29-Unit Connecticut Multifamily Portfolio

8 Properties | 28 Legal Units + 1 Additional Rented Space

Confidential | Off-Market Investment Opportunity

This confidential offering presents the opportunity to acquire 8 multifamily properties totaling 29 income-producing spaces across Hartford, New Britain, and Bristol, Connecticut. Properties may be acquired individually or as an entire portfolio.

- **29 income-producing spaces**
- **28 legal units plus one additional rented space**
- **8 properties**
- Hartford, New Britain, and Bristol
- Available individually or as a portfolio
- Aggregate asking price: **$3,632,900**

The information contained in this offering memorandum has been obtained from the owner, public records, MLS data, and other sources believed to be reliable. No representation or warranty is made regarding its accuracy or completeness. Market rents, expenses, square footage, unit legality, zoning, financing treatment, development potential, and future income are estimates or matters requiring independent verification. Prospective purchasers must conduct their own legal, financial, physical, environmental, zoning, and operational due diligence. This memorandum is for marketing purposes only and is not an appraisal or guarantee of future performance.

OFF-MARKET INVESTMENT OFFERING
28–30 Madison Street, Hartford, CT

Two Separately Deeded Three-Family Properties | 6 Units

Executive Summary

28–30 Madison Street presents a rare opportunity to acquire two separately deeded three-family buildings operating together as a six-unit multifamily investment. Located just minutes from Hartford Hospital in Hartford's Frog Hollow neighborhood, the property benefits from strong rental demand, an attractive mix of standard and bonus-room apartments, and meaningful documented rental upside. With five occupied units, one renovated unit available for immediate lease-up, and separate deeds providing long-term ownership flexibility, the property offers both immediate income and significant value-creation potential.

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Property Details

Property Address	28-30 Madison Street, Hartford, CT
Property Type	Two separately deeded three-family buildings operated as one six-unit investment
Living Area (SF)	5,566
Lot Size	2 parcels
Parking	Six off-street parking spaces.
Unit Configuration	Six total residential units: four standard 2BR apartments and two 2BR + bonus-room apartments.
Occupancy / Income	1 unit left vacant for showings. The rest of the units are occupied.

Investment Highlights

- Two separately deeded triplexes sold together. The two buildings are separately deeded, providing long-term ownership and future disposition flexibility. Each building is currently taxed as a three-family residential property.
- Six residential units: four 2-bedroom units and two 2-bedroom units, each with an additional bonus room.
- Current monthly rent: $7,500 ($90,000 annually).
- Market-supported rent range: approximately $9,325–$9,925/month ($111,900–$119,100 annually).
- Documented monthly upside of approximately $1,825–$2,425.
- Located near Hartford Hospital in the Frog Hollow rental market.
- Potential future shared laundry area behind 30 Madison (subject to approvals).

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS								
Unit	**Unit Type**	**Lease Terms**	**Current Rent / Mo ($)**	**Market Low / Mo ($)**	**Market High / Mo ($)**	**Low Upside / Mo ($)**	**High Upside / Mo ($)**	**Market Rent Support**
28-1	2BR	M2M	$1,100	$1,500	$1,600	$400	$500	Lower benchmark: 42 Madison occupied 2BR at $1,450. Upper benchmark: 40 Allen renovated 2BRs at $1,750 in-place and $1,800 vacant/marketed. Subject range is concluded below the top renovated asking rent.
28-2	2BR	M2M	$1,100	$1,525	$1,625	$425	$525	Uses the same $1,450 occupied lower benchmark and $1,750-$1,800 renovated 2BR upper evidence, with a modest layout/condition adjustment within the supported range.
28-3	2BR	M2M	$1,400	$1,525	$1,625	$125	$225	Current $1,400 rent is close to the $1,450 occupied benchmark at 42 Madison. Market range remains below 40 Allen renovated evidence.
30-1	2BR	M2M	$1,300	$1,525	$1,625	$225	$325	Supported by the same observed 2BR range: $1,450 occupied at 42 Madison and $1,750-$1,800 at renovated 40 Allen units.
30-2	2BR + bonus	M2M	$1,200	$1,625	$1,725	$425	$525	Base 2BR support is approximately $1,525-$1,625. A disclosed $100/month bonus-room underwriting premium is added; this premium is an assumption, not a directly observed comparable rent.
30-3	2BR + bonus	M2M - Vacant	$1,400	$1,625	$1,725	$225	$325	Same basis as 30-2: supported 2BR range plus a disclosed $100/month bonus-room assumption.
TOTAL			**$7,500**	**$9,325**	**$9,925**	**$1,825**	**$2,425**	

Note: The stated $7,500 monthly rent roll includes $1,400 attributed to renovated Unit 30-3, which is currently vacant and intentionally held for showings.

