



75 MASON STREET &
6 LINCOLN AVENUE

Greenwich, CT

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EXECUTIVE SUMMARY

RIPCO REAL ESTATE is pleased to present the exclusive opportunity to purchase and renovate or develop two adjoining parcels totaling .40 acres with 24 parking spots in the CBG Zone. This mixed-use investment property is located at **75 MASON STREET & 6 LINCOLN AVENUE** in Greenwich, CT. Both parcels have been approved for a Preschool and 75 Mason Street has also been approved for a House of Worship. 75 Mason Street also has an elevator on the property.

This downtown prime corner location is in the heart of the thriving business and residential community. This location is steps away from Greenwich Avenue, a 10-minute walk to Metro North and everything else downtown has to offer.



PROPERTY SUMMARY

THE OFFERING

Property Address	75 Mason Street & 6 Lincoln Avenue Greenwich, CT 06903
Parcel Number	01-4045/S & 01-4551/S
Lot	5 & 6
GLA	17,241 SF
Land Acres	0.3958 Acres

BUILDING INFORMATION

Zoning	CGB - Central Greenwich Business
Parking Spaces	24
Parking Ratio	7.89/1,000 SF
Taxes Per Year	To be determined once sold - Assessment value divided by 1,000, and then multiplied by the mill rate

