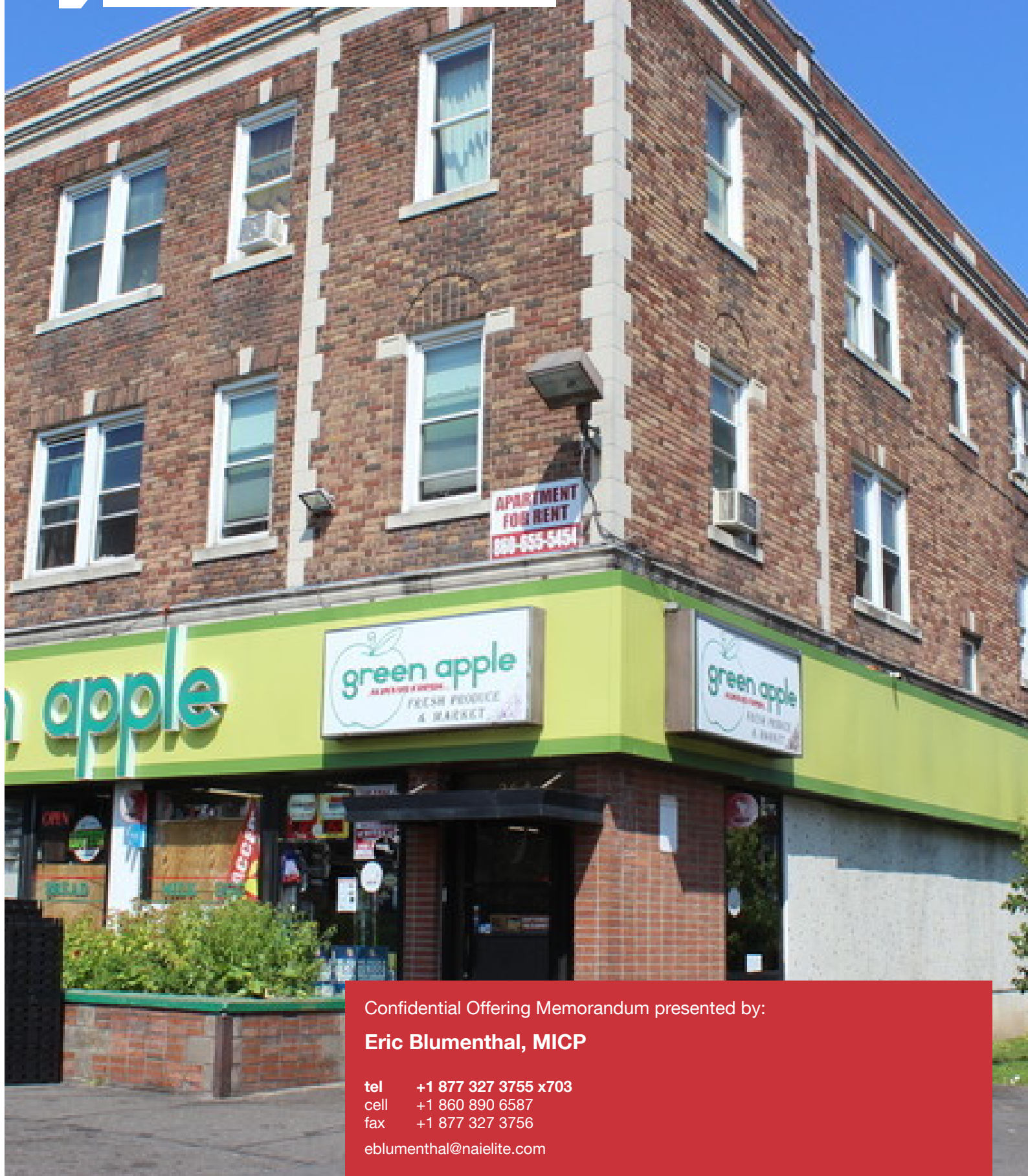


Multifamily/Mixed Use Building

264 Farmington Ave
Hartford, CT

NAI Elite

Commercial Real Estate Services, Worldwide.



