

OFFERING MEMORANDUM

57 WHITING STREET
NEW BRITAIN, CT 06051



MIXED-USE ON WHITING

UNITED STATES MULTIFAMILY LLC
1 Waterview Dr. STE 101
Shelton, CT 06484

PRESENTED BY:

MALLORY CHILA
Managing Director
office: (203) 273-5256
cell: (203) 273-5256
mchila@unitedsmf.com

IAN RAWLINSON
V.P. Investment Sales
office: (203) 560-5548
irawlinson@UnitedSMF.com



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MALLORY CHILA
MANAGING DIRECTOR
O: (203) 273-5256
C: (203) 273-5256
mchila@unitedsmf.com

IAN RAWLINSON
V.P. INVESTMENT SALES
O: (203) 560-5548
irawlinson@UnitedSMF.com

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INVESTMENT DETAILS

57 WHITING STREET | NEW BRITAIN, CT 06051



Analysis

Analysis Date May 2026

Property

Property Type Multifamily
Property Mixed-Use on Whiting
Address 57 Whiting Street
City, State New Britain, CT 06051
Year Built 1924

Income & Expense

Gross Operating Income \$342,142
Monthly GOI \$28,512
Total Annual Expenses (\$96,487)
Monthly Expenses (\$8,041)

Purchase Information

Purchase Price \$3,200,000
Units 21
Total Rentable SF 25,500

Financial Information

Initial Equity \$960,000

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$2,240,000	30 years	30 years	6.30%	\$13,865	

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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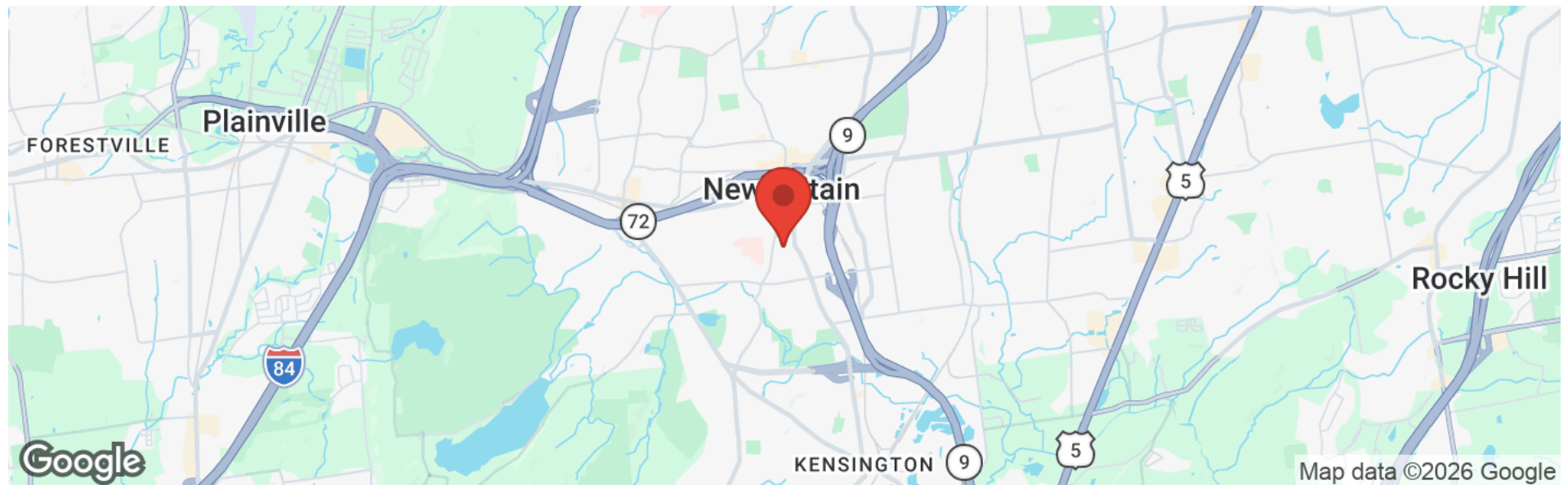
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LOCATION MAPS