EXECUTIVE SUMMARY - 75 MASON STREET

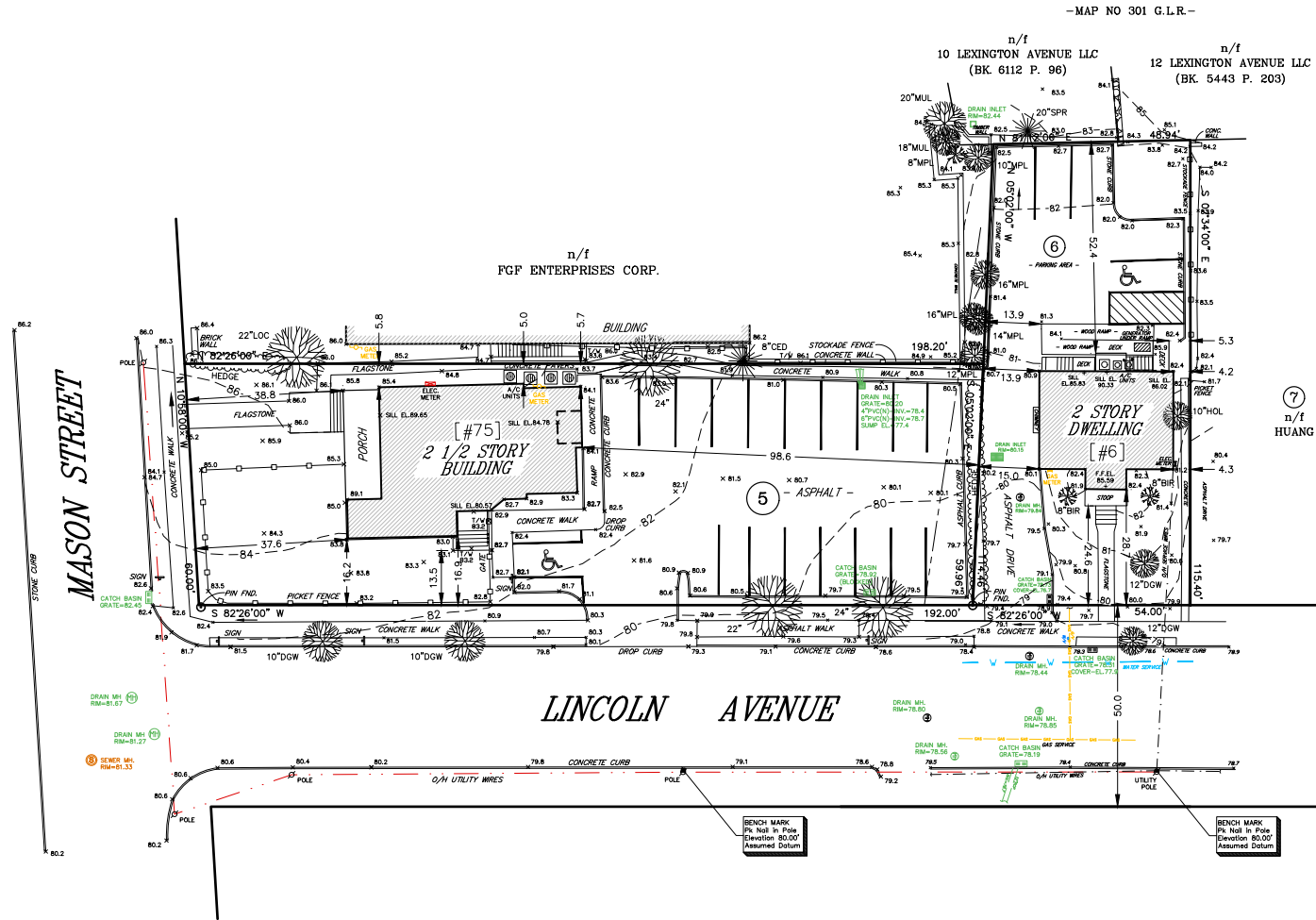


EXECUTIVE SUMMARY - 6 LINCOLN AVENUE



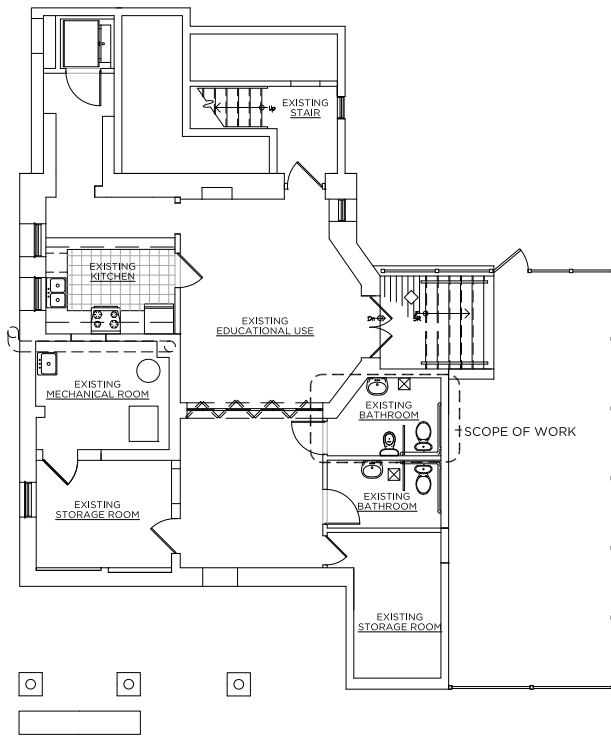
75 MASON STREET & 6 LINCOLN AVENUE
OFFERING MEMORANDUM

SURVEY

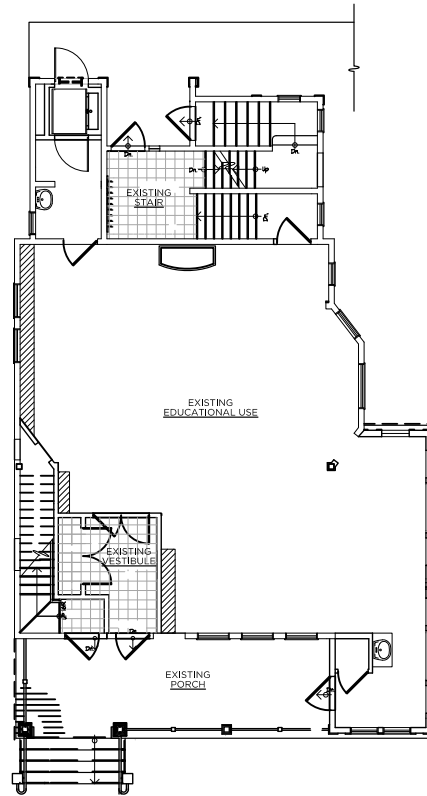


SITE PLANS - 75 MASON

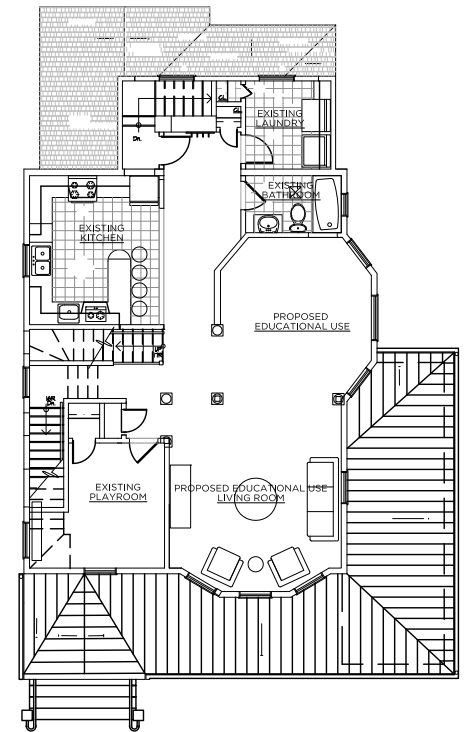
BASEMENT PLAN



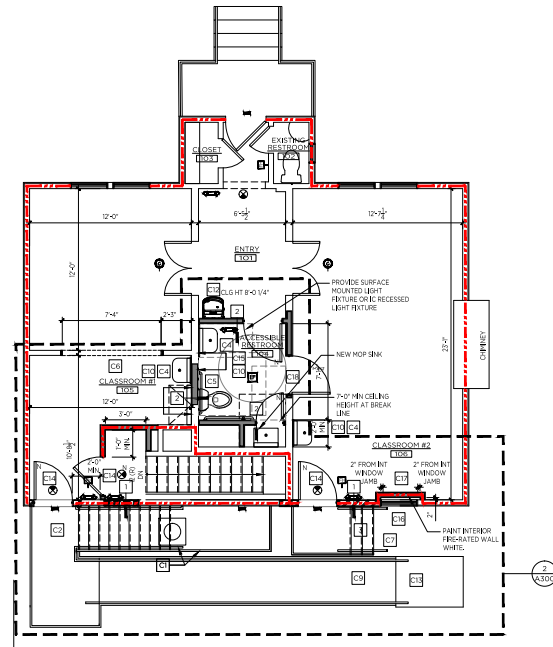
FIRST FLOOR PLAN



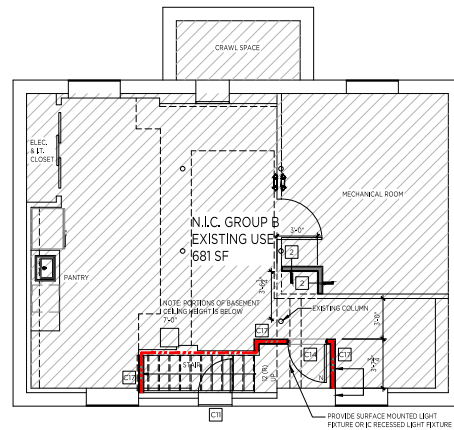
SECOND FLOOR PLAN



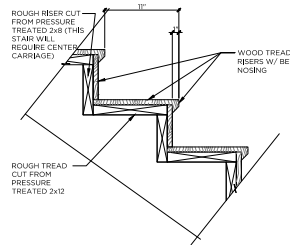
PROPOSED PLANS - 6 LINCOLN AVENUE



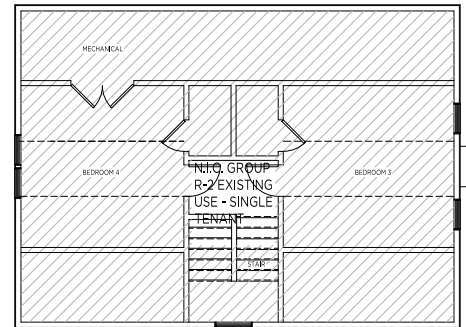
2 PROPOSED CONSTRUCTION FIRST FLOOR PLAN
1/4"=1'-0"



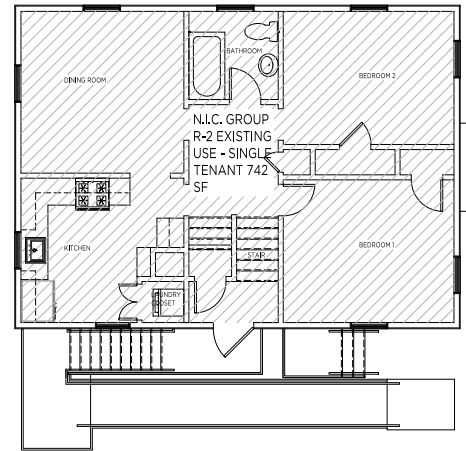
1 PROPOSED CONSTRUCTION BASEMENT PLAN
1/4"=1'-0"



5 WOOD STAIR DETAIL
EXTERIOR STAIR
1 1/2" = 1'-0"



4 PROPOSED CONSTRUCTION ATTIC FLOOR PLAN
1/4"=1'-0"



3 PROPOSED CONSTRUCTION SECOND FLOOR PLAN
1/4"=1'-0"

PROPERTY CARD - 75 MASON STREET

01-4045/S

CHABAD LUBAVITCH OF GREENWICH INC

MASON STREET 0075

299

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
01-4045/S
Parent Parcel Number

Property Address
MASON STREET 0075

Neighborhood
2110 CBD PERIPHERAL

Property Class
299 Exempt Commercial

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 01
Section & Plat 169
Routing Number 5214E0009

Site Description

Topography:

Public Utilities:
Sewer, Electric
Street or Road:

Neighborhood:

