



R. CALABRESE AGENCY, L.L.C.

**For Sale**  
**Two Building Medical Office Campus**  
**Desirable Southington, CT Market**

**1131 West Street - Southington, CT 06489**  
**Hartford County, Connecticut**



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## Disclaimer

The information contained in this Marketing Brochure has been prepared by the R. Calabrese Agency, LLC. Neither the Seller nor the R. Calabrese Agency, LLC make any representation or warranty with respect to the accuracy or the completeness of any information presented in this Marketing Brochure, or any other information provided to you. Any oral or written representation of the R. Calabrese Agency, LLC can not be relied upon as correctly stating the representations of the Seller. It is recommended that all interested parties utilize their own due diligence efforts to validate all representations made herein.

As the Buyer of a leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. The R. Calabrese Agency, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any potential buyer is advised to perform its own investigation of this offering to determine its value, condition, environmental status of the property and any and all other pertinent terms. The Buyer shall not rely solely upon any credit, environmental assessment, appraisal, title or other information provided or to be provided, whether in writing or otherwise by the R. Calabrese Agency, LLC and the Seller or Seller's officers, employees, agents and / or attorneys.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

By accepting this Marketing Brochure you agree to release the R. Calabrese Agency, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this leased property.

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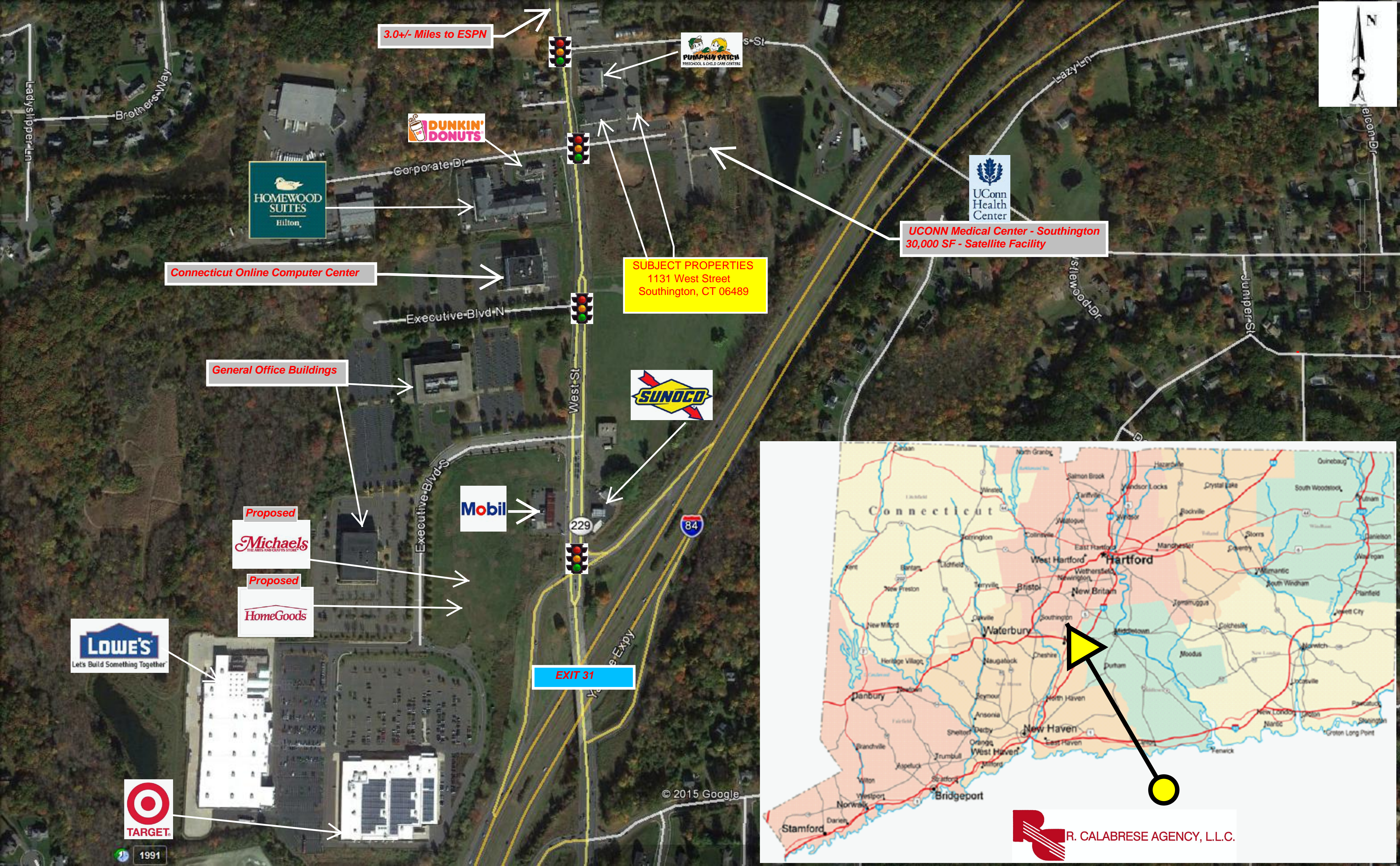
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# Section One