Confidential Offering Memorandum presented by:

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Confidentiality & Disclaimer

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as “AS IS, WHERE IS” and “WITH ALL FAULTS” basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer’s own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller’s sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	12,885 SF
Available SF:	
Lot Size:	12,720 SF
Number of Units:	10
Price / SF:	\$97.01
Cap Rate:	5.88%
NOI:	\$73,521
Year Built:	1928
Zoning:	MS-1

PROPERTY OVERVIEW

West End Brick Building
 Mixed Use Building
 10 Units, 6 1BR, 2 2BR Apartments, 1 Store, 1 Office Unit

PROPERTY HIGHLIGHTS

- Beautiful Brick Building
- Close to downtown Hartford
- On Bus Line
- Close to Highway, Shopping and Hospitals
- Lower than Market Rents
- 100% Occupancy



PROPERTY DESCRIPTION

West End Brick Building
Mixed Use Multifamily
10 Units, 6 1BR, 2 2BR Apartments, 1 Store, 1 Office Unit

LOCATION DESCRIPTION

Hartford is the capital city of Connecticut, and with approximately 125,000 residents is the fourth largest city in the state. Known to many as the “Insurance Capital of the World”, Hartford has companies such as Aetna, UnitedHealthcare, and The Hartford based in the city while United Technologies claims Hartford as the corporate headquarters. Other major corporations like Travelers and Lincoln Financial Group have large operations in the city of Hartford. Located between New York City and Boston, Hartford is easily accessible with two major highways, Interstate-91 and Interstate-84 running right through the city. Union Station in Hartford serves as a station for the Amtrak railway. Hartford is also home to multiple colleges such as the University of Hartford, University of Saint Joseph, University of Connecticut School of Business and School of Law, and the world-class institution of Trinity College. Hartford is an 18-square-mile city, home to 125,000 residents, world class dining, international cultural attractions, award winning entertainment.

EXTERIOR DESCRIPTION

Classic Brick Building

PARKING DESCRIPTION

Parking in rear of building for tenants

Sale Price	\$1,250,000
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PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	MS-1
Lot Size	12,720 SF

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	8

UTILITIES & AMENITIES

HVAC	Partial
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LOCATION INFORMATION

Building Name	264 Farmington Ave
Street Address	264 Farmington Ave
City, State, Zip	Hartford, CT 06105
County	Hartford
Cross-Streets	Laurel & Farmington
Road Type	Paved
Market Type	Medium
Nearest Highway	84
Nearest Airport	Bradley International