Zoning: 1 Primary Commercial
CGB Central Greenwich
Legal Acres: 0.2562

OWNERSHIP

CHABAD LUBAVITCH OF GREENWICH INC
75 MASON STREET
GREENWICH, CT 06830
LOT NO 5 MASON ST & LINCOLN AVE E9

Tax ID 284/146

TRANSFER OF OWNERSHIP

Date
05/28/1998 FARAH ELIE \$1200000
Bk/Pg: 3088, 137

Printed 12/18/2019 Card No. 1 of 1

EXEMPT

VALUATION RECORD

Assessment Year	10/01/2010	10/01/2015	10/01/2015	10/01/2016	10/01/2017	10/01/2018	10/01/2019
Reason for Change	2010 Reval	2015 Prelim	2015 Final	2016 List	2017 List	2018 List	2019 List
VALUATION	L 2358800	1810100	1810100	1810100	1810100	1810100	1810100
Market	B 865000	1220700	1220700	1220700	1220700	1220700	1220700
	T 3223800	3030800	3030800	3030800	3030800	3030800	3030800
VALUATION	L 1651160	1267070	1267070	1267070	1267070	1267070	1267070
70% Assessed	B 605500	854490	854490	854490	854490	854490	854490
	T 2256660	2121560	2121560	2121560	2121560	2121560	2121560

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Soil ID	Table Acreage	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Primary Commercial					11160.07	216.25	2413400.0	-25%	1810100

DBA: Chabad Lubavitch Daycare Center
B&B: 4-2-1
DEPR: 3rd flr 3/4 sty
GEN: f/k/a 01-1715/S

Permit Number FilingDate Est. Cost Field Visit
Type Est. SqFt

Supplemental Cards

TRUE TAX VALUE 1810100

Supplemental Cards

TOTAL LAND VALUE 1810100

PROPERTY CARD - 75 MASON STREET

01-4045/S

Property Class: 299
 MASON STREET 0075

PHYSICAL CHARACTERISTICS

ROOFING
 Shingle

WALLS

Frame	B	1	2	U
Brick	Yes	Yes	Yes	Yes
Metal Guard				

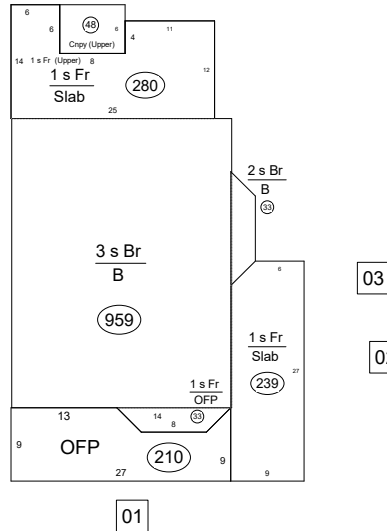
FRAMING

Wd Jst	B	1	2	U
R Conc	0	1544	1272	719
		0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	992	1544	1272	719

IMPROVEMENT DATA



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 01/2015				
Base Cost	3535	116.21	410815	
Exterior Walls	3535	24.28	85836	
Heating & Cooling	3535	22.68	80159	
Basic Structure Cost	3535	163.17	576810	
Unfinished Basement	992	134.93	133851	
Heating & Cooling	992	24.71	24512	
Building Cost New	3535	207.97	735173	
Physical	0	0.00	217117	29.53
Depreciated Cost	3535	146.55	518056	
Rounded Total	0	0.00	518100	
OFF	33	65.76	2170	
CNPF/	48	16.67	800	
Total Exterior Features Value				2970
Depreciated Ext Features				2090
Total Before Adjustments				520190
Neighborhood Adjustment				260110 50.00
TOTAL VALUE				780300

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Stry Use	Const Hgt	Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size Area	or	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C GENCOMM	0.00						1905	1990	AV	0.00	N	0.00	1824		0	0	0	150	100	780300
01 PAVING	0.00	85					2000	2000	VG	4.60	N	6.90	6000		54290	0	0	100	100	54300
02 FENCEW	4.00	13					2003	2003	VG	16.05	N	36.11	161		5810	0	0	100	100	5800
03 ELEVCOM	3.00	2H					1905	2005	EX	169000	N	380250	10	0	380250	0	0	100	100	380300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

bd 11/02/2011

TOG 10/01/2015

Neigh 2110 AV

TOTAL IMPROVEMENT VALUE

1220700

PROPERTY CARD - 6 LINCOLN AVENUE

01-4551/S

CHABAD LUBAVITCH OF GREENWICH INC

LINCOLN AVENUE 0006

299

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
01-4551/S
Parent Parcel Number

Property Address
LINCOLN AVENUE 0006
Neighborhood
2300 EAST PUTNAM
Property Class
299 Exempt Commercial
TAXING DISTRICT INFORMATION
Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 01
Section & Plat 169
Routing Number 4719N0002

OWNERSHIP

CHABAD LUBAVITCH OF GREENWICH INC
75 MASON STREET
GREENWICH, CT 06830
LOT NO 6 LINCOLN AVENUE N2

Tax ID 284/147

TRANSFER OF OWNERSHIP

Date		
10/17/2017	BR & GK REAL ESTATE LLC Bk/Pg: 7306, 192	\$2500000
06/21/2004	TRANSATLANTIC LINES LLC Bk/Pg: 4676, 323	\$0
01/22/2004	STOEVEY KARIN Bk/Pg: 4538, 278	\$1150000
08/16/1990	LINCOLN GROUP Bk/Pg: 2062, 347	\$0
05/17/1988	CROCCO JOHN E & JEAN S & TEAGUE S Bk/Pg: 1827, 231	\$0