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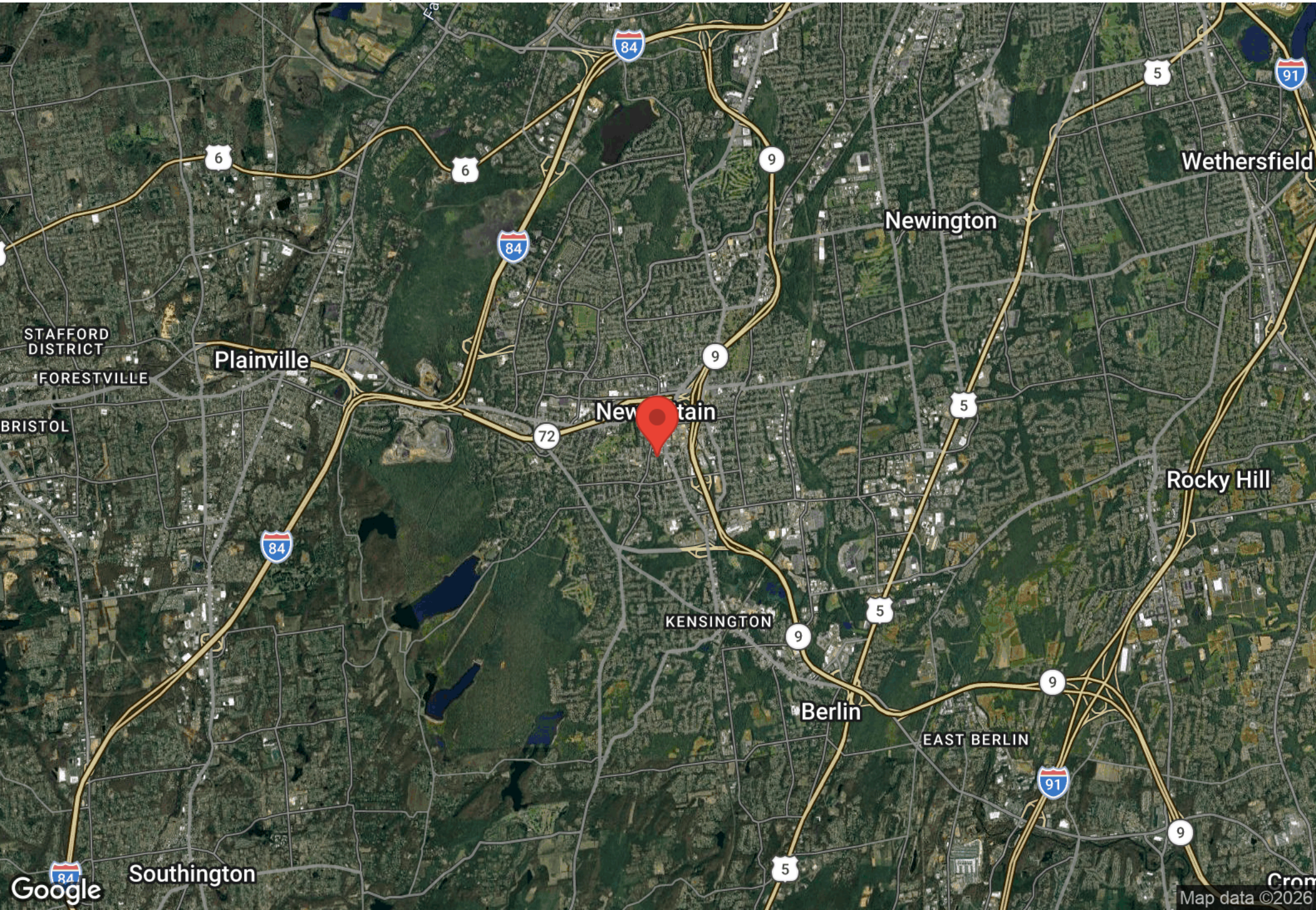
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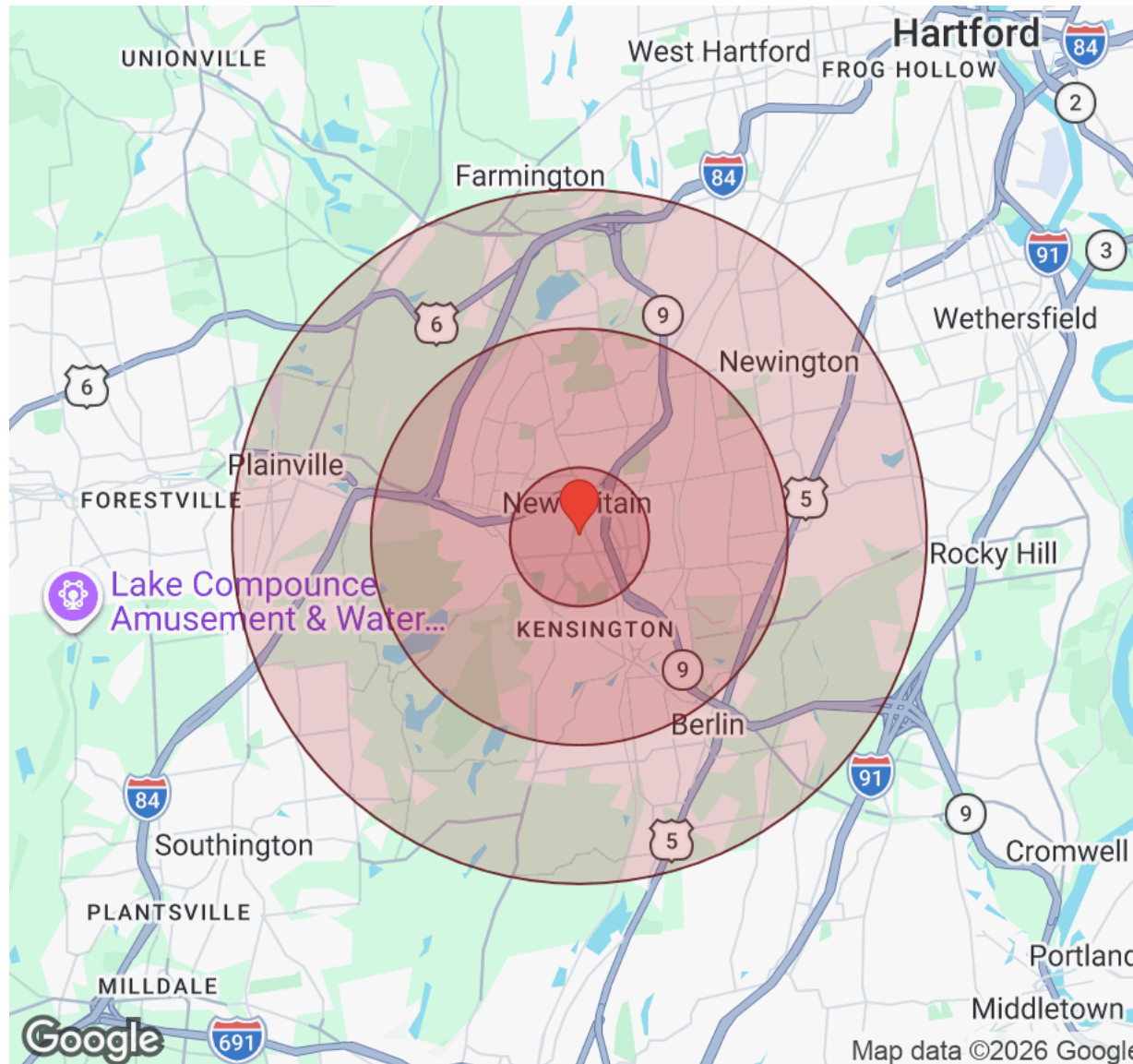
REGIONAL MAP