MARKET RENT SUPPORT & CONCLUSION	
Lower Evidence	$1,450 occupied month-to-month 2BR at 42 Madison is the clearest direct lower benchmark.
Upper Evidence	$1,750 occupied long-term 2BR and $1,800 vacant/marketed 2BR at 40 Allen establish the upper renovated evidence.
Subject Conclusion	Standard 2BR units are underwritten at $1,500-$1,625, below the top renovated evidence. Bonus-room units are underwritten at $1,625-$1,725, including a disclosed $100/month assumption.
Total Market Rent	$9,325-$9,925 per month, or $111,900-$119,100 annually.

Capital Improvements & Property Notes

- Bonus-room units support premium underwriting assumptions.
- A rear utility room may be converted into a shared laundry facility, subject to permitting and installation.
- Separate deeds provide strategic flexibility for future ownership or disposition.
- Roof reported to be approximately 5 years old.
- Unit 28-3 was renovated in 2023.
- Unit 30-1 was renovated in 2024.
- Unit 30-2 was renovated in 2024.
- Unit 30-3 was renovated in 2026.
- Owner pays water and common-area electric.

Investor Takeaway

- 28–30 Madison combines the scale of a six-unit investment with the flexibility of two separately deeded triplexes. With proximity to Hartford Hospital, an attractive unit mix, and meaningful documented rental upside, the property offers both immediate income and long-term value creation.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$799,000

Unit 2S

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OFF-MARKET INVESTMENT OFFERING
98–100 Russ Street, Hartford, CT

Brick Three-Family | Three Legal 4-Bedroom Apartments

Executive Summary

98–100 Russ Street is a rare brick three-family investment featuring three legal four-bedroom apartments. Its large unit configuration is uncommon in the Frog Hollow/Hartford Hospital market and supports strong long-term rental demand. The underwriting identifies meaningful rental upside while maintaining stable in-place income.

Property Details

Property Address	98-100 Russ Street, Hartford, CT
Property Type	Brick three-family residential investment property
Living Area (SF)	4,671
Gross Area	6,789
Parking	Rear parking and a detached three-bay garage
Unit Configuration	Three legal 4BR/1BA apartments, a rare high-bedroom-count triplex configuration in the immediate Frog Hollow market.
Occupancy / Income	Fully occupied

Investment Highlights

- Three legal 4-bedroom / 1-bath apartments.
- Large approximately 4,671 SF living area.
- Brick construction with detached garage.
- Two units renovated in 2024.
- Current monthly rent: $4,375 ($52,500 annually).
- Market-supported rent range: $5,550–$6,000/month ($66,600–$72,000 annually).
- Located in the Frog Hollow / Hartford Hospital investment market.
- Documented value-add opportunity through rent growth.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS							
Unit	**Unit Type**	**Lease Terms**	**Current Rent / Mo ($)**	**Market Low / Mo ($)**	**Market High / Mo ($)**	**Low Upside / Mo ($)**	**High Upside / Mo ($)**
1	4BR	M2M	$1,500	$1,850	$2,000	$350	$500
2	4BR	9/10/2026	$1,500	$1,850	$2,000	$350	$500
3	4BR	6/2/2026	$1,375	$1,850	$2,000	$475	$625
TOTAL			$4,375	$5,550	$6,000	$1,175	$1,625

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MARKET RENT SUPPORT & CONCLUSION	
Lower Observed Evidence	$1,700-$1,750 actual month-to-month 4BR rents at 137-139 Babcock and $1,600 rents at 110 Babcock establish the lower occupied range.
Best Direct Evidence	137-139 Babcock has three actual 4BR rents of $1,750, $1,975 and $1,700; 128 Putnam has two $2,000 executed 3BR/den rents.
Upper Underwriting Limit	$2,000 per unit is the supported high based on 128 Putnam and the $1,975 actual Babcock rent. The prior $2,200 ceiling is removed.
Subject Conclusion	Each legal 4BR unit is underwritten at $1,850-$2,000 per month, reflecting the subject's larger size and garage while staying within observed rent evidence.
Total Market Rent	$5,550-$6,000 per month, or $66,600-$72,000 annually.

Capital Improvements & Property Notes

• Unit 2 renovated in 2024.

• Unit 3 renovated in 2024.

• Detached garage and brick construction enhance long-term durability.

• Large legal four-bedroom layouts distinguish the property from typical Hartford triplexes.