Printed 12/18/2019 Card No. 1 of 1

EXEMPT

VALUATION RECORD

Assessment Year	10/01/2018	10/01/2019
Reason for Change		
VALUATION	L 574200	574200
Market	B 421800	421800
	T 996000	996000
VALUATION	L 401940	401940
70% Assessed	B 295260	295260
	T 697200	697200

Site Description

Topography:

Public Utilities:
Sewer, Electric
Street or Road:

Neighborhood:

Zoning: 1 Primary Commercial
CGB Central Greenwich
Legal Acres: 0.1358

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured Soil ID	Table Acreage	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 Primary Commercial					5915.00	114.21	114.21	675500 0	574200

APE: 2018
B&B: 3-1-1
BP18: 17-3187; Add Bathroom \$50,000, Int. Reno., Lift \$50,000
18-1496: Replace 2nd. Flr. Door, \$1,900
CKMP: 264
DBA: CHABAD- Preschool
GEN: Formerly 01-1727/S Exempt for 2018 GL
O/O: Owner-Occupied Commercial with apt.

Permit Number	FilingDate	Est. Cost	Field Visit
Type		Est. SqFt	

Supplemental Cards

TRUE TAX VALUE 574200

Supplemental Cards

TOTAL LAND VALUE 574200

PROPERTY CARD - 6 LINCOLN AVENUE

PHYSICAL CHARACTERISTICS

ROOFING
Slate/Tile

WALLS

Frame	B	1	2	U
Brick	Yes	Yes	Yes	Yes
Metal				
Guard				

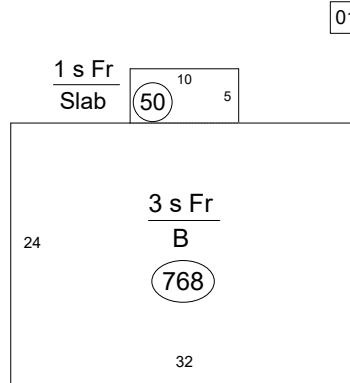
FRAMING

Wd Jst	B	1	2	U
R Conc	0	818	768	384
	768	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	818	768	384

IMPROVEMENT DATA



01-4551/s

Property Class: 299
LINCOLN AVENUE 0006

Item Description	Units	Cost	Total	Pct
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M & S Cost Database Date: 01/2015

Base Cost	1970	100.44	197875	
Exterior Walls	1970	21.36	42080	
Heating & Cooling	1970	14.81	29183	
Basic Structure Cost	1970	136.62	269138	
Unfinished Basement	768	77.53	59543	
Building Cost New	1970	166.84	328681	
Physical	0	0.00	57916	17.62
Depreciated Cost	1970	137.44	270765	
Rounded Total	0	0.00	270800	
Total Exterior Features Value				
Depreciated Ext Features				
Total Before Adjustments			270800	
Neighborhood Adjustment			135400	50.00
TOTAL VALUE			406200	

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 1982		C 01	GENCOMM PAVING	0.00	85	Avg	1950	2000	AV	0.00	N	0.00	818	0	0	0	150	100	406200
				0.00		Avg	1990	2000	VG	5.20	N	7.80	2000	15600	0	0	100	100	15600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