## Location Maps



R. CALABRESE AGENCY, L.L.C.



3.0+/- Miles to ESPN



UConn Medical Center - Southington  
30,000 SF - Satellite Facility

Connecticut Online Computer Center

SUBJECT PROPERTIES  
1131 West Street  
Southington, CT 06489

General Office Buildings



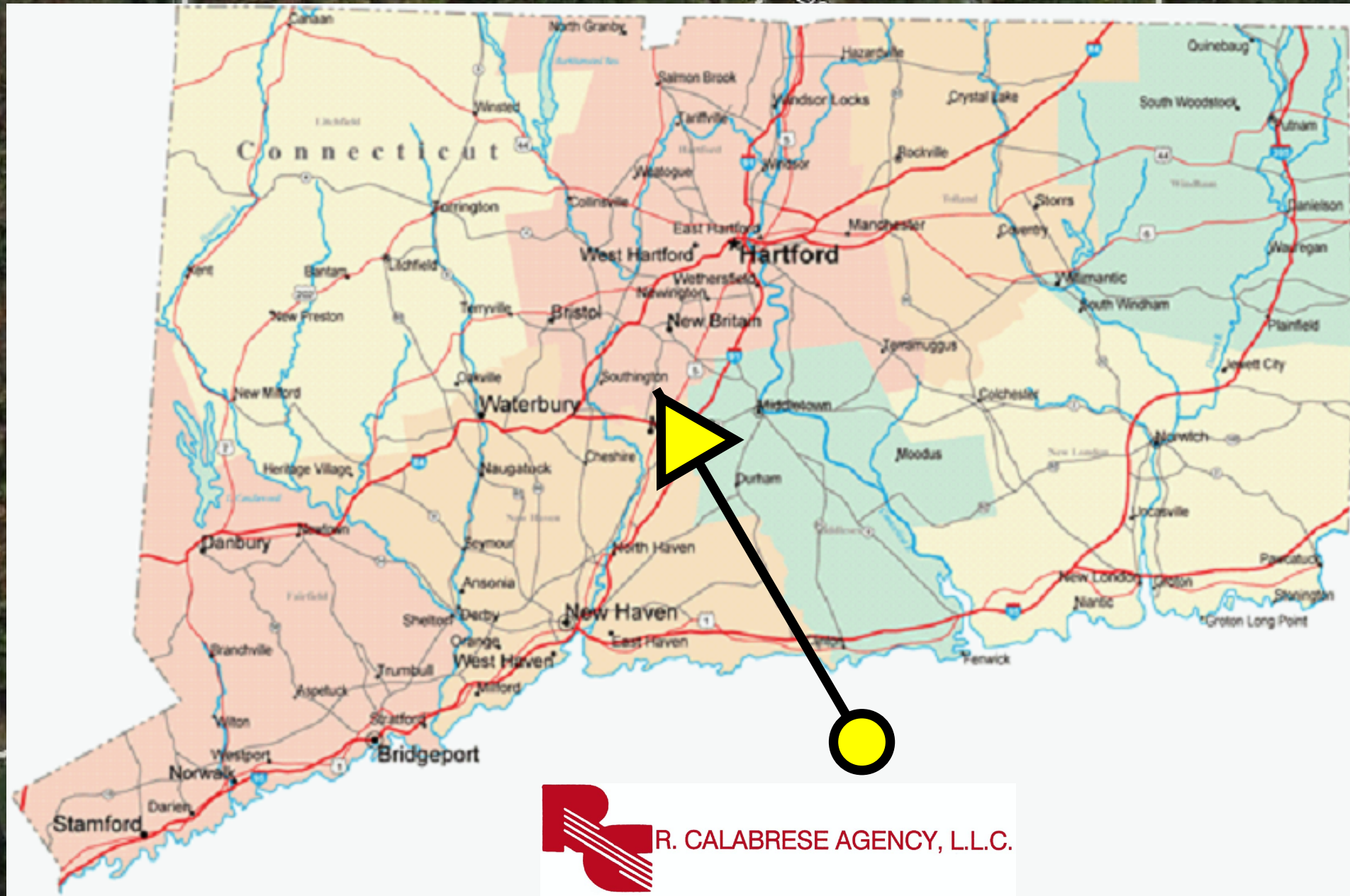
Proposed



Proposed



EXIT 31





Curtiss St

**BUILDING 1**

**BUILDING 2**

Corporate Dr



**SUBJECT PROPERTIES**  
1131 West Street  
Southington, CT 06489

© 2015 Google

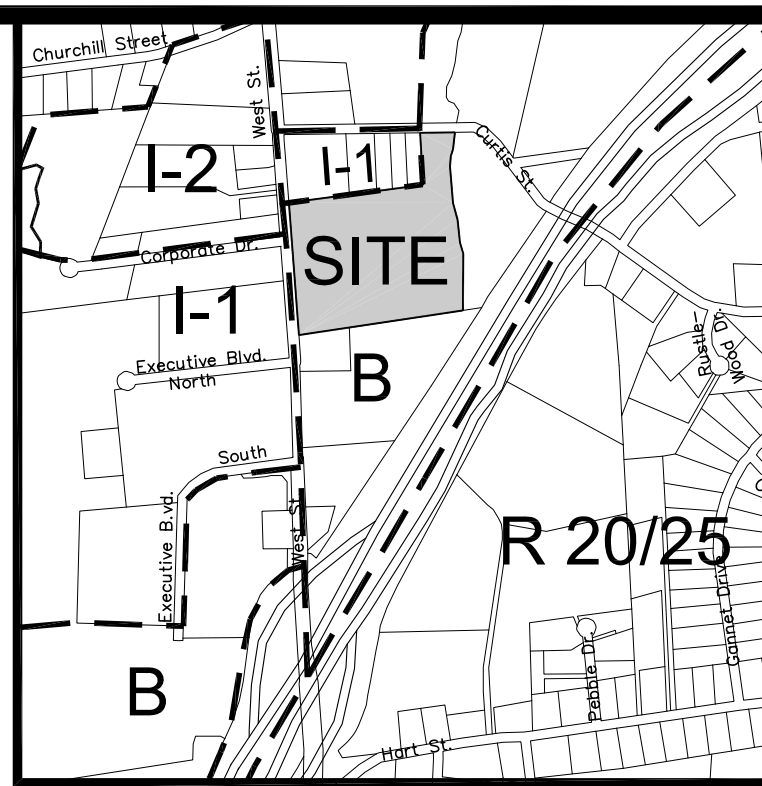
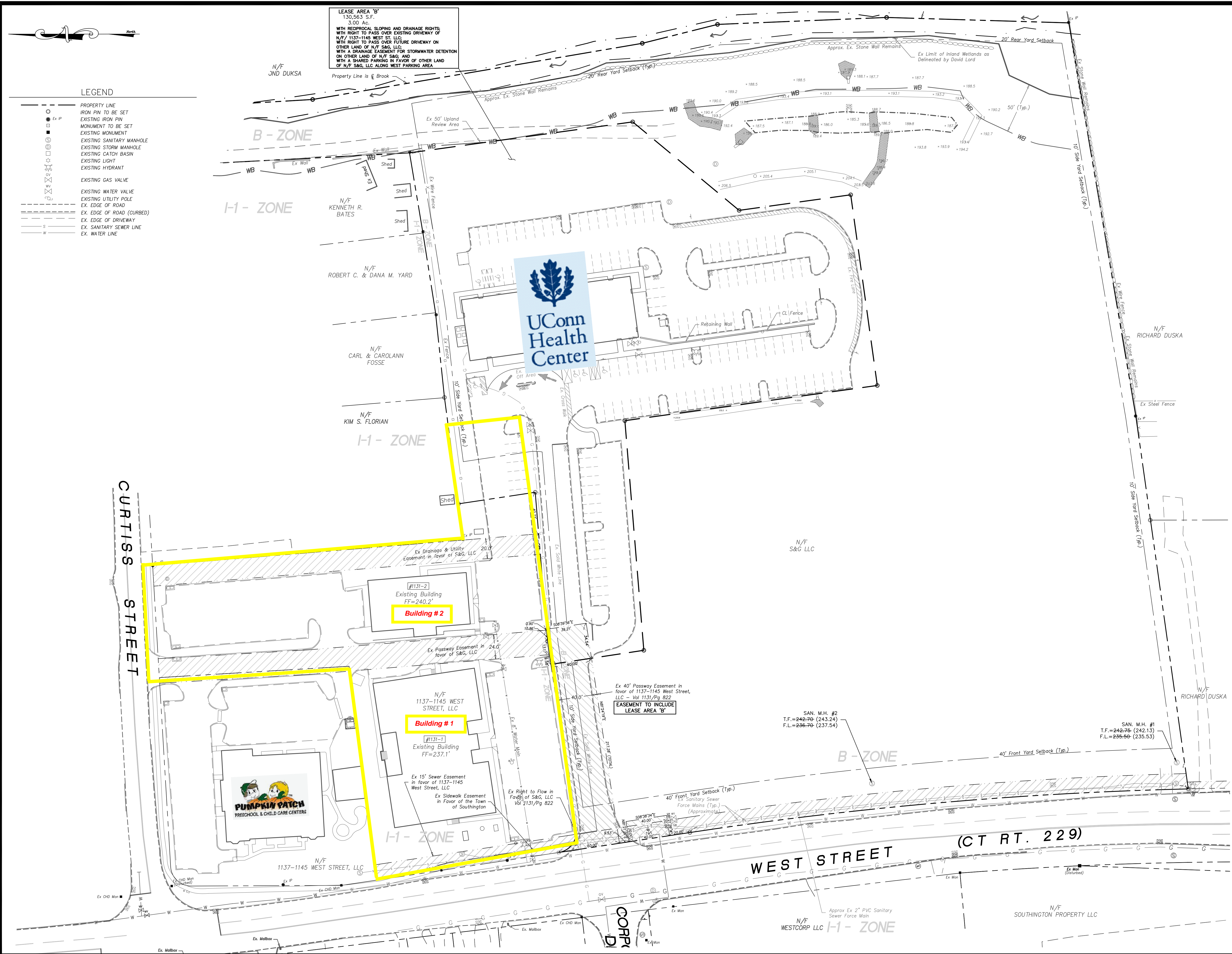


# **Section Two**

## **Site Plan and Property Photographs**



**R. CALABRESE AGENCY, L.L.C.**



REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

|  |        |        |
|--|--------|--------|
| REVISION-7:  |        |        |
| REVISION-6:  |        |        |
| REVISION-5:  |        |        |
| REVISION-4:  |        |        |
| REVISION-3:  |        |        |
| REVISION-2:  |        |        |
| REVISION-1:  |        |        |
| PROJECT:   |        |        |
| DB:---   | SR:--- | DR:--- |
| SEAL:  |        |        |
| SURVEY NOTES:  |        |        |
| THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20). |        |        |
| THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.  |        |        |
| BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.  |        |        |
| THIS SURVEY CONFORMS TO A: CLASS A-2.  |        |        |
| TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  |        |        |
| James N. Sakonchick<br>CT P.E. & L.S. #11302   |        |        |

**kratzer, jones & associates, inc.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS  
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## AS-BUILT IMPROVEMENT LOCATION PLAN

for  
**LOVLEY  
DEVELOPMENT  
GROUP**

**#1115 WEST STREET  
SOUTHINGTON, CT**

SCALE: 1" = 40'  
DATE: OCTOBER 25, 2012  
KJA FILE NO.: 207-152  
DRAWING NO.: ASB-1

## Property Photographs



# Section Three

## Investment Overview



R. CALABRESE AGENCY, L.L.C.

## Investment Overview

On behalf of ownership, the R. Calabrese Agency, LLC is pleased to exclusively offer for sale two strategically located medical office buildings, offered as a package. The properties, constructed in 2007 reside in Southington, CT, and are located one-quarter mile north of exit 31 from Interstate 84. Adjacent commerce include, UCONN Health Center-Southington Campus, Pumpkin Patch Daycare, Lowe's Home Improvement, Target, Homewood Suites Hotel by Hilton, Dunkin' Donuts and various other office related tenants. The properties are immediately adjacent to UCONN Health Center-Southington Campus and Pumpkin Patch daycare.

The interest offered is fee simple. **Building 1**, occupied by six tenants offers 19,088 +/- of net rentable area, including 6,904 +/- square feet of partially leased (Sleep Center), and additional unfinished leasable lower level space. **Building 2**, occupied by one tenant offers 9,776 +/- square feet of net rentable area. The properties reside on 3.0 +/- acres, offering 148 parking spaces.