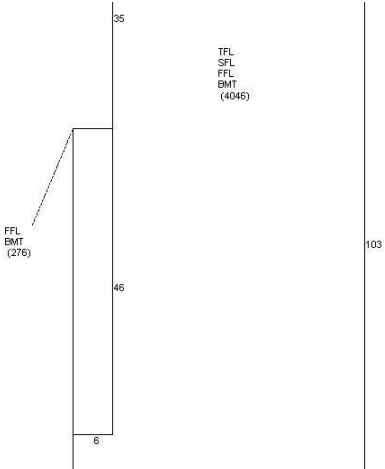
BUILDING INFORMATION

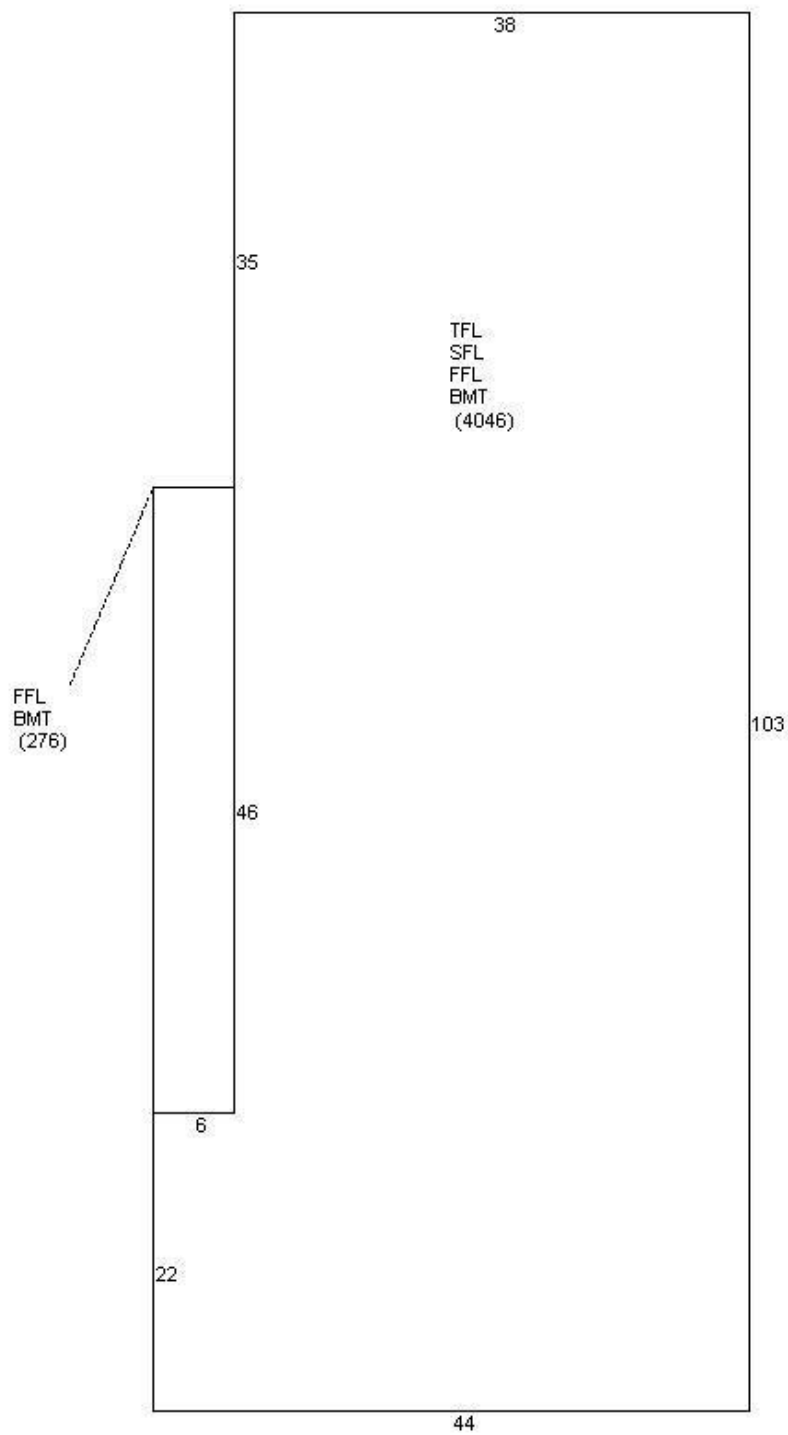
Building Size	12,885 SF
NOI	\$73,521.00
Cap Rate	5.88
Occupancy %	100.0%
Ceiling Height	8 ft
Number of Floors	3
Year Built	1928
Framing	Wood
Condition	Average
Roof	Flat Tar & Gravel
Number of Buildings	1
Walls	Plaster
Foundation	Concrete