• Owner pays water and common-area electric.

Investor Takeaway

- Large legal four-bedroom apartments are difficult to find in Hartford. Combined with brick construction, recent unit renovations, and documented rent growth potential, 98–100 Russ Street offers investors a compelling combination of current cash flow and long-term upside.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$399,000

Unit 3

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OFF-MARKET INVESTMENT OFFERING
511 Maple Avenue, Hartford, CT

Three Legal 3-Bedroom Units + Additional Rented 1-Bedroom Space

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Executive Summary

511 Maple Avenue is a value-add multifamily opportunity featuring three legal 3-bedroom apartments and an additional rented 1-bedroom space (not a legal fourth unit). The property benefits from strong demand for larger apartments and offers meaningful rental upside supported by comparable rentals analyzed in the underwriting.

Property Details

Property Address	511 Maple Avenue, Hartford, CT 06114
Property Type	Legal three-family with three 3BR units plus a separate rented 1BR space
Living Area (SF)	4,955
Gross Area	8,288
Parking	Large off-street parking area in the rear
Lot Size	A large 0.28-acre parcel
Unit Configuration	Unit 1 is functionally divided into separately rented spaces identified as Units 1A and 1B. Unit 1B is not represented as a legal fourth dwelling unit. Unit 2 & 3 are rented
Occupancy / Income	Fully occupied

Investment Highlights

- Three legal 3-bedroom apartments plus additional rented 1-bedroom space.
- Current monthly rent: $5,286 (approximately $63,432 annually).
- Market-supported rent range: approximately $6,950-$7,550/month ($83,400-$90,600 annually).
- Strong demand for 3-bedroom apartments in the Hartford market.
- Documented rental upside through normal tenant turnover.
- Professional market rent and comparable sales analysis completed.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS

Unit	Unit Type	Lease Terms	Current Rent / Mo ($)	Market Low / Mo ($)	Market High / Mo ($)	Monthly Upside Low ($)	Monthly Upside High ($)	Lease / Occupancy Notes
1A	3BR	M2M	$1,600	$1,900	$2,050	$300	$450	
1B	1BR	11/30/2026	$881	$1,250	$1,400	$369	$519	HAP; tenant portion $207; tenant pays $75/mo toward electric
2	3BR	9/1/2026	$1,500	$1,900	$2,050	$400	$550	
3	3BR	M2M	$1,305	$1,900	$2,050	$595	$745	
TOTAL			**$5,286**	**$6,950**	**$7,550**	**$1,664**	**$2,264**	

MARKET RENT SUPPORT & CONCLUSION

3BR Best Direct Evidence	$1,775 executed and $2,000 executed/marketed rents at 18-20 School provide the strongest stabilized support.
1BR Support	$1,000 and $1,200 occupied 1BR rents at 28-30 Warner provide context; subject range of $1,250-$1,400 also reflects renovation and non-legal-space limitations.
Subject Conclusion	Three legal 3BR units are underwritten at $1,900-$2,050 each; the separate 1BR is underwritten at $1,250-$1,400.
Total Market Rent	$6,950-$7,550 per month, or $83,400-$90,600 annually.

Capital Improvements & Property Notes

- Large off-street parking area.
- Unit 1B renovated in 2025.
- Unit 2 renovated in 2025.
- Fully occupied, including one HAP-assisted unit.
- Current rents are below the supportable range indicated by nearby 3BR comparables.
- Owner pays for water, common-area electric, and gas.
- Potential coin-operated laundry (in the basement) income.

Investor Takeaway

- 511 Maple Avenue offers investors a combination of immediate cash flow and meaningful value-add potential. The larger apartment mix, additional rental space, and documented market rent upside make this an attractive long-term investment.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$549,000

OFF-MARKET INVESTMENT OFFERING
133 Hungerford Street, Hartford, CT

Attached Brick Three-Family | Three Legal 2-Bedroom Apartments

Executive Summary

133 Hungerford Street is an attached brick three-family investment in Hartford's Frog Hollow neighborhood. The property consists of three legal two-bedroom apartments, with bonus rooms in the second- and third-floor units. It offers stable in-place income with significant documented rental upside and is located minutes from Hartford Hospital.

Property Details

Property Address	133 Hungerford Street, Hartford, CT
Property Type	Attached brick three-family residential property
Living Area (SF)	2,442
Gross Area	3,694
Parking	Street parking
Unit Configuration	Three legal 2BR apartments; the second- and third-floor units each include a bonus room.
Occupancy / Income	Fully occupied.