### Investment Highlights:

- Fee Simple Interest
- Gross plus utility lease formats except for Dr. Christopher Manning in Building 1 (2,605 +/- SF) is NNN lease format
- Minimal vacancy
- Strong credit tenants with multiple year remaining lease term
- Stable occupancy
- Low maintenance high efficiency buildings and grounds
- Growing market
- **Actual 2015 Year End NOI = \$368,172**
- **Projected 2016 Year End NOI = \$461,531**



R. CALABRESE AGENCY, L.L.C.

# Section Four

# Opportunity Summary



R. CALABRESE AGENCY, L.L.C.

## Opportunity Summary

This marketing brochure describes a two building medical office campus available for sale. The properties include 36,731 +/- square feet of Gross Building Area (GBA) and 28,864 +/- square feet of Net Rentable Area (NRA), including 6,904 +/- square feet of partially finished and leasable lower level space residing on 3.0 +/- acres (130,563 +/- square feet). The properties are located at a signalized intersection on the east side of West Street (Route 229), south of Curtis Street, and one quarter mile to/from exit 31 from Interstate 84, in Southington, CT. The subject property's address is 1131 West Street, Southington, CT.

The improvements occupy a majority of this site, including 148 on-site available parking spaces. Access to the property is available from West Street and Curtis Street, both with signalized intersections.

### *Opportunity Summary:*

- The title to the property is currently in the name of 1137-1147 West Street, LLC. The properties were both constructed in 2007, with construction management services provided by the Sellers.
- The property is secured by a ten (10) year fixed via Libor swap loan, with a fifteen (15) year amortization schedule, maturing July 2023, and a 4.59% interest rate. The loan balance as of March 1, 2016 is \$3,287,314. Principal and interest are paid and current. ***This loan is assumable to a qualified Buyer.***
- The 2016 projected Net Operating Income performance of the properties will generate debt service coverage of approximately 1.32 times and produce a 14.04% current debt yield.

### *Net Operating Income Summary (NOI), before debt service:*

- Full Year YTD as of December, 31 2015 = \$368,172
- Projected full year 2016 = \$461,531

### *Property Description:*

- The improvements consist of two, two-level medical office buildings constructed in 2007 offering a total Net Rentable Area (NRA) of 28,864 +/-, including 6,904 +/- square feet of leasable and partially finished lower level space. **Building 1** is comprised of a two-level structure with 19,088 +/- square feet of NRA, including 6,904 +/- square feet of leased (Sleep Center-5,000 SF) as well as partially finished and leasable lower level space, and a passenger elevator. **Building 2** is comprised of a two-level structure with 9,776 +/- square feet of NRA.

## Opportunity Summary Continued

### *Leasing Activity / Update:*

- As of April 1, 2016 only one vacant space totaling 1,027 +/- square feet will be available. However, Expressive Mind and Mediation, an existing tenant in Building 1 will expand their footprint and absorb and occupy this remaining vacant space, therefore eliminating all vacancy. It is anticipated that rent commencement shall occur on or about August 1, 2016.

### *General Assessment Information:*

|                              |             |
|------------------------------|-------------|
| Land Value                   | N/A         |
| Total Improvements Value     | \$4,035,100 |
| Total Assessment             | \$2,824,570 |
| Mill Rate 2014-15 Grand List | \$29.14     |
| Tax Liability (2015 - 2016)  | \$68,294    |
| Taxes per Square Foot (GBA)  | \$1.86      |

### *Physical Characteristics:*

|                            |   |
|----------------------------|---|
| Number of Buildings        | Two   |
| Year Built                 | 2007  |
| Heating System             | Gas fired forced hot air (FHA)  |
| Cooling System             | Central Air   |
| Total Site Area            | 3.0 +/- acres (130,563 square feet)   |
| Excess Land                | None  |
| Frontage – West Street     | 180' +/-  |
| Shape of Tracts            | L shape   |
| Topography                 | Level   |
| Easements                  | Pass way and drainage & utility easements   |
| Parking                    | On-site – 148 parking spaces available (incl. 6 handicapped accessible)               |
| Utilities                  | Natural Gas (Eversource), Electric (Eversource), Sewer (municipal), Water (municipal) |
| Traffic Pattern / Volume   | 23,700 +/- ADT at site (CT DOT)   |
| Neighborhood Property Uses | Medical office, general office, retail and hotel                                      |
| Zoning                     | Industrial 1 – allowable uses include; offices, hotels, etc.                          |
| Environmental Issues       | Phase I completed at time of construction   |

# **Section Five**

## **Financial / Lease Overview**



**R. CALABRESE AGENCY, L.L.C.**

## Financial / Lease Overview

(As of March 1, 2016)

**Property Totals for 1131 West Street, Southington, CT**  
**Buildings 1 and 2**  
*(Projected full year 2016)*  
**Subject Property Totals**

| Building   | T. Net Area | Leased SF | Avail. SF | Avail. % | Base Rent \$     |
|------------|-------------|-----------|-----------|----------|------------------|
| Building 1 | 19,088      | 18,061    | 1,027     | 5.38%    | \$390,915.75     |
| Building 2 | 9,776       | 9,776     | 0         | 0.00%    | \$211,200        |
| Totals     | 28,864      | 27,837    | 1,027     | 5.38%    | (1) \$602,115.75 |

*(1) Total projected base rent includes rental income from the newest tenants, Pounds Medical Weight Loss Clinic and The Z Factory, with rent commencing for both of these new tenants April 1, 2016. In addition, total projected base rent will also include rental income for the remaining 1,027 square feet of vacancy being absorbed and occupied on or about August 1, 2016 by Expressive Mind & Mediation, an existing tenant in Building 1. This tenant is expanding their leased space at the property.*

## Financial / Lease Overview Continued

(As of March 1, 2016)

### Sub-Totals for Building 1

This building is 94.62% leased (5.38% vacant) to six tenants. These tenants include: The Hospital of Central Connecticut (Sleep Center), Dr. Christopher Manning, Eye Life Vision, Expressive Mind and Mediation, Pounds Medical Weight Loss Clinic, The Z Factory and three tenants leasing basement storage space. One vacant space remains totaling 1,027 +/- square feet, which will be absorbed and occupied by Expressive Mind and Mediation on or about August 1, 2016.

| Type    | Tenant                              | Square Feet | Annual Rent | Rent/SF | Lease Commence | Lease Exp.     | % NRA  |
|---------|-------------------------------------|-------------|-------------|---------|----------------|----------------|--------|
| Medical | The Hospital of Central Connecticut | 5,000       | \$184,167   | \$36.83 | 4/01/2011      | 3/31/2021      | 26.19% |
| Medical | Dr. Christopher Manning             | 2,605       | \$46,890    | \$18.45 | 7/01/2013      | 6/30/2018      | 13.65% |
| Medical | Eye life Vision                     | 3,120       | \$50,160    | \$16.08 | 6/01/2014      | 5/31/2024      | 16.35% |
| Medical | Expressive Mind and Mediation       | 1,744       | \$22,200    | \$12.73 | 3/31/2014      | 2/28/2017      | 9.14%  |
| Medical | Pounds Medical Weight Loss          | 2,775       | \$44,400    | 16.00   | 04/01/2016     | 03/31/2018     | 14.54% |
| Zumba   | The Z Factory                       | 1,000       | \$16,200    | 16.20   | 01/01/2016     | 03/31/2018     | 5.24%  |
| Storage | Three Tenants                       | 2,400 +/-   | \$8,107     | \$3.52  | Month-to-Month | Month-to-Month | N/A    |

### Sub-Totals for Building 2

This building is 100% leased to one tenant - Physicians for Women's Health.

| Type    | Tenant                        | Square Feet | Annual Rent | Rent/SF | Lease Commences | Lease Exp. | % NRA |
|---------|-------------------------------|-------------|-------------|---------|-----------------|------------|-------|
| Medical | Physicians for Women's Health | 9,600       | \$211,200   | \$22.00 | 05/01/2013      | 04/30/2023 | 100%  |
|         |                               |             |             |         |                 |            |       |



R. CALABRESE AGENCY, L.L.C.

**Notes:**

- *Lease with Dr. Christopher Manning is NNN*
- *Rent commencement occurs April 1, 2016 for Pounds Medical Weight Loss tenant (gross plus utilities Lease)*
- *Rent commencement occurs April 1, 2016 for The Z Factory tenant (this is a full service Lease)*
- *Expressive Mind & Mediation, an existing tenant in Building 1 will be expanding their leased premises and absorbing the remaining 1,027 SF available in Building 1 with rent commencing on or about August 1, 2016 (the 1,027 SF will be a full service Lease)*