421800

TD 06/06/2018

TOG 10/01/2015

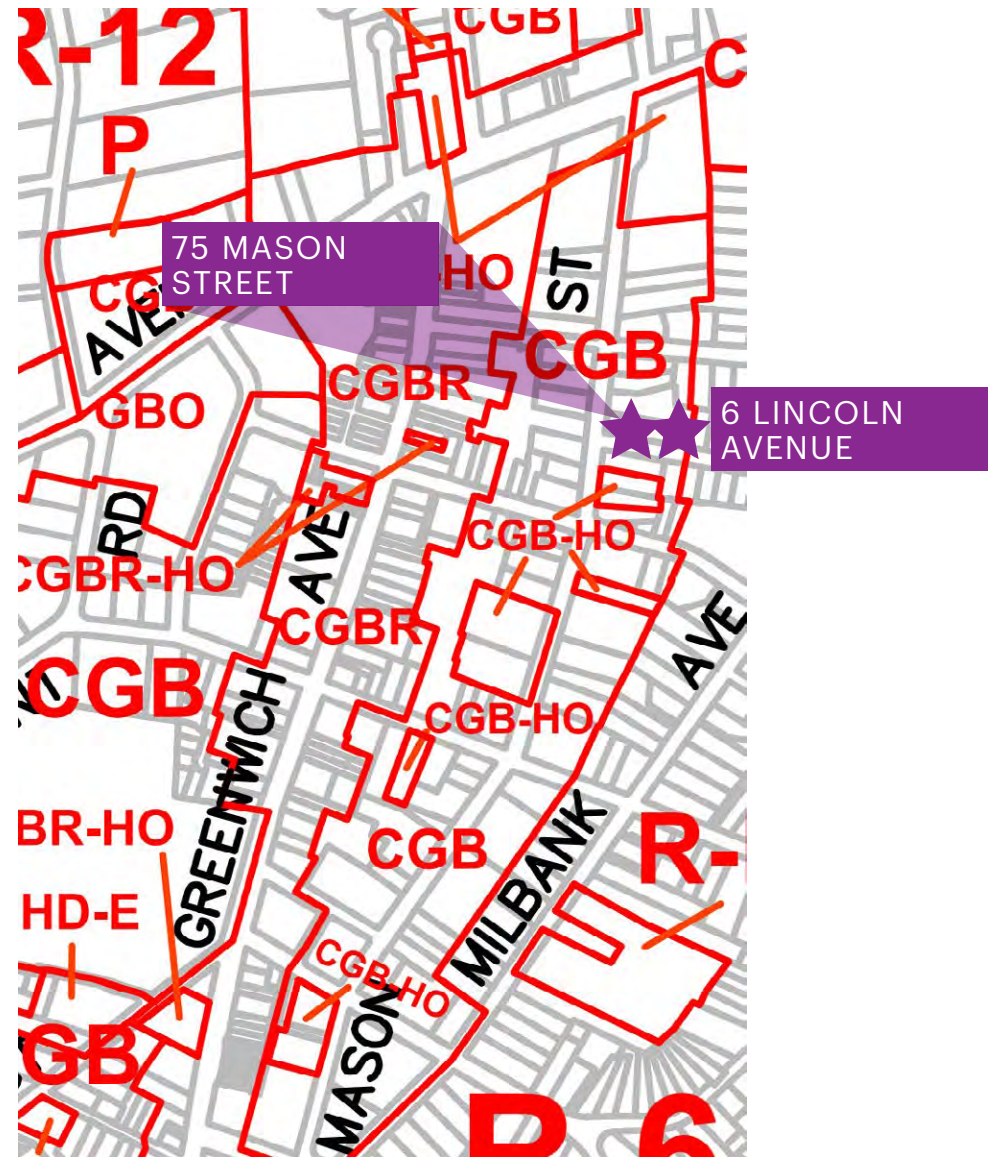
Neigh 2300 AV

TOTAL IMPROVEMENT VALUE

ZONING INFORMATION

Sec. 6-105. USE REGULATIONS AND SPECIAL
REQUIREMENTS FOR THE GB ZONE - Page 26 -
[https://www.greenwichct.gov/DocumentCenter/
View/13003/13-PZ-Regs-Division-9-Aug-2019](https://www.greenwichct.gov/DocumentCenter/View/13003/13-PZ-Regs-Division-9-Aug-2019)