Investment Highlights

- Three legal 2-bedroom apartments; upper two units include bonus rooms.
- Attached brick construction in a strong rental corridor.
- Current monthly rent: $3,325 ($39,900 annually).
- Market-supported rent: approximately $4,700-$5,000/month ($56,400-$60,000 annually).
- Documented rental upside through turnover and market-rate leasing.
- Close proximity to Hartford Hospital and employment centers.
- All-electric heat and hot water.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS								
Unit	**Unit Type**	**Lease Terms**	**Current Rent / Mo ($)**	**Market Low / Mo ($)**	**Market High / Mo ($)**	**Low Upside / Mo ($)**	**High Upside / Mo ($)**	**Market Rent Support**
1	2BR	M2M	$950	$1,500	$1,600	$550	$650	115 Hungerford broker-stated estimate of approximately $1,700 for a 2BR provides an upper reference.
2	2BR + bonus	4/1/2027	$1,100	$1,600	$1,700	$500	$600	Bonus room supports a modest premium over a standard 2BR. The $1,700 high aligns with the 115 Hungerford broker estimate.
3	2BR + bonus	6/1/2027	$1,275	$1,600	$1,700	$325	$425	
TOTAL			**$3,325**	**$4,700**	**$5,000**	**$1,375**	**$1,675**	

MARKET RENT SUPPORT & CONCLUSION	
Best Direct Evidence	115 Hungerford stated approximately $1,700/month for a market 2BR and approximately $1,887 for a 3BR.
Upper Underwriting Limit	$1,700 is used only for the two bonus-room units and requires competitive condition. It is not treated as a proven executed rent for the subject.
Total Market Rent	$4,700-$5,000 per month, or $56,400-$60,000 annually.
	Professional underwriting concludes market rents of approximately $1,500–$1,600 for the standard two-bedroom apartment and $1,600–$1,700 for the two upper-level apartments with bonus rooms. The bonus-room premium is supported by the additional functional living space while remaining consistent with nearby comparable rental evidence.

Capital Improvements & Property Notes

• Unit 1 renovated in 2024.
• Unit 3 renovated in 2025.
• Approximately 2,442 SF of living area.
• Attached brick construction.
• Upper-floor bonus rooms provide additional functional living space.
• All-electric heat and hot water.

• No driveway or garage.
• Comparable market analysis focused primarily within approximately 0.30 miles of the property.
• Owner pays water and common-area electric.

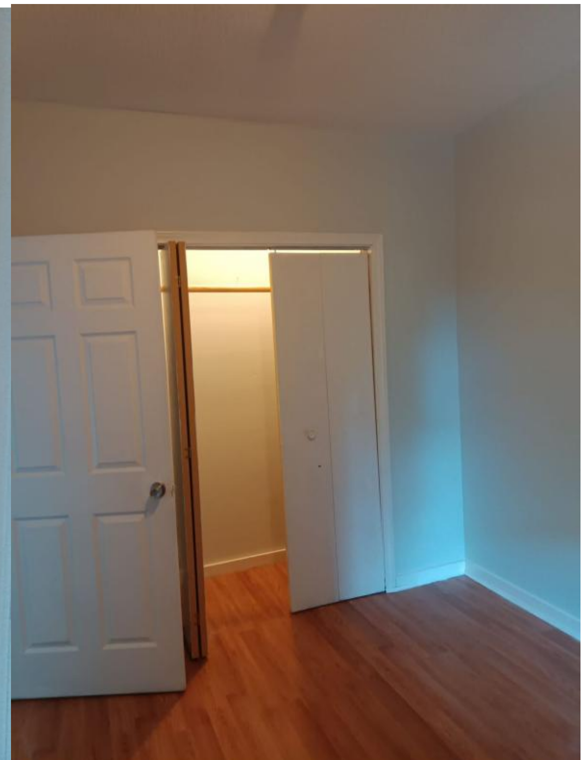
Investor Takeaway

- 133 Hungerford Street offers investors an affordable Hartford multifamily acquisition with documented rent upside, bonus-room functionality in two units, and proximity to one of the city's largest employment hubs. It represents an opportunity to grow income while maintaining a stabilized asset.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$319,900

Unit 2

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OFF-MARKET INVESTMENT OFFERING
86 Edwards Street, Hartford, CT

Five-Unit Multifamily Investment | Diverse Unit Mix

Executive Summary

86 Edwards Street is a five-unit multifamily property offering immediate cash flow and long-term value-add potential. The diversified unit mix appeals to a broad tenant base, while the underwriting identifies additional rental upside supported by nearby market comparables.