R. CALABRESE AGENCY, L.L.C.

# **Section Six**

## **Rent Roll Report and Income Statements**



**R. CALABRESE AGENCY, L.L.C.**

# Rent Roll Report

Revised March 2016 - Building #1  
1131 West Street - Southington, CT

| Year | 1131 West Street - Building 1<br>Tenant Name<br>The Hospital of Central Connecticut  | Lease Term<br>04/01/2011 - 03/31/2021 | Square Feet<br>5,000 | Rent/SF        | Monthly Rent       | Annual Rent           |
|------|--|---------------------------------------|----------------------|----------------|--------------------|-----------------------|
| 1    |  |                                       |                      | \$36.55        | \$15,229.47        | \$182,753.64          |
| 2    |  |                                       |                      | \$36.55        | \$15,229.47        | \$182,753.64          |
| 3    |  |                                       |                      | \$36.55        | \$15,229.47        | \$182,753.64          |
| 4    |  | <i>Current Lease Term</i>             |                      | <b>\$36.83</b> | <b>\$15,347.22</b> | <b>\$184,166.64</b>   |
| 5    |  |                                       |                      | \$36.83        | \$15,347.22        | \$184,166.64          |
| 6    |  |                                       |                      | \$36.83        | \$15,347.22        | \$184,166.64          |
| 7    |  |                                       |                      | \$37.12        | \$15,468.50        | \$185,622.00          |
| 8    |  |                                       |                      | \$37.12        | \$15,468.50        | \$185,622.00          |
| 9    |  |                                       |                      | \$37.12        | \$15,468.50        | \$185,622.00          |
| 10   |  |                                       |                      | \$37.42        | \$15,593.42        | <u>\$187,121.04</u>   |
|      | Notes:   |                                       |                      |                | <b>Total Rent</b>  | <b>\$1,844,747.88</b> |
|      | Option: Ten year initial term. Two (2) - five (5) year options with 3.0% increases every third year.   |                                       |                      |                |                    |                       |
|      | Included in rent, Tenant is reimbursing Landlord for Tenant's build-out (\$902,000 at 8.75% interest -10 year amortization term).              |                                       |                      |                |                    |                       |
|      | Tenant pays all utilities and janitorial. Landlord pays real estate taxes, common area janitorial, trash and exterior landscaping maintenance. |                                       |                      |                |                    |                       |

| Year | 1131 West Street - Building 1<br>Tenant Name<br>Dr. Christopher Manning, MD  | Lease Term              | Square Feet | Rent/SF | Monthly Rent      | Annual Rent         |
|------|--|-------------------------|-------------|---------|-------------------|---------------------|
| 1    |  | 07/01/2013 - 06/30/2018 | 2,605       |         |                   |                     |
| 2    |  |                         |             | \$18.00 | \$3,907.50        | \$46,890.00         |
| 3    |  |                         |             | \$18.45 | <b>\$3,907.50</b> | <b>\$46,890.00</b>  |
| 4    |  |                         |             | \$18.91 | \$4,105.05        | \$49,260.55         |
| 5    |  |                         |             | \$19.38 | \$4,207.08        | \$50,484.90         |
| 6    |  |                         |             | \$19.87 | \$4,313.45        | \$51,761.35         |
|      |  |                         |             |         | <b>Total Rent</b> | <b>\$245,286.80</b> |
|      | <p><i>Notes:</i></p> <p><i>Rent increases 2.50% per year.</i></p> <p><i>Tanat pays pro rata share of real estate taxes, utilities, and janitorial.</i></p> <p><i>Landlord pays common area janitorial, trash and exterior landscaping maintenance.</i></p> |                         |             |         |                   |                     |

**Building #1**  
**1131 West Street - Southington, CT**

| Year   | 1131 West Street - Building 1<br>Tenant Name<br>Eye Life Vision, LLC | Lease Term<br>06/01/2015 - 05/31/2025 | Square Feet<br>3,120 | Monthly Rent      | Annual Rent         |
|--|--|---------------------------------------|----------------------|-------------------|---------------------|
| 1  | <b>Current Lease Term</b>  |                                       |                      | <b>\$16.31</b>    | <b>\$4,240.67</b>   |
| 2  |  |                                       |                      | \$19.92           | \$5,180.00          |
| 3  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 4  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 5  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 6  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 7  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 8  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 9  |  |                                       |                      | \$18.00           | \$4,680.00          |
| 10   |  |                                       |                      | \$18.00           | \$4,680.00          |
| Notes:   |  |                                       |                      | <b>Total Rent</b> | <b>\$562,328.00</b> |
| Option: Ten year initial term. Two (2) - five (5) year options with 2.50% increases each year.   |  |                                       |                      |                   |                     |
| Rent discounted \$1,000/mth for initial six (6) months (\$3,680/mth), and recaptured in initial six (6) months of year two (2) (\$5,680/mth).  |  |                                       |                      |                   |                     |
| Tenant pays all utilities and janitorial. Landlord pays real estate taxes, common area janitorial, trash and exterior landscaping maintenance. |  |                                       |                      |                   |                     |

| Year  | 1131 West Street - Building 1<br>Tenant Name<br>Expressive Mind and Mediation | Lease Term              | Square Feet | Rent/SF | Monthly Rent | Annual Rent        |
|---|---|-------------------------|-------------|---------|--------------|--------------------|
|   |   | 03/31/2015 - 02/28/2018 | 1,744       |         |              |                    |
| 1   | Current Lease Term  |                         |             | \$12.73 | \$1,850.00   | \$22,200.00        |
| 2   |   |                         |             | \$12.73 | \$1,850.00   | \$22,200.00        |
| 3   |   |                         |             | \$12.73 | \$1,850.00   | <u>\$22,200.00</u> |
| Notes:  |   |                         |             |         | Total Rent   | \$66,600.00        |
| Option: Three year initial term. Two (2) three (3) year options with 2.50% increases per year.                                  |   |                         |             |         |              |                    |
| Landlord pays real estate taxes, common area janitorial, trash and exterior landscaping maintenance. Tenant pays all utilities. |   |                         |             |         |              |                    |
| * Tenant is increasing their space by 1,105 SF on or about 08/01/2016. Two year term - \$1,500 per mth, full service Lease.     |   |                         |             |         |              |                    |

| Year   | 1131 West Street - Building 1<br>Tenant Name<br>Pounds Medical Weight Loss | Lease Term<br>04/01/2016 - 03/31/2018 | Square Feet<br>2,775 | Rent/SF    | Monthly Rent | Annual Rent        |
|--|--|---------------------------------------|----------------------|------------|--------------|--------------------|
| 1  | Current Lease Term   |                                       |                      | \$16.00    | \$3,700.00   | \$44,400.00        |
| 2  |  |                                       |                      | \$16.00    | \$3,700.00   | <u>\$44,400.00</u> |
| Notes:   |  |                                       |                      | Total Rent |              | \$88,800.00        |
| Option: Two year initial term. Five (5) one (1) year options - rent continues at \$44,400.00 for option year one, then increases 2.0% per year for future years. |  |                                       |                      |            |              |                    |
| Landlord pays real estate taxes, common area janitorial, trash and exterior landscaping maintenance. Tenant pays all utilities                                   |  |                                       |                      |            |              |                    |

**Building #1**  
**1131 West Street - Southington, CT**

| Year  | 1131 West Street - Building 1<br>Tenant Name<br>The Z Factory | Lease Term              | Square Feet | Rent/SF | Monthly Rent | Annual Rent |
|---|---|-------------------------|-------------|---------|--------------|-------------|
|   |   | 04/01/2016 - 03/31/2018 | 1,000       |         |              |             |
| 1   | Current Lease Term  |                         |             | \$16.20 | 1,350.00     | 16,200.00   |
| 2   |   |                         |             | \$16.20 | 1,350.00     | 16,200.00   |
|   |   |                         |             |         | Total Rent   | \$32,400.00 |
| Notes:<br>Option: Two year initial term - rent flat for two years. Three (3) one (1) year options. 2.0% increase for each option.<br>All inclusive Lease. Landlord pays utilities, real estate taxes, common area janitorial, trash and exterior landscaping. |   |                         |             |         |              |             |

**Basement Storage**

|                           | 1115 West Street - Building 1 -<br>Basement Storage<br>Tenant Name<br>Physician's For Women's Health | Lease Term     | Square Feet | Rent/SF       | Monthly Rent    | Annual Rent       |
|---------------------------|--|----------------|-------------|---------------|-----------------|-------------------|
|                           |  | Month-to-Month | 606         |               |                 |                   |
| <b>Current Lease Term</b> |  |                |             | <b>\$3.00</b> | <b>\$151.58</b> | <b>\$1,819.00</b> |

|                           | 1115 West Street - Building 1 -<br>Basement Storage<br>Tenant Name<br>Pounds Medical Weight Loss | Lease Term     | Square Feet | Rent/SF       | Monthly Rent    | Annual Rent       |
|---------------------------|--|----------------|-------------|---------------|-----------------|-------------------|
|                           |  | Two Year Term  | TBD         |               |                 |                   |
| <b>Current Lease Term</b> |  |                |             | <b>TBD</b>    | <b>\$200.00</b> | <b>\$2,400.00</b> |
|                           | 1115 West Street - Building 1 -<br>Basement Storage<br>Tenant Name<br>Southington Urgent Care    | Lease Term     | Square Feet | Rent/SF       | Monthly Rent    | Annual Rent       |
|                           |  | Month-to-Month | 1,296       |               |                 |                   |
| <b>Current Lease Term</b> |  |                |             | <b>\$3.00</b> | <b>\$324.00</b> | <b>\$3,888.00</b> |