57 WHITING STREET | NEW BRITAIN, CT 06051



DEMOGRAPHICS

57 WHITING STREET | NEW BRITAIN, CT 06051



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,749	46,100	81,030
Female	11,995	45,937	82,208
Total Population	23,745	92,037	163,238
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	14,530	55,250	91,952
Black	2,135	10,943	25,188
Am In/AK Nat	17	64	82
Hawaiian	5	18	16
Hispanic	4,345	16,401	30,395
Asian	2,182	7,142	12,063
Multiracial	463	1,804	3,020
Other	66	423	522
Housing	1 Mile	3 Miles	5 Miles
Total Units	10,345	38,574	69,815
Occupied	9,723	36,659	66,737
Owner Occupied	2,591	17,149	39,230
Renter Occupied	7,132	19,510	27,507
Vacant	622	1,915	3,077
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,737	14,998	26,873
Ages 15 - 24	3,179	13,875	22,135
Ages 25 - 54	10,464	36,902	63,487
Ages 55 - 64	2,761	10,915	20,321
Ages 65+	3,602	15,345	30,421
Income	1 Mile	3 Miles	5 Miles
Median	\$54,199	\$71,552	\$88,560
Under \$15k	1,299	3,728	5,217
\$15k - \$25k	1,037	2,603	3,814
\$25k - \$35k	863	2,734	4,041
\$35k - \$50k	1,282	4,320	6,287
\$50k - \$75k	1,721	5,599	9,394
\$75k - \$100k	1,261	4,625	8,511
\$100k - \$150k	1,272	6,099	11,870
\$150k - \$200k	368	3,309	7,435
Over \$200k	619	3,641	10,170

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EXECUTIVE SUMMARY

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$3,200,000
Investment - Cash	\$960,000
First Loan (Fixed)	\$2,240,000

Investment Information

Purchase Price	\$3,200,000
Price per Unit	\$152,381
Price per SF	\$125.49
Expenses per Unit	(\$4,595)

Financial Indicators

Cash-on-Cash Return Before Taxes	8.26%
Debt Coverage Ratio	1.48
Capitalization Rate	7.68%
Gross Rent Multiplier	8.89
Gross Income / Square Feet	\$14.11
Gross Expenses / Square Feet	(\$3.78)
Operating Expense Ratio	28.20%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$359,928
Total Vacancy and Credits	(\$17,786)
Operating Expenses	(\$96,487)
Net Operating Income	\$245,654
Debt Service	(\$166,380)
Cash Flow Before Taxes	\$79,274