Property Details

Property Address	86 Edwards Street, Hartford, CT 06120
Property Type	Five-unit multifamily property with two 1BR units, two 2BR units, and one 4BR unit
Living Area (SF)	4,448
Gross Area	5,910
Parking	Off-street parking located along the side and rear of the property.
Lot Size	0.23 acre
Unit Configuration	Two 1-bedroom apartments, two 2-bedroom apartments, and one 4-bedroom apartment
Occupancy / Income	1S (2 bedroom unit) is left vacant for showings. Rest of the units are rented

Investment Highlights

- Five residential units with a mix of one-, two-, and four-bedroom apartments.
- Stable in-place rental income with documented upside potential.
- Current in-place income provides immediate cash flow while offering significant documented upside through lease-up and market-rate repositioning.
- Diversified unit mix reduces dependence on any single tenant profile.
- Well suited for both long-term hold and value-add investors.
- The property includes a substantial undeveloped rear area that may offer additional parking or development potential, subject to zoning, engineering, utility access, municipal approvals, and independent buyer due diligence. No development entitlement is represented.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS								
Unit	Unit Type	Lease Terms	Current Rent / Mo ($)	Market Low / Mo ($)	Market High / Mo ($)	Monthly Upside Low ($)	Monthly Upside High ($)	Notes
1N	2BR	2/28/2027	$1,100	$1,500	$1,600	$400	$500	Lease through 2/28/2027; renovated 2025
1S	2BR	Vacant	$1,200	$1,500	$1,600	$300	$400	Vacant; renovated 2026
2N	1BR	M2M	$975	$1,200	$1,300	$225	$325	Month-to-month; renovated 2024; new boiler
2S	1BR	11/30/2026	$1,050	$1,200	$1,300	$150	$250	Lease through 11/30/2026; renovated 2024
5	4BR	M2M	$1,500	$2,000	$2,200	$500	$700	Month-to-month
TOTAL			**$5,825**	**$7,400**	**$8,000**	**$1,575**	**$2,175**	

Note: The stated $5,825 monthly rent roll includes $1,200 attributed to renovated Unit 1S, which is currently vacant and intentionally held for showings.

MARKET RENT SUPPORT & CONCLUSION		
Unit Type	Observed Evidence	Concluded Market Range
1BR	No directly matched 1BR unit rent was provided in the selected sales comps.	$1,200-$1,300
2BR	410 Garden: $1,200-$1,500 for occupied 2BR units; Bedford portfolio includes one 2BR at $1,400 and one below-market 2BR at $1,000.	$1,500-$1,600
4BR	32-34 Bedford: $1,500-$1,600; Bedford portfolio: $1,500 for disclosed 4BRs; 71 Williams: $1,650-$2,300 for much larger 4BR townhouse units.	$2,000-$2,200

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Capital Improvements & Property Notes

- Unit 1N renovated in 2025.
- Unit 1S fully renovated in 2026 and currently vacant for immediate lease-up.
- Units 2N renovated in 2024.
- Unit 2S renovated in 2024.
- New boiler installed for Unit 2N.
- Roof reported to be approximately three years old.
- Side and rear parking provide convenient tenant access.
- Diverse unit mix broadens the potential tenant base while reducing leasing risk.
- Approximately 0.23-acre parcel includes additional rear land that may offer future parking or development potential, subject to zoning, municipal approvals, and buyer due diligence.
- Owner pays water and common-area electric.

Investor Takeaway

- 86 Edwards Street represents an opportunity to acquire a five-unit value-add multifamily asset with four occupied units and one renovated unit intentionally held vacant for showings and immediate lease-up. The property's diverse mix of one-, two-, and four-bedroom apartments broadens the potential tenant base while reducing dependence on any single unit type. Supported by documented market-rent analysis, investors have a clear path to increasing revenue through lease-up, natural tenant turnover, and strategic rent repositioning.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$499,000

Unit 1N




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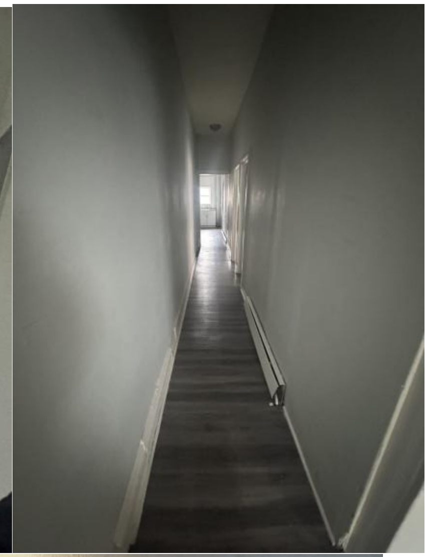
Unit 1S

OFF-MARKET INVESTMENT OFFERING
41 Connerton Street, New Britain, CT

Fully Renovated Two-Family Investment

Executive Summary

41 Connerton Street is a substantially renovated two-family property in New Britain offering modernized units, stable rental income, and strong long-term investment potential. Extensive recent improvements reduce near-term capital expenditures while positioning the property to benefit from continued rental demand.