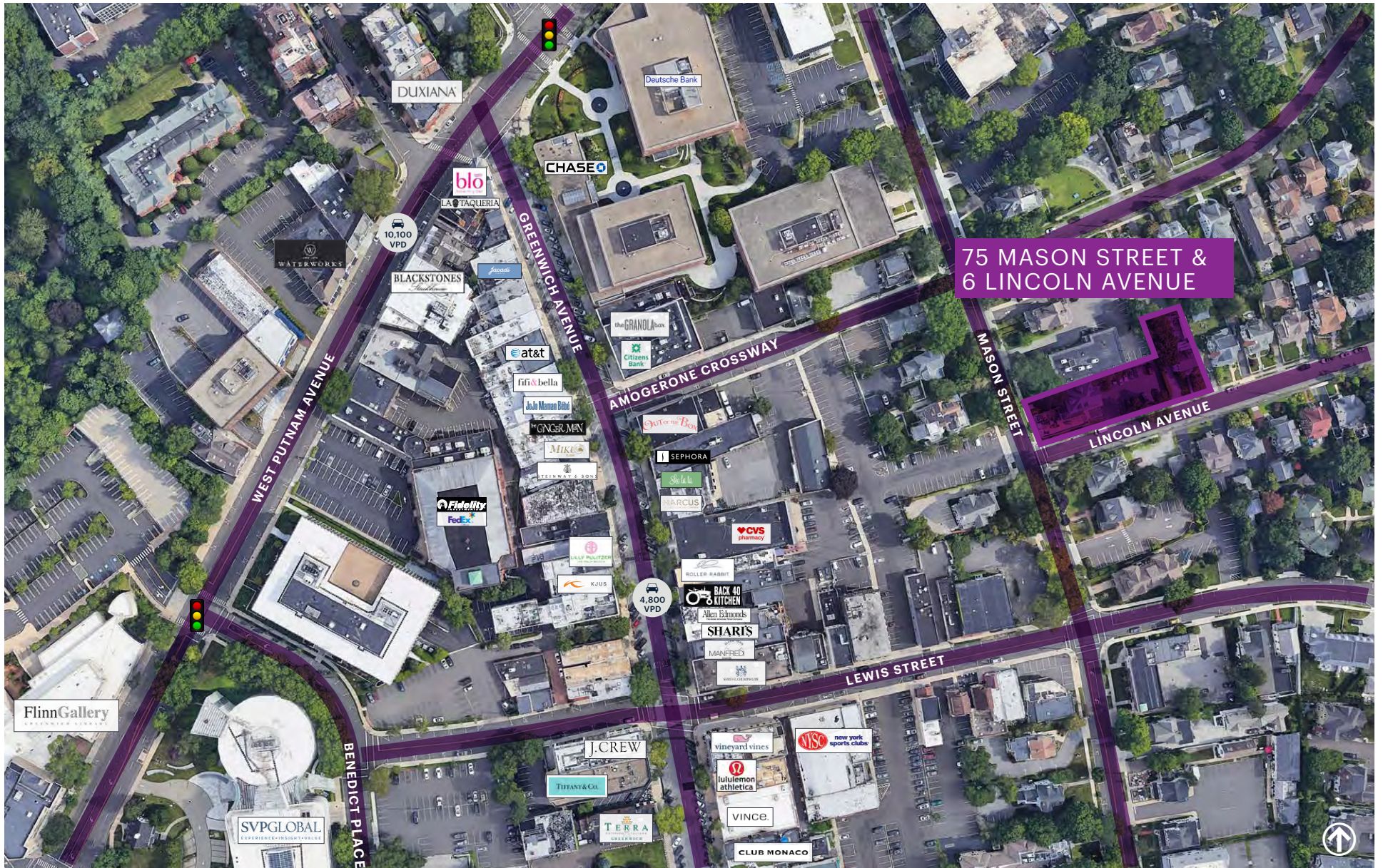
DESCRIPTION OF USE -Page 12 -
[https://www.greenwichct.gov/DocumentCenter/
View/13003/13-PZ-Regs-Division-9-Aug-2019](https://www.greenwichct.gov/DocumentCenter/View/13003/13-PZ-Regs-Division-9-Aug-2019)



