

FOR SALE

**61 East Street
Bethlehem, CT**



**Multi - Family
61 East St.**

Multi Family in rural setting

Local Ownership

Well - Maintained

Sale: \$425,000.00

Nick Longo

203-578-0208 neegall@aol.com

MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

Phone: 203-753-5800 Fax: 203-574-3875

www.matthewscommercial.com



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY OVERVIEW

The property consists of 2-2 bedroom apartments and 3-1 bedroom apartments of wood construction.

Built in 1900, this property has a 100% historic occupancy.

Floor coverings consist of wood flooring, ceramic tile and vinyl.

Kitchen contain wall and base cabinets, refrigerator, electric stove, and basin sink which LL owns.

Off-street parking is included with this property.

OWNER METER consists of:

Well

Furnace

Utility Room

Exterior Lights

Each Tenant pays Electricity

Elec: 400A / Single Phase

PROPERTY DESCRIPTION SUMMARY

Sale Price:	\$425,000.00
Property Address:	61 East St. Bethlehem, CT
Number of Stories:	2
Year Built:	1900
Construction Exterior:	Wood/Aluminum Siding
Foundation:	Concrete Slab
Roof:	Asphalt
Windows:	Double-Hung/Replacement
Gutters:	Aluminum
Floor Covering:	Wood / Vinyl / Tile
Walls:	Sheet Rock
Ceilings:	Sheet Rock
Interior Doors:	Wood
Utilities Available:	Electric

INTERIOR SUMMARY

Heat: Baseboard Radiant
Heat Paid By: Owner
Fuel: Oil
Distribution: Radiant
Hot Water: Hot Water Storage Tank LL - pays
Hot Water Paid By: Tenant - #4
Air Conditioning: Windows

MULTI FAMILY DETAILS

Cabinets: Wooden
Counter Tops: Laminate
Appliances: Electric Stove
Refrigerator
Full Bath: Combination Tub/Shower
Vanity

SITE DETAILS

Acres: .50
Type of Parking: Off-street
Topography: Level
Shape: Rectangle
Sewer: Septic
Water: Well

OPERATING STATEMENT

INCOME & EXPENSES

Rental Income

(2br.) - \$950

(2br.) - \$1,000

(1br.) - \$850

(1br.) - \$675 * - Tenant provides ground maintenance

(1br.) - \$775

Total Income **\$51,000.00**

OPERATING EXPENSES

Owner's Electric \$2,534.00

Oil 2,314.00

Real Estate Tax 3,955.00

Insurance 3,100.00

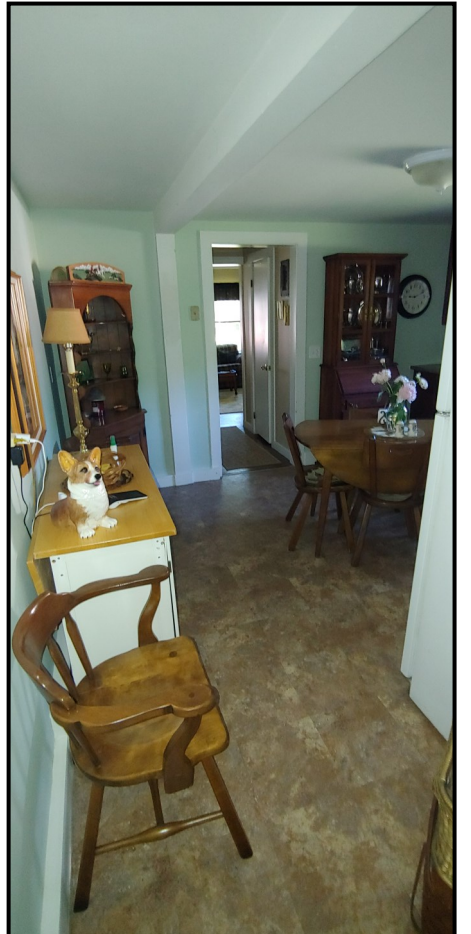
Trash 1,130.00

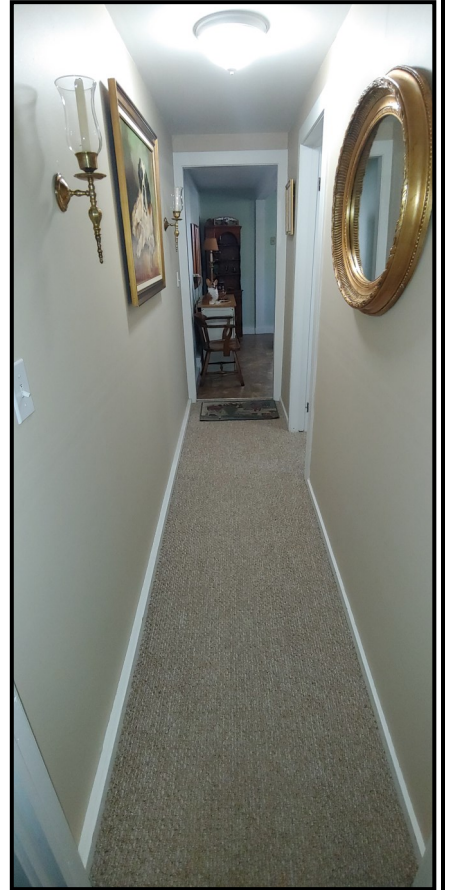
TOTAL EXPENSES **\$13,033.00**

NET OPERATING INCOME **\$37,967.00**

Cap Rate = 8.9%

All information is from sources deemed reliable. It is however submitted subject to errors, omissions, change, prior sale, prior lease or withdrawal from market all without notice. No representatives or warranties of any kind are made and an independent review is recommended to all interested parties.







All information is from sources deemed reliable. It is however submitted subject to errors, omissions, change, prior sale, prior lease or withdrawal from market all without notice. No representatives or warranties of any kind are made and an independent review is recommended to all interested parties.