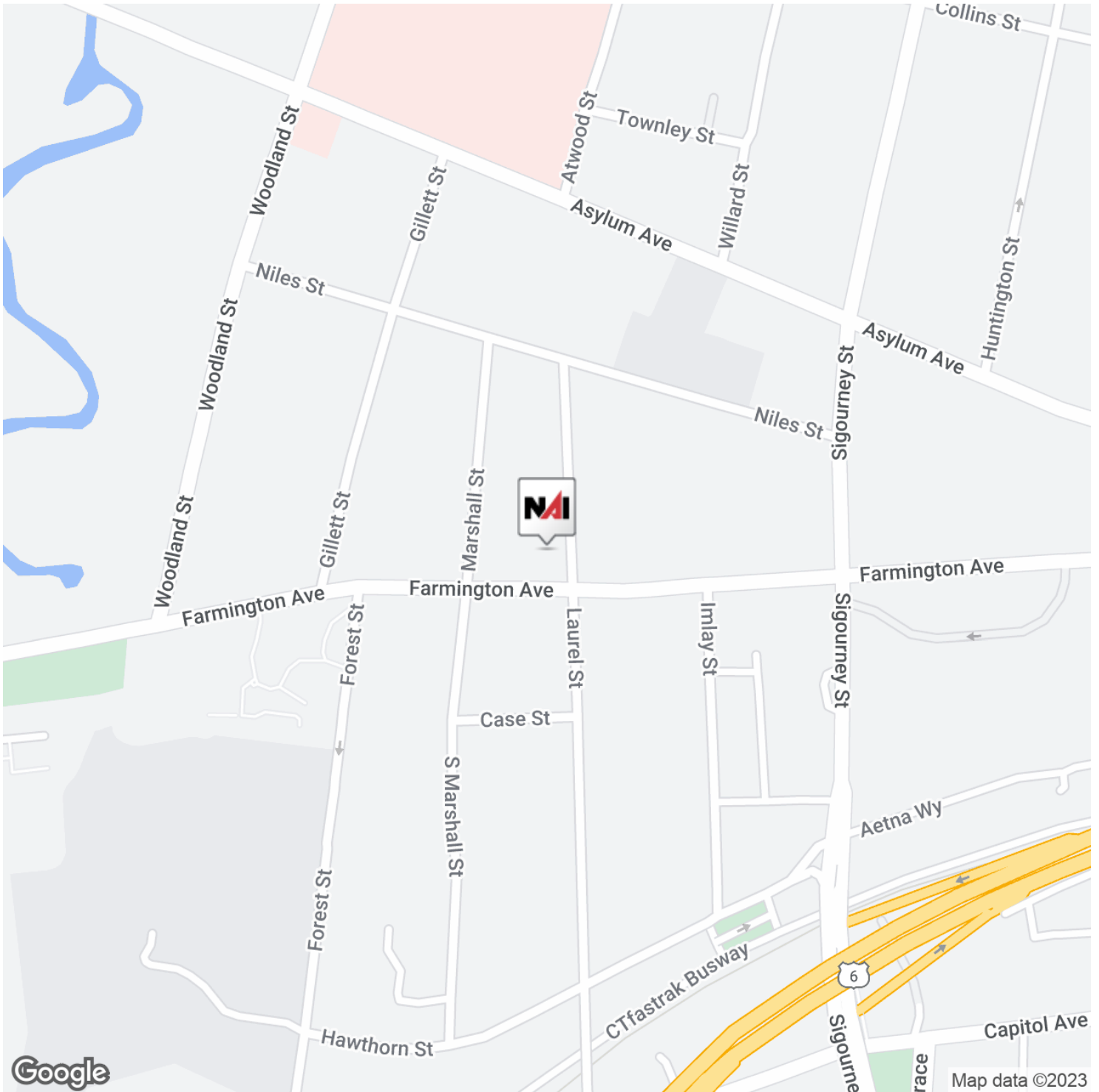
PROPERTY HIGHLIGHTS

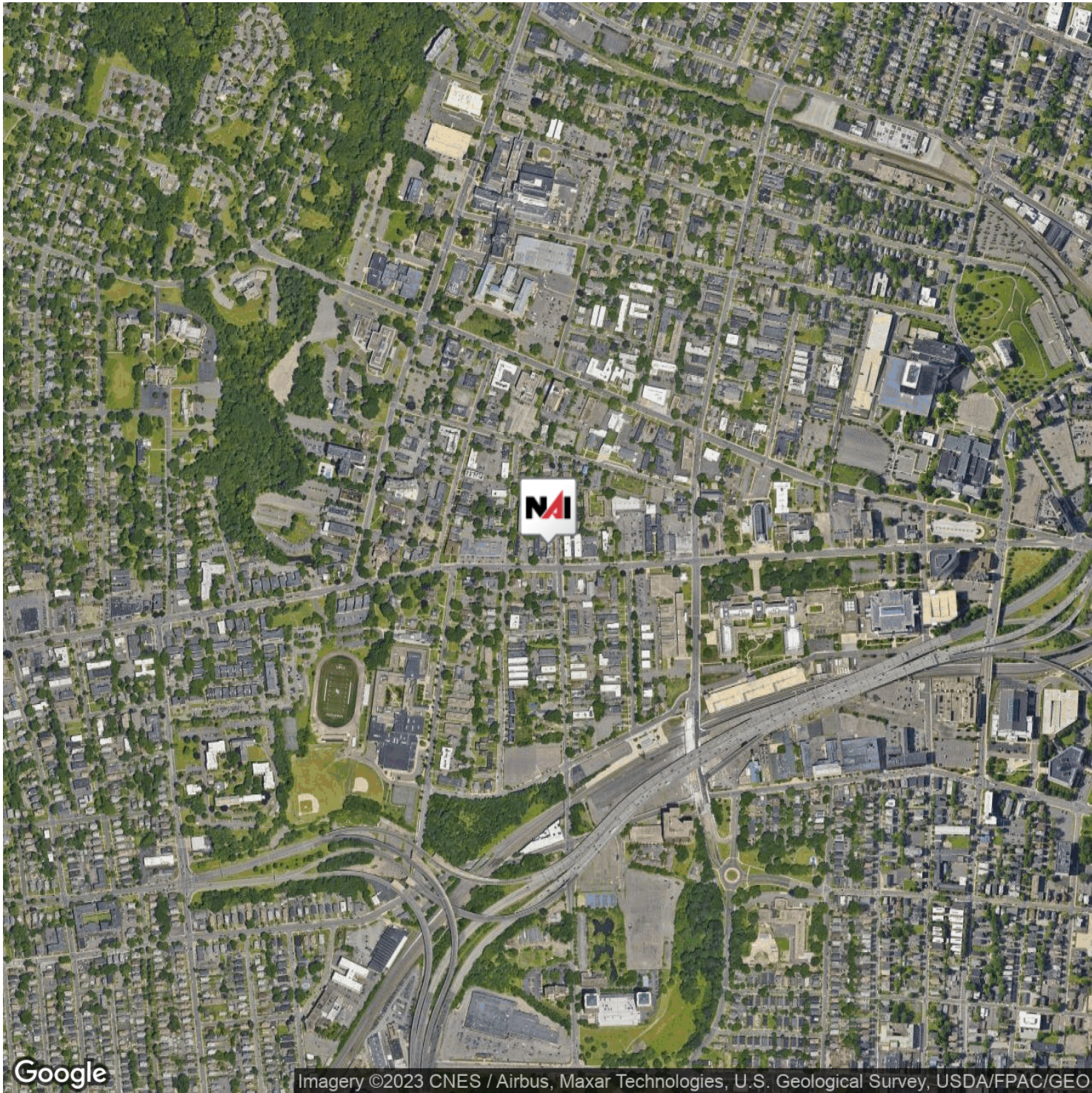
- Motivated Seller
- Rents currently below market rates are being raised
- Close to downtown Hartford
- On Bus Line
- Close to Highway, Shopping and Hospitals
- Lower than Market Rents
- 100% Occupancy











