

# INVESTMENT-HITCHCOCK COURT

## 1845 Meriden Road, Wolcott, CT

### 12 Unit Apartment Building

- ◆ All one bedroom units, declared as condos
  - ◆ Sewer, water & electric service
  - ◆ Tenants pay electric heat and electricity
- ◆ Landlord responsible for common areas and outside lighting
  - ◆ Each unit is equipped with washer/dryer
- ◆ Each unit has a storage locker in the basement
  - ◆ Intercom at front door in lobby
  - ◆ Well-maintained property
- ◆ Building Size: 13,350 +/- SF   Lot Size: .72 acres
- ◆ Conveniently located near shopping with easy access to I-84



***Asking Price: \$1,100,000***



**FOR ADDITIONAL INFORMATION CONTACT:**  
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Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.

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## Income/Expense/NOI

Unit #	Square Feet	Monthly \$ Rent	Yearly \$ Amount
1	713	825	9,900
2	691	800	9,600
3	713	800	9,600
4	669	800	9,600
5	713	800	9,600
6	693	775	9,300
7	693	775	9,300
8	757	750	9,000
9	713	750	9,000
10	693	740	8,880
11	693	700 Tenant cleans hallways	8,400
12	757	1,100 Veteran/Landlord pays electric	13,200
	<b>8,498 SF</b>	<b>GROSS INCOME</b>	<b>\$115,380</b>

Expense Item	Yearly \$ Amount
Cleaning & Maintenance	6,583
Insurance	7,426
Legal & Professional Fees	1,915
Repairs	4,298
Taxes	13,843
Utilities	4,582
Supplies	1,319
Snow & Landscaping	4,000
Sewer	2,820
Garbage	2,199
<b>TOTAL EXPENSES</b>	<b>\$48,985</b>
GROSS INCOME	\$115,380
TOTAL EXPENSES	(48,985)
<b>NOI</b>	<b>\$66,395</b>

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