**Building #2**  
**1131 West Street - Southington, CT**

| Year | 1131 West Street - Building 2<br>Tenant Name<br>Physicians for Women's Health  | Lease Term                | Square Feet | Rent/SF           | Monthly Rent       | Annual Rent           |
|------|--|---------------------------|-------------|-------------------|--------------------|-----------------------|
| 1    |  | 05/01/2013 - 04/30/2023   | 9,600       |                   |                    |                       |
| 2    |  |                           |             | \$22.00           | \$17,600.00        | \$211,200.00          |
| 3    |  |                           |             | \$22.00           | \$17,600.00        | \$211,200.00          |
| 3    |  | <i>Current Lease Term</i> |             | <b>\$22.00</b>    | <b>\$17,600.00</b> | <b>\$211,200.00</b>   |
| 4    |  |                           |             | \$22.00           | \$17,600.00        | \$211,200.00          |
| 5    |  |                           |             | \$22.00           | \$17,600.00        | \$211,200.00          |
| 6    |  |                           |             | \$22.00           | \$17,592.00        | \$211,104.00          |
| 7    |  |                           |             | \$22.89           | \$18,311.04        | \$219,732.48          |
| 8    |  |                           |             | \$23.35           | \$18,677.26        | \$224,127.12          |
| 9    |  |                           |             | \$23.81           | \$19,050.80        | \$228,609.60          |
| 10   |  |                           |             | \$24.29           | \$19,431.81        | <u>\$233,181.72</u>   |
|      | Notes:   |                           |             | <b>Total Rent</b> |                    | <b>\$2,172,754.92</b> |
|      | Tenant pays all utilities and janitorial. Landlord pays real estate taxes, common area janitorial, trash and exterior landscaping maintenance. |                           |             |                   |                    |                       |

**Income and Expense Analysis**  
**1131 West Street - Buildings 1 and 2**  
**Southington, CT**

**Actual Year Ended December 31, 2015**

|                             | Building 1    | Building 2    | Misc.       | Totals        |
|-----------------------------|---------------|---------------|-------------|---------------|
| <b>Income</b>               |               |               |             |               |
| Rent                        | \$ 296,535.75 | \$ 211,200.00 | \$ -        | \$ 507,735.75 |
| <b>Expenses</b>             |               |               |             |               |
| Landscaping                 | \$ 5,268.42   | \$ -          | \$ -        | \$ 5,268.42   |
| Snow Removal                | \$ 10,665.25  | \$ 10,965.23  | \$ -        | \$ 21,630.48  |
| Rep. & Maint.               | \$ 2,642.45   | \$ 1,568.78   | \$ -        | \$ 4,211.23   |
| Trash Removal               | \$ 6,910.62   | \$ -          | \$ -        | \$ 6,910.62   |
| Janitorial                  | \$ 6,245.94   | \$ -          | \$ -        | \$ 6,245.94   |
| Elevator                    | \$ 1,518.78   | \$ 1,518.78   | \$ -        | \$ 3,037.56   |
| Subtotal                    | \$ 33,251.46  | \$ 14,052.79  | \$ -        | \$ 47,304.25  |
| <b>Utilities</b>            |               |               |             |               |
| Electric & Gas              | \$ 13,586.28  | \$ -          | \$ -        | \$ 13,586.28  |
| (1) Gas                     | \$ 219.81     | \$ -          | \$ 958.66   | \$ 1,178.47   |
| Water/Sewer                 | \$ 3,443.48   | \$ -          | \$ -        | \$ 3,443.48   |
| Telephone                   | \$ 727.04     | \$ 727.04     | \$ -        | \$ 1,454.08   |
| Subtotal                    | \$ 17,976.61  | \$ 727.04     | \$ 958.66   | \$ 19,662.31  |
| <b>Taxes</b>                |               |               |             |               |
| Real Estate Taxes           | \$ 37,863.00  | \$ 25,458.00  | \$ -        | \$ 63,321.00  |
| <b>Insurance</b>            |               |               |             |               |
| Insurance                   | \$ 3,408.88   | \$ 1,745.87   | \$ -        | \$ 5,154.75   |
| <b>Miscellaneous</b>        |               |               |             |               |
| Miscellaneous               | \$ 239.93     | \$ 64.33      | \$ -        | \$ 304.26     |
| Postage                     | \$ 36.80      | \$ 36.80      | \$ -        | \$ 73.60      |
| Accounting                  | \$ 1,871.66   | \$ 1,871.66   | \$ -        | \$ 3,743.32   |
| Land Rent                   | \$ -          | \$ -          | \$ -        | \$ -          |
| Subtotal                    | \$ 2,148.39   | \$ 1,972.79   | \$ -        | \$ 4,121.18   |
| <b>Total Expenses</b>       | \$ 94,648.34  | \$ 43,956.49  | \$ 958.66   | \$ 139,563.49 |
| <b>Net Operating Income</b> | \$ 201,887.42 | \$ 167,243.51 | \$ (958.66) | \$ 368,172.27 |

(1) Propane has been replaced with natural gas. \$958.66 is a one time expense to convert to natural gas.

**Income and Expense Analysis**  
**1131 West Street - Buildings 1 and 2**  
**Southington, CT**

**Projected Year End December 31, 2016**

|                             | Building 1    | Building 2    | Totals        |
|-----------------------------|---------------|---------------|---------------|
| <b>Income</b>               |               |               |               |
| Rent                        | \$ 390,915.75 | \$ 211,200.00 | \$ 602,115.75 |
| <b>Expenses</b>             |               |               |               |
| Landscaping                 | \$ 5,268.42   | \$ -          | \$ 5,268.42   |
| Snow Removal                | \$ 10,665.25  | \$ 10,965.23  | \$ 21,630.48  |
| Rep. & Maint.               | \$ 2,642.45   | \$ 1,568.78   | \$ 4,211.23   |
| Trash Removal               | \$ 6,910.62   | \$ -          | \$ 6,910.62   |
| Janitorial                  | \$ 6,245.94   | \$ -          | \$ 6,245.94   |
| Elevator                    | \$ 1,518.78   | \$ 1,518.78   | \$ 3,037.56   |
| Subtotal                    | \$ 33,251.46  | \$ 14,052.79  | \$ 47,304.25  |
| <b>Utilities</b>            |               |               |               |
| Electric & Gas              | \$ 15,786.28  | \$ -          | \$ 15,786.28  |
| Water/Sewer                 | \$ 3,443.48   | \$ -          | \$ 3,443.48   |
| Telephone                   | \$ 727.04     | \$ 727.04     | \$ 1,454.08   |
| Subtotal                    | \$ 19,956.80  | \$ 727.04     | \$ 20,683.84  |
| <b>Taxes</b>                |               |               |               |
| Real Estate Taxes           | \$ 37,863.00  | \$ 25,458.00  | \$ 63,321.00  |
| <b>Insurance</b>            |               |               |               |
| Insurance                   | \$ 3,408.88   | \$ 1,745.87   | \$ 5,154.75   |
| <b>Miscellaneous</b>        |               |               |               |
| Miscellaneous               | \$ 152.13     | \$ 152.13     | \$ 304.26     |
| Postage                     | \$ 36.80      | \$ 36.80      | \$ 73.60      |
| Accounting                  | \$ 1,871.66   | \$ 1,871.67   | \$ 3,743.33   |
| Land Rent                   | \$ -          | \$ -          | \$ -          |
| Subtotal                    | \$ 2,060.59   | \$ 2,060.60   | \$ 4,121.19   |
| <b>Total Expenses</b>       | \$ 96,540.73  | \$ 44,044.30  | \$ 140,585.03 |
| <b>Net Operating Income</b> | \$ 294,375.03 | \$ 167,155.70 | \$ 461,530.73 |

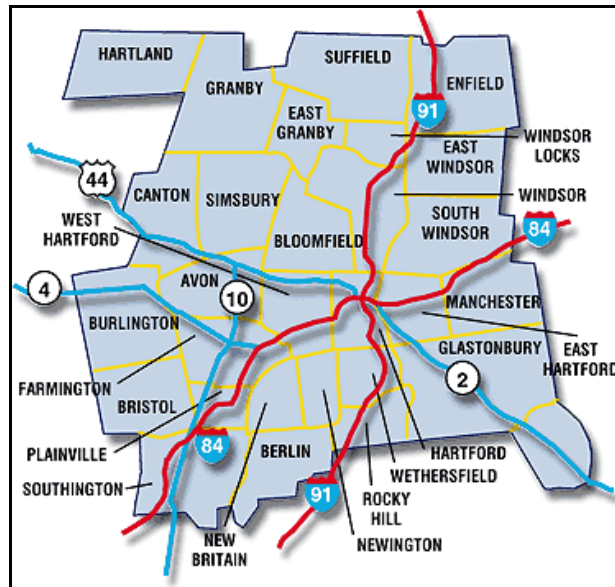
# **Section Seven Market and Trade Area Information**



**R. CALABRESE AGENCY, L.L.C.**

## Market and Area Overview

**Location & Market Overview:** The subject property is located in the town of Southington, which is located in the west-central portion of the state of Connecticut within Hartford County. Southington is bordered to the north by the communities of Plainville and Bristol, to the east by the town of Berlin and the city of Meriden, to the south by the town of Cheshire, and to the west by the town of Wolcott.