Property Details

Property Address	41 Connerton Street, New Britain, CT 06051
Property Type	Renovated two-family residential investment property
Living Area (SF)	2,012
Gross Area	4,368
Parking	Rear parking is available
Lot Size	3,920
Unit Configuration	Two legal 3BR/1BA apartments with a balanced unit mix attractive to owner-occupants and investors.
Occupancy / Income	Fully occupied. Unit 1 receives $1,525/month through HAP; Unit 2 receives $1,300/month. Both leases run through 1/31/2027.

Investment Highlights

- Both units fully renovated in 2026.
- Two spacious 3-bedroom apartments.
- Full-rent HAP tenancy with leases through January 31, 2027.
- Updated electrical system and newer hot water heater.
- Rear parking.
- Limited immediate capital needs.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS								
Unit	**Unit Type**	**Lease Terms**	**Current Rent / Mo ($)**	**Market Low / Mo ($)**	**Market High / Mo ($)**	**Low Upside / Mo ($)**	**High Upside / Mo ($)**	**Market Rent Support**
1	3BR	1/31/2027	$1,525	$1,650	$1,750	$125	$225	HAP pays full rent; lease through 1/31/2027. Supported by nearby executed 3BR rents of $1,600-$1,900.
2	3BR	1/31/2027	$1,300	$1,650	$1,750	$350	$450	Lease through 1/31/2027. Market range reflects nearby 3BR duplex rents and subject renovations.
TOTAL			**$2,825**	**$3,300**	**$3,500**	**$475**	**$675**	

MARKET RENT SUPPORT & CONCLUSION	
Market Rent Factor	**Conclusion**
Lower Executed Evidence	676 East Street Unit 2 is occupied at $1,600/month; 11 Dwight Court has an occupied 4BR/2BA unit at $1,650/month. These support the subject low end after adjusting for layout and condition.
Direct 3BR Evidence	676 East Street Unit 1 is leased at $1,900/month. The subject is smaller, lacks a two-car garage and has a smaller lot, so the underwriting remains below that rent.
Additional Evidence	144 Dwight Street reports $1,800/month on its larger upper unit and $1,500 marketed for the lower unit.
Subject Conclusion	Each renovated 3BR unit is underwritten at $1,650-$1,750/month.
Total Market Rent	$3,300-$3,500 per month, or $39,600-$42,000 annually.

Capital Improvements & Property Notes

- Both apartments fully renovated in 2026.
- Updated electrical system.
- Newer hot water heater.
- Rear parking available for tenants.
- Two spacious three-bedroom apartments with desirable layouts.
- Unit 1 receives full HAP rent of $1,525 per month.
- Both current leases run through January 31, 2027.
- Renovations significantly reduce expected near-term capital expenditures.
- Owner pays water and common-area electric.

Investor Takeaway

- 41 Connerton Street offers investors a substantially renovated two-family asset with stable contractual income, modernized interiors, and minimal deferred maintenance. The combination of a full-rent HAP-assisted tenancy, two spacious three-bedroom apartments, recent renovations, and fixed leases through January 2027 provides dependable cash flow today while offering future rental growth as leases renew. The property is well suited for investors seeking a turnkey multifamily investment requiring limited immediate capital improvements.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$349,000

1st Floor unit

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OFF-MARKET INVESTMENT OFFERING
55 Foley Street, Bristol, CT

Three-Family Investment | Detached Three-Bay Garage

Executive Summary

55 Foley Street presents an attractive three-family investment in Bristol with stable in-place cash flow and meaningful rental upside. The property features a diverse apartment mix, a detached three-bay garage, and additional income potential through future market rent adjustments.

Property Details

Property Address	55 Foley Street, Bristol, CT 06010
Property Type	Three-family residential property with detached three-bay garage
Living Area (SF)	1,784
Gross Area	3,259
Parking	Detached three-bay garage is a meaningful differentiator versus several nearby sales.
Lot Size	0.13 acre
Unit Configuration	Three legal units consisting of two 2BR apartments and one efficiency.
Occupancy / Income	Fully occupied at $3,750/month ($45,000 annually). First-floor rent has never been increased; second-floor HAP rent was negotiated to $1,700/month.