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PRICING ANALYSIS

57 WHITING STREET | NEW BRITAIN, CT 06051



Income

Description	Actual	Per Unit	Pro Forma	Per Unit
Gross Potential Rent	\$355,728	\$16,939	\$444,000	\$21,143
- Less: Vacancy	(\$17,786)	(\$847)	(\$22,200)	(\$1,057)
+ Misc. Income	\$4,200	\$200	\$50,400	\$2,400
Effective Gross Income	\$342,142	\$16,292	\$472,200	\$22,486

Operating Expenses

Description	Actual	Per Unit	Pro Forma	Per Unit
Property Management Fee	\$17,996	\$857	\$22,200	\$1,057
Building Insurance	\$11,000	\$524	\$14,500	\$690
Landscape & Snow Removal	\$5,000	\$238	\$5,000	\$238
Repairs & Maintenance	\$10,000	\$476	\$8,500	\$405
Fire Alarm	\$1,970	\$94	\$1,970	\$94
Taxes - Real Estate	\$34,471	\$1,641	\$34,471	\$1,641
Trash Removal	\$3,500	\$167	\$3,500	\$167
Utilities - Water/Sewer	\$8,500	\$405	\$8,500	\$405
Utility - Electricity	\$1,550	\$74	\$1,550	\$74
Utility - Gas	\$2,500	\$119	\$2,500	\$119
Total Expenses	(\$96,487)	(\$4,595)	(\$102,691)	(\$4,890)
Net Operating Income	\$245,654	\$11,698	\$369,509	\$17,596

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PRICING ANALYSIS

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Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Pro Forma	Total
3 Bedroom 1 Bathroom	11	\$18,216	\$200,376	\$21,600	\$237,600
4 Bedroom 1 Bathroom	4	\$20,244	\$80,976	\$26,400	\$105,600
Retail	6	\$12,396	\$74,376	\$16,800	\$100,800
Totals	21		\$355,728		\$444,000

Annualized Income

Description	Actual	Pro Forma
Gross Potential Rent	\$355,728	\$444,000
- Less: Vacancy	(\$17,786)	(\$22,200)
+ Misc. Income	\$4,200	\$50,400
Effective Gross Income	\$342,142	\$472,200
- Less: Expenses	(\$96,487)	(\$102,691)
Net Operating Income	\$245,654	\$369,509
- Debt Service	(\$166,380)	(\$166,380)
Net Cash Flow after Debt Service	\$79,274	\$203,129
+ Principal Reduction	\$26,002	\$26,002
Total Return	\$105,276	\$229,131

Annualized Expenses

Description	Actual	Pro Forma
Total Expenses	\$96,487	\$102,691
Expenses Per RSF	\$3.78	\$4.03
Expenses Per Unit	\$4,595	\$4,890

Investment Summary

Price	\$3,200,000
Year Built	1924
Units	21
Price/Unit	\$152,381
RSF	25,500
Price/RSF	\$125.49
Floors	4
Cap Rate	7.68%
Pro Forma Cap Rate	11.55%
GRM	8.89
Pro Forma GRM	6.47

Financing Summary

Loan 1 (Fixed)	\$2,240,000
Initial Equity	\$960,000
Interest Rate	6.3%
Term	30 years
Monthly Payment	\$13,865

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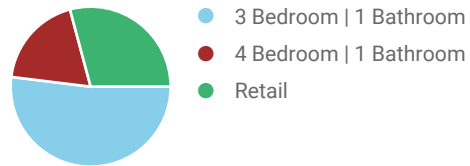
UNIT MIX REPORT

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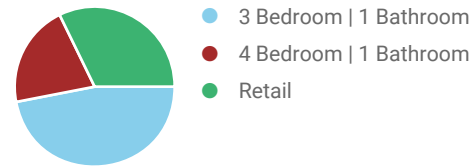


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
11	3 Bedroom 1 Bathroom	1,100	\$1,518	\$16,698	\$1,800	\$19,800
4	4 Bedroom 1 Bathroom	1,400	\$1,687	\$6,748	\$2,200	\$8,800
6	Retail	1,300	\$1,033	\$6,198	\$1,400	\$8,400
21		25,500		\$29,644		\$37,000

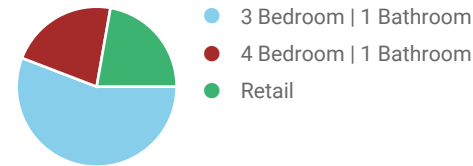
UNIT MIX



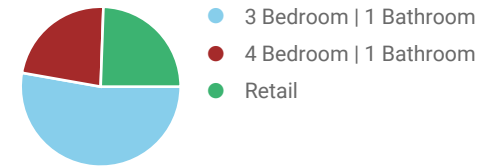
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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 Managing Director
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