Southington covers 36 square miles to include the areas of Plantsville, Marion and Milldale, each of which has its own post office and distinct architecture. The current population density is 1,196 persons per square mile, based on the 2010 US Census. The subject community is situated about 20 miles southwest of Hartford, about 80 miles northeast of New York City and about 105 miles southwest of Boston. The town rests in a valley surrounded by Southington Mountain, Bradley Mountain and the Hanging Hills. Southington retains its nickname The Apple Valley which it earned due to the many orchards in the community. The subject community is part of Connecticut's 1st congressional district.

Southington originally was a small, rural farming community. In the early 1900s, Southington developed as a manufacturing center, but still maintained a very small population of a few thousand residents. Some of the products invented there include the first cement that was able to harden under water, the first carriage bolt cutting machine, the break-neck rat trap, and a new tin ware process. With the overall decline of industry in New England, and the construction of Interstate 84 in the mid-1960s, Southington developed into a bedroom community that experienced explosive growth and a population that has surged to just over 43,000 today.

**Hospitals/Medical Centers:** Major medical facilities in the area include The Hospital of Central Connecticut Bradley Memorial Campus at 81 Meriden Avenue in the subject neighborhood. The Bradley Memorial Campus merged with New Britain General in 2006. Together these hospitals, which are teaching hospitals affiliated with the University Of Connecticut School Of Medicine, provide comprehensive inpatient/outpatient services in general medicine, surgery and a variety of specialties. Midstate Medical Center on Lewis Avenue in Meriden is the next closest alternative providing comprehensive inpatient/outpatient services. Other regional offerings include Waterbury Hospital and Saint Mary's Hospital in Waterbury, Bristol Hospital in Bristol, Hartford Hospital and Saint Francis Hospital in Hartford, and Yale-New Haven Hospital in New Haven.

*As a special note, the University of Connecticut Health Center system recently opened a brand new state-of-the-art 30,000 +/- square foot medical facility located adjacent to the subject properties on West Street – Southington. The UCONN portion of the facility specializes in full service orthopedic related specialties. It should be noted that UCONN could provide medical referrals to the tenants within the subject properties. The synergy and combination of UCONN and the subject properties help make for a convenient medical center complex. This strategic as well as convenient location offers and provides the community stable medical services that should continue thriving as the area's demographics demand.*

**Transportation and Access:** Southington is well located along Interstate Route 84, a limited access thoroughfare traversing the western half of the town and providing principal east/west access across the region. There are five interchanges along said highway as follows:

- Exit 32: Queen Street interchange provides access to CT Route 10
- Exit 31: West Street/CT Route 229 interchange provides access to West Street and the city of Bristol to the north
- Exit 30: This interchange provides access to the Plantsville section of Southington
- Exit 29: This is a partial interchange providing northbound on and southbound off access only via CT Route 10
- Exit 28: Meriden-Waterbury Turnpike interchange provides access to an area of commercial development

CT Route 691 is conveniently located in the adjacent town of Cheshire and provides access to Interstate Route 91, a multilane thoroughfare that runs north to Springfield, Massachusetts and south to the City of New Haven. Connecticut Routes 10 and 322 provide local access through the community.

It should be noted that Southington is located within 40 minutes driving time of Bradley International Airport, which services all of Connecticut and parts of

western Massachusetts and eastern New York. Amtrak stations near the Town Center neighborhood include the 60 State Street station in Meriden (7.25 miles southeast of the subject) and the 51 Depot Road station in Kensington (8.25 miles northeast of the subject).

**Total Population/Trends:** The 2012 population estimate for the 5-mile radius is 77,631 persons, which represents an increase of 7.4% from the 2000 Census. This growth rate exceeded the Hartford County and statewide growth rates of 4.6% and 5.5%, respectively, during this period. The 2012 estimate for the 5-mile radius is forecast to increase 2.1% over the next five years to 79,248 persons. By comparison, projected increases at the county and state levels are 1.2% and 1.4%, respectively. The median age of the total population is slightly above the county and the state of Connecticut at 43 years.

With a total land area of about 72.4 square miles, the current population density in the 5-mile radius 1,072 persons per square mile. The population density for the subject market area is slightly below Hartford County, which has a density of 1,219 persons per square mile. The population density for the state of Connecticut is about 741 persons per square mile.

An examination of the age 55+ age cohort shows this to be one of the fastest growing segments of the population in the subject market area. The 2012 estimate for the 5-mile radius at 23,386 persons represents a 35.9% increase from the 2000 Census. Forecasts call for this age cohort to increase 3.6% to 24,218 persons over the next five years. It is interesting to note that persons age 55+ accounts for just over 30% of the total population in the 5-mile radius. This compares to 27.7% of the total population in Hartford County and 27.4% of the total population statewide.

**Households/Median Household Income:** Based on information compiled by DemographicsNow.com. The 2012 estimate for the 5-mile radius represents a 21.4% increase from \$62,481 in 2000 to \$75,822. While the percentage increase during this period lagged the county and the state, the subject 5-mile market area is a more affluent market area compared to the region. Forecasts call for the median household income to increase by 12.0% to \$84,893 over the next five years. This growth rate is slightly below the county and statewide growth projections at 13.2% and 13.9%, respectively.

**Retail Amenities:** The Town Center neighborhood is convenient to several local and regional shopping districts. For local offerings residents in this neighborhood have access to numerous convenience goods and services, restaurants and special retailers in the CBD. Other services include two pharmacies: CVS and Walgreens. This neighborhood is also centrally located between Southington's two retail destinations. The first is the Queen Street/North Main Street area where residents have access to several grocery stores as well as national and regional retail stores and restaurants. Tenants along this strip include BJ's Wholesale Club, Super Stop & Shop, Firestone, Cardio Express, Price Chopper, Friendly's, Chili's, Wood-n-Tap, Home Depot,

Ruby Tuesday, Bob's Discount Furniture, Outback Steakhouse, Verizon Wireless, Dunkin Donuts, Bed Bath & Beyond, Payless Shoes, Burger King, McDonald's, ShopRite. Other land uses include branch banks, hotels and motels, gas stations, and car dealerships.

Meriden-Waterbury Road is the second commercial strip in the town. This commercial corridor is improved with older strip centers, grocery stores, free standing restaurants, gas stations, truck stop, one hotel, and a newly built Home Depot. Given the limited supply of land, expansion of the commercial base will likely come from redevelopment of several older commercial and industrial buildings scattered along this route.

A third area of the town recently targeted for the development of two big box retail stores includes the Executive Boulevard at the West Street interchange (Exit 31), northwest of the subject property. Target and Lowe's Home Improvement anchor this small shopping district.

Other major retail amenities in the area include Westfield Meriden, originally The Meriden Square Mall and later Westfield Shopping town Meriden in Meriden, CT. This regional mall consists of nearly 900,000 square feet making it the state's seventh largest mall. There are 140 retail suites to include five anchor tenants: Best Buy, Dick's Sporting Goods, Jenney, Macy's and Sears. The subject is 6.5± miles northwest of the mall. The stretch of the Berlin Turnpike (US Route 5) between Berlin and Rocky Hill is the primary destination retail location north of the subject community. This area has attracted numerous national and regional retailers and restaurants and has weathered the economic downturn fairly well maintaining a fairly high occupancy over the last five years. Still further north is the West Hartford shopping districts anchored by West farms, a regional mall, and Blue Back Square, a mixed use shopping, dining and entertainment destination. Brass Mill Center is the prominent shopping district in Waterbury.

**Education/Academic Institutions:** The Southington public school system consists of eight elementary schools, two middle schools and one high school. ALTA is an alternative school for children grades 8-12. Southington also has three parochial schools; one is pre-kindergarten through eighth, one is kindergarten through fifth, and the last is pre-kindergarten through twelfth. Approximately 6,500 students are enrolled in Southington public schools, making it one of the larger districts in the state of Connecticut. Southington schools rank among the top 16% of all public schools nationwide. It is further noted that 90% of high school graduates attend post-secondary education.

Post-secondary and technical schools in the community include Branford Hall Career Institute, Lincoln College of New England (formerly Briarwood College), and New England Baptist College. Southington is centrally located between the University of Connecticut's Waterbury (11.5 miles southwest) and Greater Hartford (18.5 miles) regional campuses. Central Connecticut State University is less than 13 miles southeast of the subject neighborhood in the city of New Britain.