Investment Highlights

- Efficiency unit renovated in 2024.
- Three-family property with a mix of larger apartments and an efficiency unit.
- Detached three-bay garage provides additional utility and tenant appeal.
- Current rents include a negotiated HAP lease on the second-floor apartment.
- The second-floor HAP rent is already within the supported market range; most rental upside is concentrated in the first-floor and efficiency units.
- Existing coin-operated laundry is located in the basement; laundry income is not included in the stated residential rent roll.
- Located in an established Bristol residential neighborhood with steady rental demand.
- Several nearby comps show strong rental demand for 2 bedrooms around $1,500-$1,800 range.
- Detached three-bay garage enhances tenant appeal and long-term value.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS								
Unit	**Unit Type**	**Lease Terms**	**Current Rent / Mo ($)**	**Market Low / Mo ($)**	**Market High / Mo ($)**	**Low Upside / Mo ($)**	**High Upside / Mo ($)**	**Market Rent Support**
1	2BR	M2M	$1,250	$1,550	$1,650	$300	$400	Rent has never been increased. Supported by nearby 2BR evidence ranging from approximately $1,400 to $1,700.
2	2BR	7/1/2027	$1,700	$1,650	$1,750	($50)	$50	HAP-negotiated rent is already near the top of observed 2BR evidence; limited additional upside.
3	Efficiency	M2M	$800	$1,000	$1,150	$200	$350	Smaller unit; range reflects a discount to nearby 1BR and 2BR rents.
TOTAL			**$3,750**	**$4,200**	**$4,550**	**$450**	**$800**	

Market Rent Support & Conclusion

- Nearby rental evidence supports approximately $1,550–$1,650 for the first-floor 2BR, $1,650–$1,750 for the second-floor 2BR, and $1,000–$1,150 for the efficiency. The second-floor HAP rent is already within the supported market range; the primary upside is concentrated in the first-floor and efficiency apartments. Total supported market rent is approximately $4,200–$4,550 per month, or $50,400–$54,600 annually.

Capital Improvements & Property Notes

- Efficiency apartment renovated in 2024.
- Detached three-bay garage provides additional tenant utility and long-term value.
- Existing coin-operated laundry located in the basement; laundry income is not included in the residential rent roll.
- Second-floor HAP rent successfully negotiated to $1,700 per month.
- First-floor rent has never been increased and provides immediate rental upside.
- Efficiency unit remains below supported market rent.
- Stable occupancy with established tenancy.
- Strong rental demand for two-bedroom apartments in the Bristol market.
- Owner pays water and common-area electric.

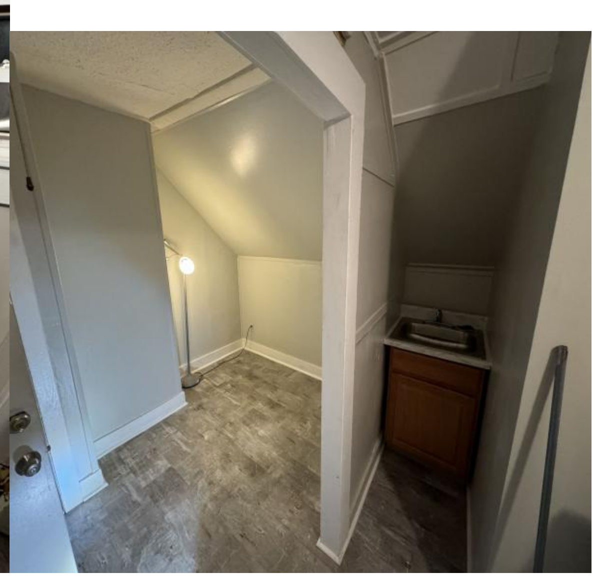
Investor Takeaway

- 55 Foley Street combines dependable in-place cash flow with multiple opportunities to increase long-term value. The property's detached three-bay garage, established HAP-assisted tenancy, existing coin-operated laundry, and below-market first-floor and efficiency rents create several avenues for future NOI growth. With stable occupancy and strong demand for multifamily housing in Bristol, the property offers investors an attractive balance of current income and long-term appreciation potential.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$369,000

Third Floor Unit



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OFF-MARKET INVESTMENT OFFERING
6–8 Dudley Street, Bristol, CT

Three-Family Investment | Two Spacious 3-Bedroom Apartments + 1 Smaller Apartment

Executive Summary

8 Dudley Street presents an attractive opportunity to acquire a well-maintained three-family investment in Bristol, Connecticut. The property consists of two spacious three-bedroom apartments and one smaller apartment, creating a desirable unit mix that appeals to both families and individual tenants. With stable occupancy, below-market in-place rents, and professionally supported rental projections, the property offers immediate cash flow while providing investors with a clear path to increasing income through natural tenant turnover and strategic rent repositioning.

