

FOR SALE

19 Swain Avenue, Meriden, CT



19 Swain Avenue, Meriden is a fully leased two-family house only available for sale along with 711 East Main Street, Meriden.

This property has an annual NOI of \$20,512.67 and an attractive Cap Rate of 10.52%.

Sales Price = \$195,000.00



MATTHEWS COMMERCIAL PROPERTIES LLC.

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PROPERTY DATA FORM

PROPERTY ADDRESS	19 Swain Avenue		
CITY, STATE	Meriden, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	1,900 SF+/-	Type of heat	Gas - Baseboard
Number of Floors	2	TAXES	
Exterior construction	Vinyl	Assessment	\$102,480
Interior construction	Drywall	Mill Rate	40.86
Ceiling height	10'	Tax	\$4,187.33
Roof	Asphalt / Gravel	OTHER	
Date built / Renovated	1981	Total acres	0.14 acres
UTILITIES		Zoning	R-1
Sewer	City	TERMS	
Water	City	Sale price	\$195,000.00
Gas	Eversource		
Electric	Eversource		

This is a well maintained, two-family house only available for sale along with the purchase of 711 East Main Street, Meriden.

Income

- 1st Floor - large 1-bedroom unit lease for \$975.00 Per Month
- 2nd Floor - 3-bedroom unit leased for \$1,100 Per Month
- Both leases expire April 1, 2021
- Garage leased for \$200.00 Per Month
- Total Monthly Income = \$2,275.00
- Total Annual Income = \$27,300.00

Expenses

- Property Taxes = \$4,187.33
- Insurance = \$2,000
- Water and Sewer = \$600.00
- Total Expenses = \$6,787.33

Financial Information

- NOI = \$20,512.67
- Sales Price = \$195,000.00
- Cap Rate = 10.52%