**Cultural/Recreational Attractions:** Residents do not have to travel far to access any of the numerous cultural and recreational venues in this region. Regionally, there are a large number of activities within a short drive of the subject neighborhood including large parks, hiking, fishing, boating, golf, movies, concert venues, sporting events, museums. Within a one hour drive time residents can reach many of Connecticut's major tourist destinations including public beaches, Ski Mountains, casinos, and the ever popular Mystic area in Groton/Stonington. The following list is not intended to be a comprehensive list of all of the venues in the area and will serve only to highlight some of the more prominent attractions available to area residents.

- Mount Southington Ski Area (Southington)
- Linear trails (Southington/Cheshire)
- Lake Compounce (Bristol)
- Rentschler Field sporting and concert events (East Hartford)
- Palace Theater (Waterbury)
- Oakdale Theater (Wallingford)
- Connecticut Science Museum (Hartford)
- AMC Loews movie theater (Plainville)
- New Britain Stadium (New Britain)
- XL Center (Hartford)

**Conclusion:** The subject properties are located in and around a growing section of Southington, with easy and convenient access to several of the aforementioned communities via Interstate 84 and several other surface road connectors. This site affords local residents convenient access to services and amenities located at the West Street interchange, as well as to residents from other Town within Hartford County. In addition, this market's access to major employment centers in Hartford, Waterbury and New Haven as well as regional retail services, entertainment and cultural venues, health care services, and academic institutions all contributing to an evolving and growing communities.

In addition, Southington is a suburban community that is centrally located within the state of Connecticut. Population growth in the 5-mile market area outpaced the county and state over the past decade, a trend that is expected to continue over the next five years. The housing market, which consists predominantly of single-family houses, has increased to meet the needs of the population growth in the market area. Still, the percentage of renter occupied units has increased over the past decade due to an increase in the supply of multi-family units as well as the transition of households from owner occupied units to rentals following foreclosure and/or loss of employment during the Great Recession. Based on conversations with real estate brokers, the majority of first time home buyers are choosing to extend their leases or live at home longer, as they remain wary of entering the for-sale housing market. This bodes well for renter demand in the near term, as the housing market is expected to remain soft over the next 12 to 24 months. The subject market area is considered to be a middle income suburban locale within the state. Median household

income growth for this area is projected to lag the county and statewide growth rates. However, actual household incomes will remain above average for this region.

# Section Eight

## Assessor and Tax Cards



R. CALABRESE AGENCY, L.L.C.



# SOUTHINGTON, CT



## 1131 WEST ST

Sales

Print

Map It

Location 1131 WEST ST

Mblu 143/ / 029/ /

Acct# 4309

Owner 1137-1145 WEST STREET  
LLC

Assessment \$1,802,370

Appraisal \$2,574,820

PID 14443

Building Count 1

### Current Value

| Appraisal      |              |      |             |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total       |
| 2016           | \$2,574,820  | \$0  | \$2,574,820 |
| Assessment     |              |      |             |
| Valuation Year | Improvements | Land | Total       |
| 2016           | \$1,802,370  | \$0  | \$1,802,370 |

### Owner of Record

Owner 1137-1145 WEST STREET LLC  
Co-Owner  
Address 710 MAIN ST SUITE 11  
PLANTSVILLE, CT 06479

Sale Price \$725,250  
Certificate  
Book & Page 1040/ 296  
Sale Date 12/15/2005  
Instrument 00

### Ownership History

| Ownership History         |            |             |             |            |            |
|---------------------------|------------|-------------|-------------|------------|------------|
| Owner                     | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| 1137-1145 WEST STREET LLC | \$725,250  |             | 1040/ 296   | 00         | 12/15/2005 |
| FLORIAN ROY S & I JUNE    | \$0        |             | 265/1068    | 25         | 01/15/1975 |

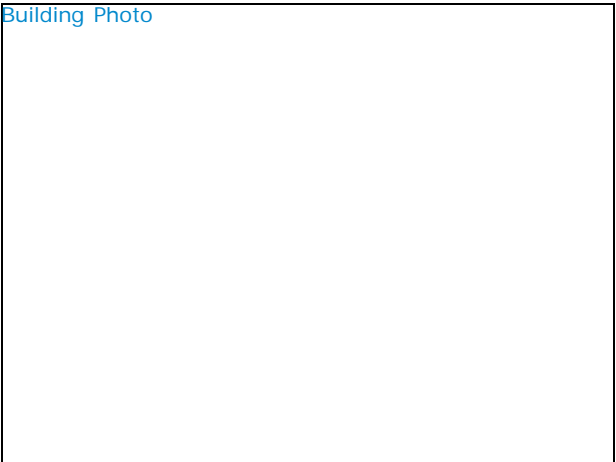
### Building Information

Building 1 : Section 1

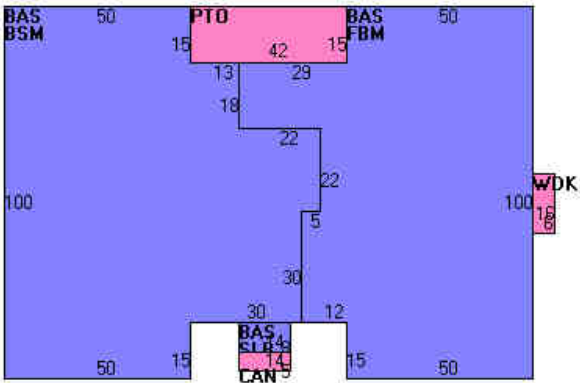
Year Built: 2007  
Living Area: 19088  
Building Percent Good: 93

| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| STYLE               | Medical Office |
| MODEL               | Comm/Ind       |
| Grade               | B              |
| Stories:            | 1              |
| Occupancy           | 3              |
| Exterior Wall 1     | Clapboard      |
| Exterior Wall 2     |                |
| Roof Structure      | Gable          |
| Roof Cover          | Asphalt Shingl |
| Interior Wall 1     | Average        |
| Interior Wall 2     |                |
| Interior Floor 1    | Average        |
| Interior Floor 2    |                |
| Heating Fuel        | Typical        |
| Heating Type        | Forced Hot Air |
| AC Type             | Central        |
| Bldg Use            | Medical Office |
| Total Bedrooms      |                |
| Total Baths         |                |
| Wet Sprinkler       | 0              |
| Dry Sprinkler       | 0              |
| 1st Floor Use:      |                |
| Heat/AC             | Heat/AC Pkgs   |
| Frame Type          | Wood Frame     |
| Baths/Plumbing      | Average        |
| Ceiling/Wall        | Typical        |
| Rooms/Prtns         | Average        |
| Wall Height         | 12             |

Building Photo



Building Layout



| Building Sub-Areas (sq ft) |               |            | Legend      |
|----------------------------|---------------|------------|-------------|
| Code                       | Description   | Gross Area | Living Area |
| BAS                        | First Floor   | 13052      | 13052       |
| FBM                        | Finished Bsmt | 6036       | 6036        |
| BSM                        | Basement      | 6904       | 0           |
| CAN                        | Canopy        | 70         | 0           |
| PTO                        | Patio         | 630        | 0           |
| SLB                        | Slab          | 112        | 0           |
| WDK                        | Deck          | 96         | 0           |
|                            |               | 26900      | 19088       |

Extra Features

| Extra Features |             |      |        | Legend |
|----------------|-------------|------|--------|--------|
| Code           | Description | Size | Bldg # |        |

|      |                    |         |   |
|------|--------------------|---------|---|
| ELV1 | Passenger Elevator | 1 Units | 1 |
|------|--------------------|---------|---|

Land

Land Use

Use Code 342  
Description Medical Office  
Zone I-1  
Alt Land Appr No  
Category

Land Line Valuation

Size (Acres) 0  
Depth

Outbuildings

| Outbuildings |                        |          |                 |          | Legend |
|--------------|------------------------|----------|-----------------|----------|--------|
| Code         | Description            | Sub Code | Sub Description | Size     | Bldg # |
| SPL2         | Inground Pool - Custom | HT       | Heated          | 196 S.F. | 1      |