Property Details

Property Address	8 Dudley Street, Bristol, CT 06010
Property Type	Legal three-family residential property
Living Area (SF)	1,815
Gross Area	3,472
Parking	Parking in the front of the property.
Lot Size	0.13 acre
Unit Configuration	Three legal units consisting of one smaller apartment and two 3BR apartments.
Occupancy / Income	Fully occupied at $3,150/month ($37,800 annually). All three rents are below the supported market range.

Investment Highlights

- Fully occupied with established tenancy.
- Front parking available.
- Three-unit configuration includes two 3BR apartments and one smaller apartment.
- Property offers a straightforward, low-density management profile.
- Documented market rent analysis completed.
- Below-market in-place rents provide measurable upside.
- Strong demand for larger three-bedroom apartments in Bristol.

Financial Snapshot

CURRENT RENT ROLL & MARKET RENT ANALYSIS

Unit	Unit Type	Lease Terms	Current Rent / Mo ($)	Market Low / Mo ($)	Market High / Mo ($)	Low Upside / Mo ($)	High Upside / Mo ($)
1	Smaller unit	M2M	$550	$1,000	$1,150	$450	$600
2	3BR	M2M	$1,200	$1,600	$1,750	$400	$550
3	3BR	2/1/2027	$1,400	$1,600	$1,750	$200	$350
TOTAL			**$3,150**	**$4,200**	**$4,650**	**$1,050**	**$1,500**

- 176 Gridley reports two 3BR rents at $1,650 each. 132-134 Gridley reports one 3BR at $1,700.

Market Rent Support & Conclusion

- Nearby rental evidence includes two 3BR apartments at 176 Gridley renting for $1,650 each and a 3BR apartment at 132–134 Gridley renting for $1,700. Based on this evidence, the subject's 3BR apartments are underwritten at approximately $1,600–$1,750 each, while the smaller unit is underwritten at approximately $1,000–$1,150. Total supported market rent is approximately $4,200–$4,650 per month, or $50,400–$55,800 annually.

Capital Improvements & Property Notes

- Roof reported to be approximately three years.
- Stable, fully occupied property with established tenancy.
- Strong demand for three-bedroom apartments in the Bristol rental market.
- Current rents remain below supported market levels, creating measurable value-add potential.
- Parking available at the front of the property.
- Low-density three-family configuration provides straightforward day-to-day management.
- Professionally prepared comparable sales and rental analysis supports the projected market rents.
- Owner pays water and common-area electric.

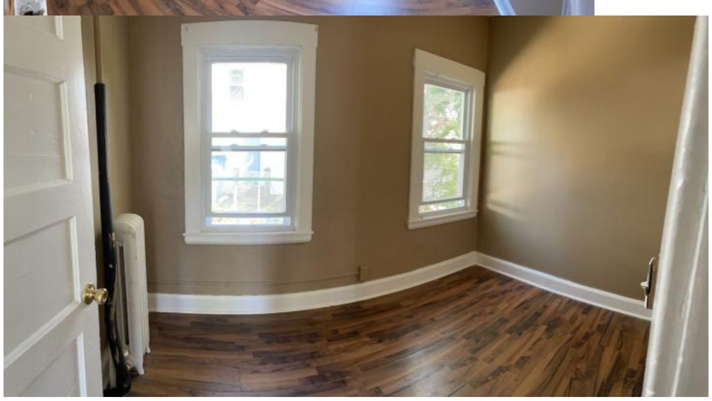
Investor Takeaway

- 8 Dudley Street offers investors a rare combination of stable in-place cash flow, desirable larger apartment layouts, and meaningful rental upside in the Bristol market. With all three units currently occupied, professionally supported market-rent projections, and limited management complexity, the property is well suited for investors seeking dependable income today while increasing Net Operating Income through natural tenant turnover and market-rate leasing. Whether purchased as a stand-alone investment or as part of the larger Connecticut portfolio, 8 Dudley Street represents an attractive long-term multifamily acquisition with both stability and upside potential.
- Ideal for investors seeking stable cash flow today with the opportunity to increase NOI through natural tenant turnover and strategic rent repositioning.

Asking Price

$349,000

2nd Floor Unit



3rd Floor Unit

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