Google

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INVESTMENT OVERVIEW**264 FARMINGTON AVE MIXED USE**

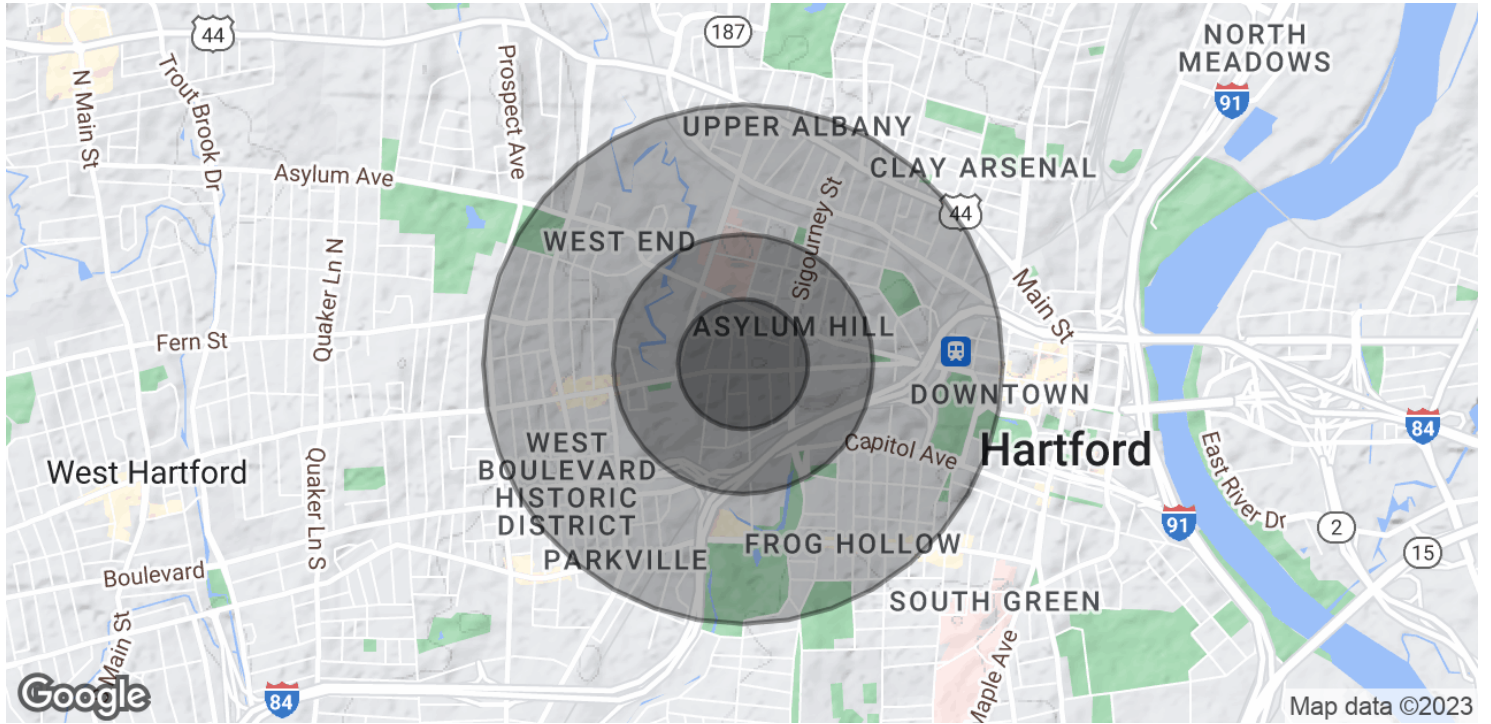
Price	\$1,250,000
Price per SF	\$97
Price per Unit	\$125,000
CAP Rate	5.88%

OPERATING DATA**264 FARMINGTON AVE MIXED USE**

Net Operating Income	\$73,521
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FINANCING DATA**264 FARMINGTON AVE MIXED USE**

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
321 B1	1	1	-	\$850	-	\$1,000	-	-	-	-
321 B2	2	1	-	\$1,000	-	\$1,200	-	-	-	-
321 C1	1	1	-	\$800	-	\$1,000	-	-	-	-
321 C2	2	1	-	\$900	-	\$1,200	-	-	-	-
325 B1	1	1	-	\$800	-	\$1,000	-	-	-	-
325 B2	1	1	-	\$800	-	\$1,000	-	-	-	-
325 C2	1	1	-	\$750	-	\$1,000	-	-	-	-
Green Apple Store	-	-	-	\$4,389	-	\$4,500	-	-	-	-
Office	-	-	-	-	-	\$1,500	-	-	-	-
325 C1	1	1	-	\$900	-	\$1,000	-	-	-	-
TOTALS			0 SF	\$11,189	\$0.00	\$14,400	\$0.00	\$0		
AVERAGES			NAN SF	\$1,243	\$NAN	\$1,440	\$NAN	\$NAN		



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,391	10,409	33,293
Average Age	33.2	33.5	34.6
Average Age (Male)	32.7	31.8	33.0
Average Age (Female)	30.2	33.5	35.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,230	6,145	17,759
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$36,155	\$38,491	\$46,477
Average House Value	\$13,208	\$41,427	\$134,247

* Demographic data derived from 2020 ACS - US Census