectively, negotiate skillfully, and close efficiently—often exceeding expectations.

Sellers rely on Sandy for more than just her expertise—they choose her for her integrity, clear communication, and commitment to protecting their best interests. She understands complex transactions and guides clients through each phase of the sale with professionalism, focus, and results-driven strategy.

As both a licensed broker and real estate investor with a finance background, Sandy brings the perspective of an owner and the precision of a strategist. Her entrepreneurial experience in founding and selling multiple businesses adds depth to her ability to assess and unlock value. Sellers trust Sandy Strickling to deliver results and add value at every step of the sale.

Core Specialties:
Multifamily, Office & Retail Sales | Strategic Pricing | Market Positioning | Negotiation | Investment Analysis | Adaptive Reuse

Vianeliz Henriquez
Investment Specialist

Vianeliz has been a valued member of Sky Realty since 2021. With over six years of experience in property management, she specializes in managing multi-family properties and overseeing hundreds of units. Her extensive knowledge in both real estate and property management enables her to provide investors with exceptional service and expertise. Vianeliz is dedicated to helping investors maximize their investment and providing high quality service.

Vianeliz is a bilingual real estate agent licensed in the state of Connecticut, speaking both English and Spanish respectively. Her ability to transcend language barriers is an asset to any client. Comunicate conmigo para obtener asistencia personalizada con tus inversiones inmobiliarias.

Meadow & West Main Apartments

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sky Realty Group and it should not be made available to any other person or entity without the written consent of Sky Realty Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sky Realty Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Sky Realty Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sky Realty Group has not verified, and will not verify, any of the information contained herein, nor has Sky Realty Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Sandy Strickling
Sky Realty Group
Broker, Director of RE Investments
(860) 638-9748
stricklingsandy@gmail.com

Vianeliz Henriquez
Sky Realty Group NE Inc
Investment Specialist
(203) 707-7259
henriquezvianeliz06@gmail.com

Brokerage License No.: REB.0793642
https://www.skyrealtygrp.com/