



OFFERING MEMORANDUM



433 Main St New Hartford, CT 06057

Selling Price: \$565,000.00

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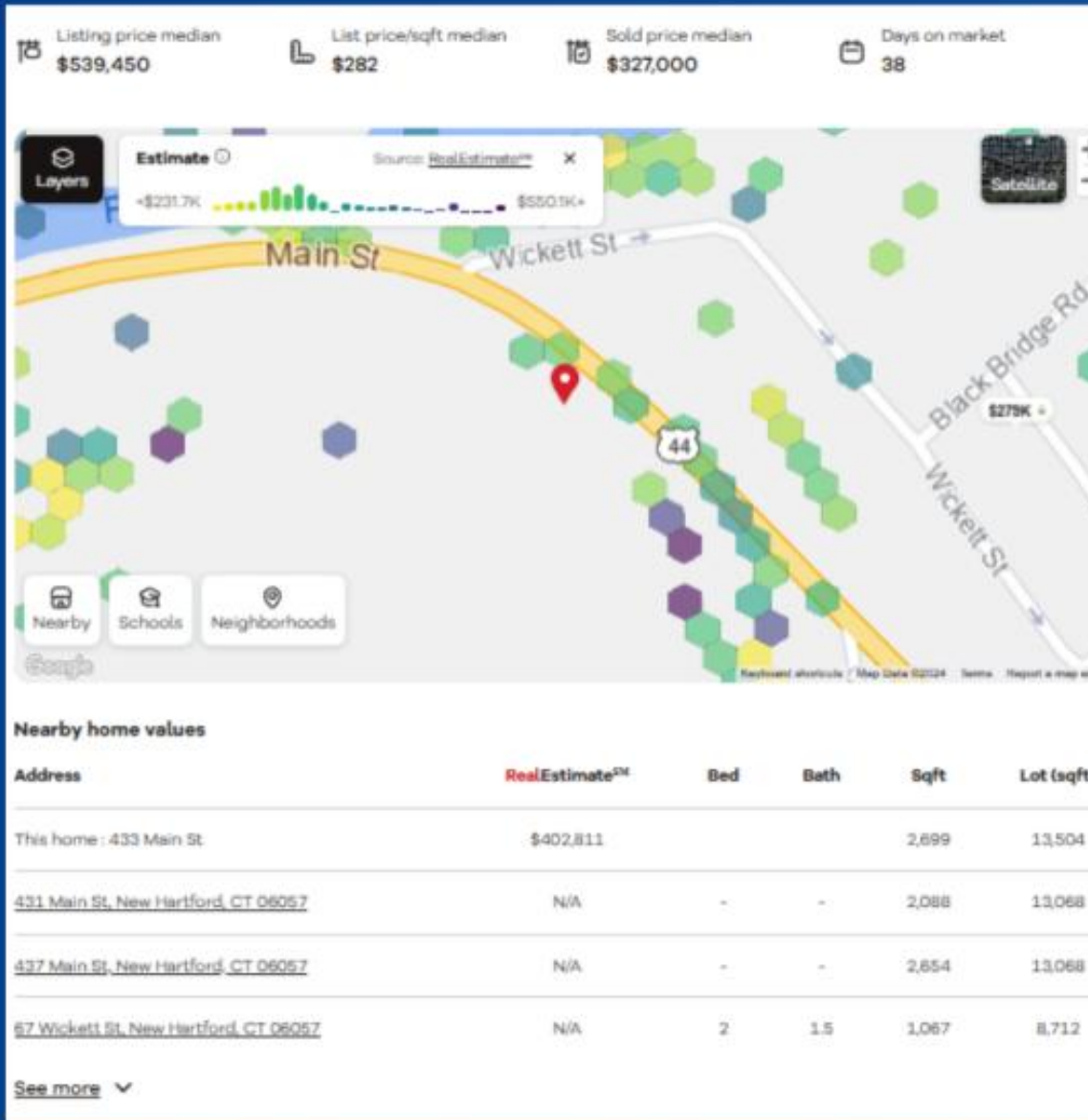
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Property Highlights:

- **This 5 unit property (3 apartments + 1 commercial space + two car garage) has been fully renovated and offers modern features and excellent income potential. 100% Rented.**
- **Fully remodeled spaces.**
- **Modern Upgrades: New kitchens with granite countertops, plumbing, electrical, heat pump systems, and water heaters. Separate meters for utilities.**
- **Convenient Amenities: Laundry room with coin-op potential and low-maintenance landscaping.**
- **Tenant paid utilities.**
- **A turnkey investment with minimal maintenance and multiple revenue streams!**

DEMOGRAPHICS



EXTERIOR



INTERIOR COMMERCIAL - A



INTERIOR UNIT B



INTERIOR UNIT C



INTERIOR UNIT D



INTERIOR GARAGE



RENT ROLL

	Unit	Sq. ft	Actual	Proforma	Lease Start Date	Lease End Date
Commercial Unit	1	500	\$600.00	\$750.00	12/01/2024	11/30/2026
1 Bedroom	2	800	\$1,250.00	\$1,400.00	02/01/2025	1/31/2026
1 Bedroom	3	800	\$1,250.00	\$1,400.00	05/02/2025	04/30/2026
2 Bedroom	4	900	\$1,400.00	\$1,600.00	04/07/2024	5/31/2026
Garage	5	450	\$475.00	\$500.00	06/21/2024	5/31/2026
Monthly			\$4,975.00	\$5,650.00		
Annual			<u>\$59,700.00</u>	<u>\$67,800.00</u>		

<u>Vacancy Factor</u>		
Residential 5%		\$2,340
Commercial 10%		\$1,290

INCOME

<u>Use Annual Figures</u>	Actual	Proforma
<u>Gross Income</u>		
Apartment Units	\$46,800	\$52,800
Commercial	\$12,900	\$15,000
Other- Laundry		
Gross Income	\$59,700	\$62,220

EXPENSES

Expenses Annual Figures

R/E Taxes	\$5,496	\$5,496
Insurance Premium	\$3,000	\$3,000
Electric	\$240	\$240
Heat	\$0	\$0
Cleaning	\$0	\$0
Water/Sewer	\$1,500	\$1,500
Trash	\$0	
Landscaping/Snow	\$1,000	\$1,000
Repairs + Maintenance	\$1,000	\$1,000
Total Expenses	\$12,236	\$12,236
Net Operating Income (NOI)	\$43,834	\$45,844
Principle & Interest Payment	\$37,912.39	\$37,912.39
2nd Mortgage	\$0	\$0
Total 1st & 2nd Mortgage	\$ 37,912.39	\$ 37,912.39
Debt Service Coverage Ratio: NOI/PI	1.16	1.21
Monthly mortgage payment	\$3,159	\$3,159
Net income after mortgage	\$5,922	\$7,932
Return on investment (ROI)	4.2%	5.6%
Cap rate	7.8%	8.1%



FOR INQUIRIES:



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