Valuation History

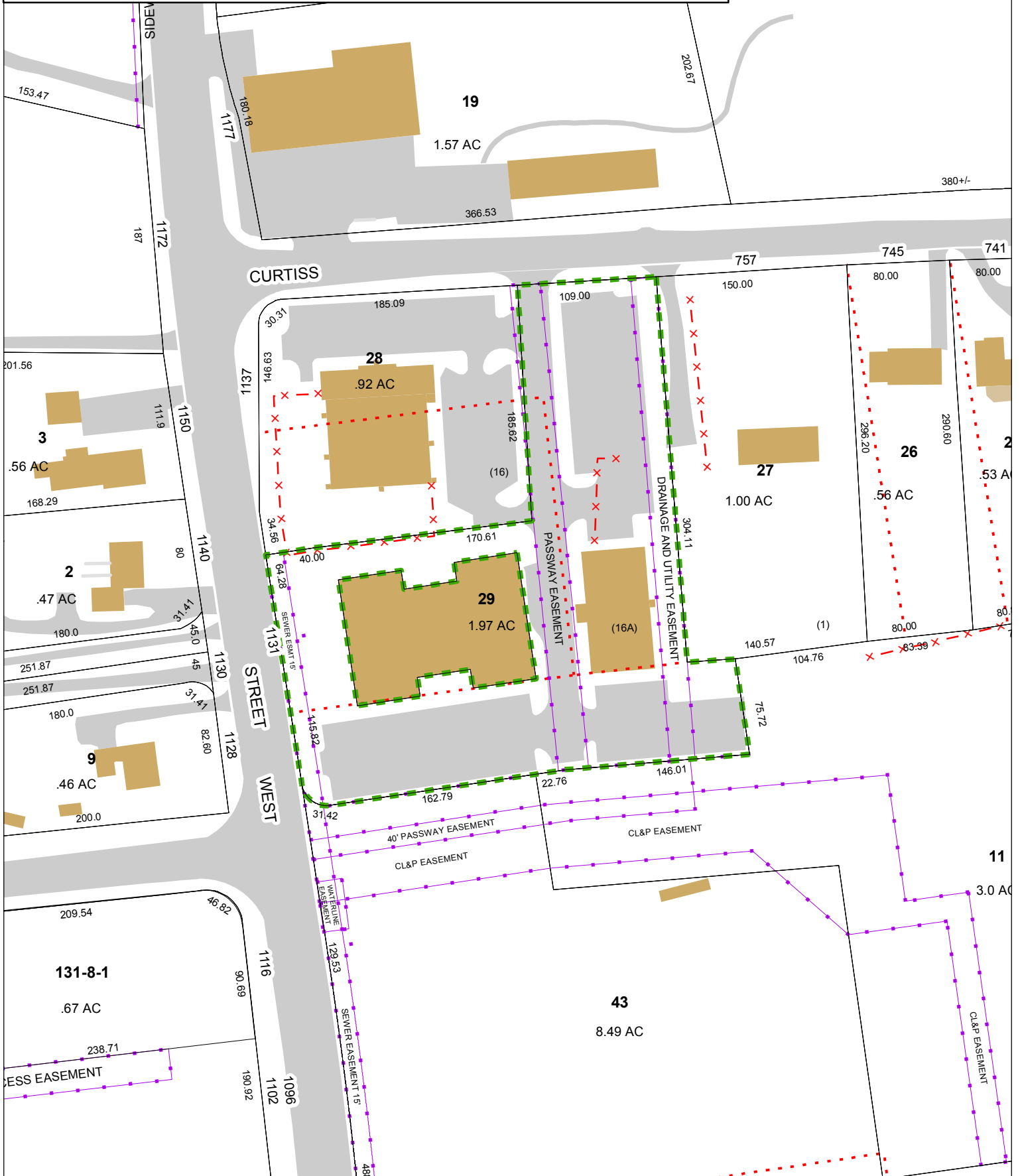
| Appraisal      |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2014           | \$2,119,180  | \$0       | \$2,119,180 |
| 2013           | \$2,119,180  | \$0       | \$2,119,180 |
| 2012           | \$2,119,180  | \$0       | \$2,119,180 |
| 2011           | \$1,639,650  | \$479,530 | \$2,119,180 |

| Assessment     |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2014           | \$1,483,430  | \$0       | \$1,483,430 |
| 2013           | \$1,483,430  | \$0       | \$1,483,430 |
| 2012           | \$1,483,430  | \$0       | \$1,483,430 |
| 2011           | \$1,147,760  | \$335,670 | \$1,483,430 |

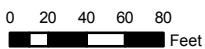
# Town of Southington, Connecticut - Assessment Parcel Map

Parcel: 143029

Address: 1131 WEST ST



Approximate Scale:



Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Southington and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced November 2014



# SOUTHINGTON, CT



## 1131 WEST ST

Sales

Print

Map It

Location

1131 WEST ST

Mblu

143/ / 029/ 0002/

Acct#

19109

Owner

1137-1145 WEST STREET LLC

Assessment

\$1,022,200

Appraisal

\$1,460,280

PID

14444

Building Count

1

### Current Value

| Appraisal      |              |      |             |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total       |
| 2016           | \$1,460,280  | \$0  | \$1,460,280 |
| Assessment     |              |      |             |
| Valuation Year | Improvements | Land | Total       |
| 2016           | \$1,022,200  | \$0  | \$1,022,200 |

### Owner of Record

Owner

1137-1145 WEST STREET LLC

Sale Price

\$0

Co-Owner

Certificate

Address

710 MAIN ST SUITE 11

Book & Page

1040/ 296

PLANTSVILLE, CT 06479

Sale Date

12/15/2005

Instrument

25

### Ownership History

| Ownership History         |            |             |             |            |            |
|---------------------------|------------|-------------|-------------|------------|------------|
| Owner                     | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| 1137-1145 WEST STREET LLC | \$0        |             | 1040/ 296   | 25         | 12/15/2005 |
| FLORIAN ROY S & I JUNE    | \$0        |             | 265/1068    | 25         | 01/02/1900 |

### Building Information

Building 1 : Section 1

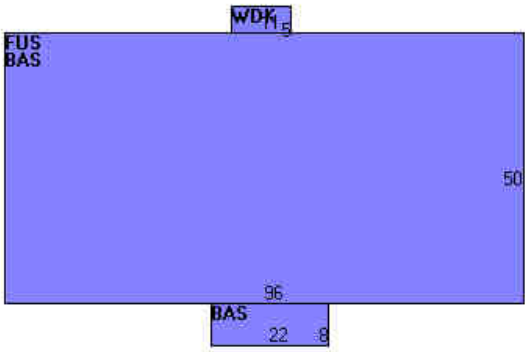
Year Built: 2007  
Living Area: 9776  
Building Percent Good: 95

| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| STYLE               | Medical Office |
| MODEL               | Comm/Ind       |
| Grade               | B              |
| Stories:            | 2              |
| Occupancy           | 1              |
| Exterior Wall 1     | Stone/Masonry  |
| Exterior Wall 2     | Clapboard      |
| Roof Structure      | Gable          |
| Roof Cover          | Asphalt Shingl |
| Interior Wall 1     | Drywall        |
| Interior Wall 2     |                |
| Interior Floor 1    | Average        |
| Interior Floor 2    |                |
| Heating Fuel        | Typical        |
| Heating Type        | Forced Hot Air |
| AC Type             | Central        |
| Bldg Use            | Medical Office |
| Total Bedrooms      |                |
| Total Baths         |                |
| Wet Sprinkler       | 0              |
| Dry Sprinkler       | 0              |
| 1st Floor Use:      |                |
| Heat/AC             | Heat/AC Pkgs   |
| Frame Type          | Wood Frame     |
| Baths/Plumbing      | Average        |
| Ceiling/Wall        | Typical        |
| Rooms/Prtns         | Average        |
| Wall Height         | 22             |

Building Photo



Building Layout



| Building Sub-Areas (sq ft) |                      |            | Legend      |
|----------------------------|----------------------|------------|-------------|
| Code                       | Description          | Gross Area | Living Area |
| BAS                        | First Floor          | 4976       | 4976        |
| FUS                        | Finished Upper Story | 4800       | 4800        |
| WDK                        | Deck                 | 55         | 0           |
|                            |                      | 9831       | 9776        |

Extra Features

| Extra Features | Legend |
|----------------|--------|
|                |        |

No Data for Extra Features

Land

Land Use

Use Code 342  
Description Medical Office  
Zone I-1  
Alt Land Appr No  
Category

Land Line Valuation

Size (Acres) 0  
Depth

Outbuildings

| Outbuildings             | Legend |
|--------------------------|--------|
| No Data for Outbuildings |        |

Valuation History

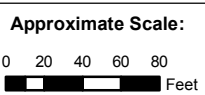
| Appraisal      |              |      |             |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total       |
| 2014           | \$1,424,920  | \$0  | \$1,424,920 |
| 2013           | \$1,424,920  | \$0  | \$1,424,920 |
| 2012           | \$1,424,920  | \$0  | \$1,424,920 |
| 2011           | \$1,424,920  | \$0  | \$1,424,920 |

| Assessment     |              |      |           |
|----------------|--------------|------|-----------|
| Valuation Year | Improvements | Land | Total     |
| 2014           | \$997,440    | \$0  | \$997,440 |
| 2013           | \$997,440    | \$0  | \$997,440 |
| 2012           | \$997,440    | \$0  | \$997,440 |
| 2011           | \$997,440    | \$0  | \$997,440 |

# Town of Southington, Connecticut - Assessment Parcel Map

Parcel: 1430290002

Address: 1131 WEST ST



Disclaimer: This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Southington and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced November 2014

# End of Information



R. CALABRESE AGENCY, L.L.C.