MARKET AERIAL



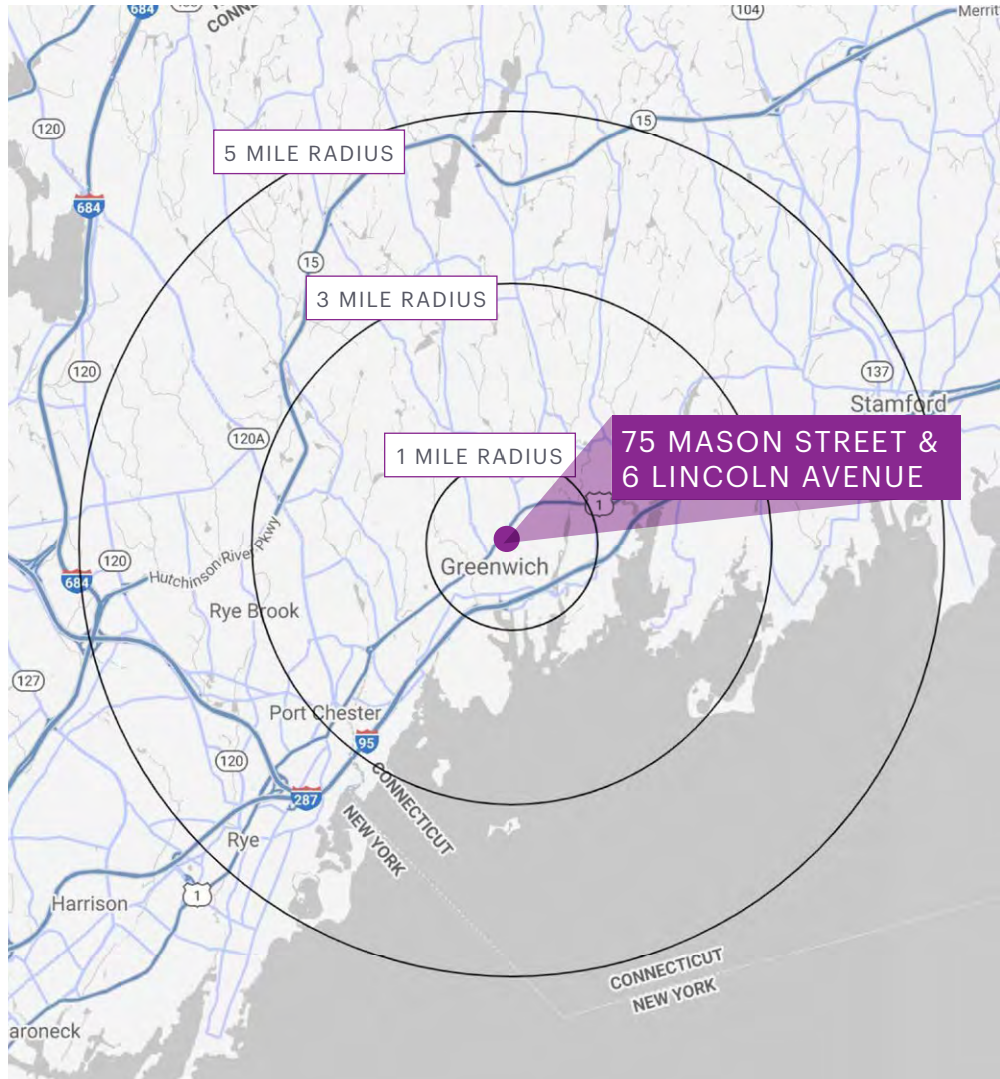
SURROUNDING RETAIL MAP



CLOSE UP AERIAL

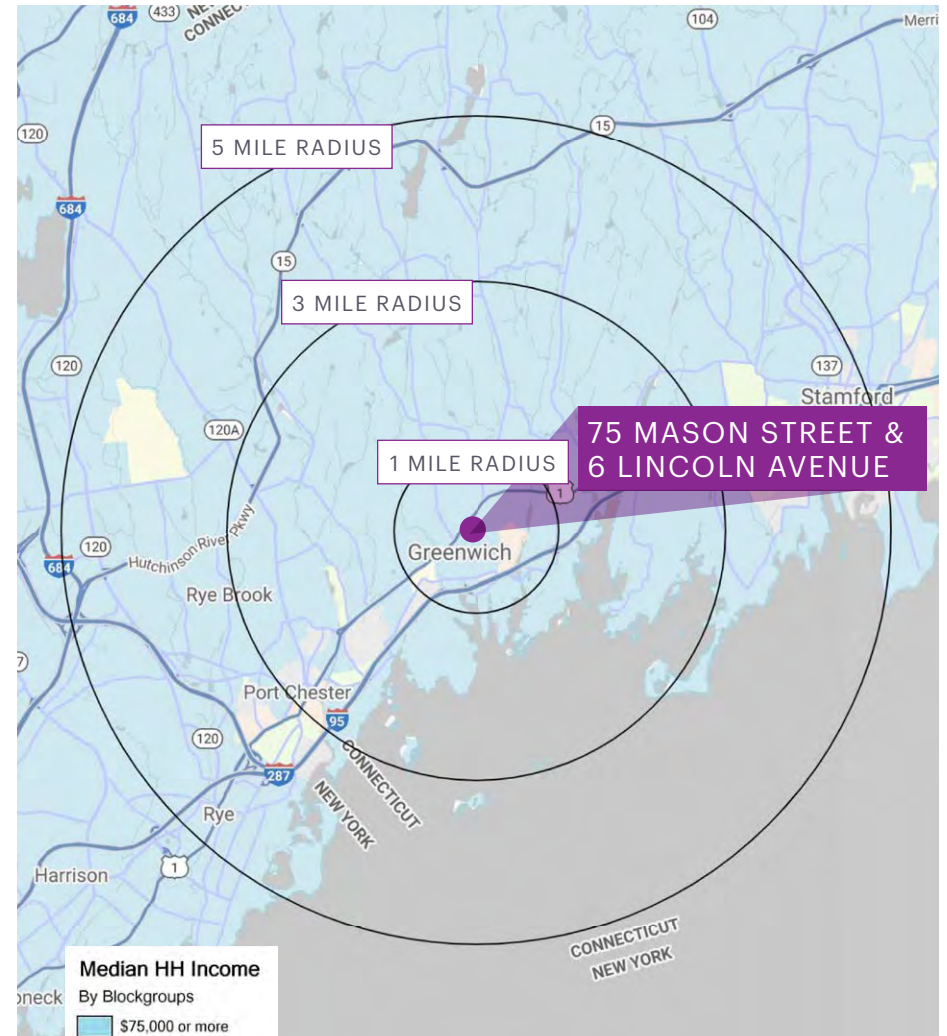


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	9,751	62,993	163,201
NUMBER OF HOUSEHOLDS	4,659	24,209	59,514
AVERAGE HOUSEHOLD INCOME	\$226,305	\$226,603	\$202,118
MEDIAN HOUSEHOLD INCOME	\$121,876	\$144,984	\$129,479
COLLEGE GRADUATES	4,559 61.4%	25,443 56.8%	60,026 53.1%
TOTAL BUSINESSES	2,643	6,646	15,497
TOTAL EMPLOYEES	32,032	64,778	183,784
DAYTIME POPULATION	35,771	86,327	237,613

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENT

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