



**12 Condo Units For Sale**  
-----  
**Waterbury Rental Portfolio**  
-----  
**Eight Separate Complexes**





- **Condo Portfolio: Twelve (12) Rental Units for Sale**
- **Become the Owner of Income Producing Condos in Well-Maintained Condo Complexes - Stable Rents**
- **MASSIVE Value Add Opportunity with Below Market Rents**
- **Hands off Property Management**



**Condominium Complex Portfolio** — — — **Tree-Lined Neighborhoods**  
**Waterbury, CT – 12 Units For Sale** — — — **Well Built Complexes**

**12 Units Total Price: \$2,075,000**  
**CAP Rate: 6.24%**  
**Pro-Forma Cap Rate: 8.27%**





- **HUGE VALUE ADD OPPORTUNITY**
  - Many Units at Far Below Market Rents
- **Low Maintenance Investment**
  - HOA Handles Exterior Property Management
  - In Place Management Team Handles Tenant Issues
- **Expertly Picked Complexes**
  - Durable Construction
  - Ideal Locations
- **One and Two Bedroom Condos Featuring Updated Interiors, Attached Garages, Laundry in-unit, Many Nearby Amenities**

**Condominium Complex Portfolio** — — — **Tree-Lined Neighborhoods**  
**Waterbury, CT – 12 Units For Sale** — — — **Well Built Complexes**

**12 Units Total Price: \$2,075,000**  
**CAP Rate: 6.24%**  
**Pro-Forma Cap Rate: 8.27%**

## The Offering: Residential Condo Portfolio

Price: \$2,075,000

CAP Rate: 6.24%

PRO-FORMA CAP Rate: 8.27%

### Complexes in Portfolio

- East Mountain Village (Four Units)
- Patricia Crest (Two Units)
- Judith Lane (Two Units)
- Chipman Street (One Unit)
- Taft Pointe (One Unit)
- Fairfield Meadow (One Unit)
- Stonefield (One Unit)

Total Units: Twelve (12) | Total Square Footage: 10,963 SQFT

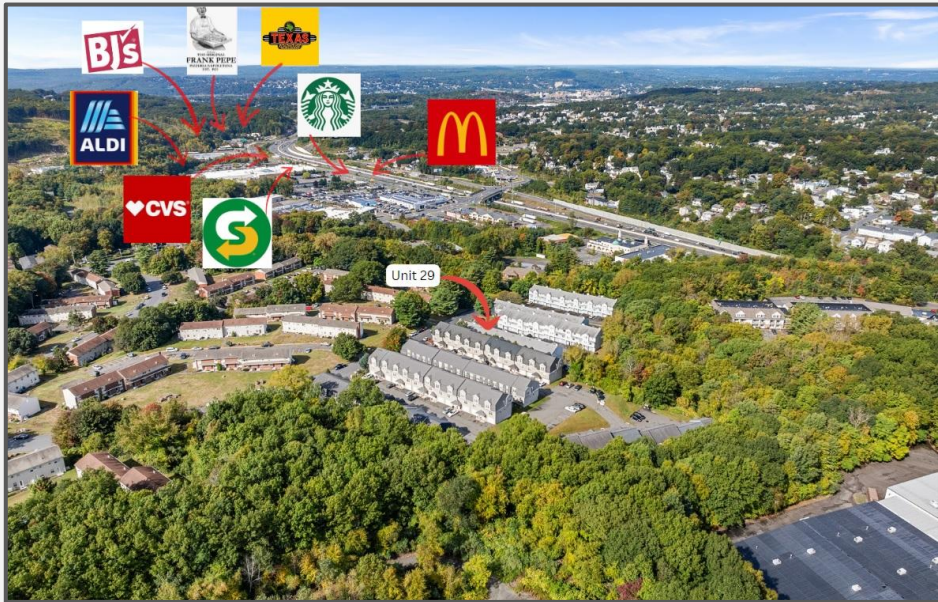
Combined Income	Current
<b>Annual Gross Rent Income:</b>	<b>\$210,000</b>
<b>Expenses (Annual)</b>	
<b>Utilities:</b>	<b>PAID BY TENANTS</b>
<b>Insurance:</b>	<b>\$1,785</b>
<b>Maintenance &amp; Misc:</b>	<b>\$3,102.86</b>
<b>Management:</b>	<b>\$5,000</b>
<b>HOA Fees:</b>	<b>\$34,416</b>
<b>Property Tax:</b>	<b>\$36,157</b>
<b>Total Annual Expenses:</b>	<b>\$80,460.86</b>
<b>Net Operating Income:</b>	<b>\$129,539.14</b>



Unit	Bed/Baths	SQFT	Monthly Rent	Lease Expiration
170 Stonefield Drive Unit 29, Waterbury, CT	2 / 1.5	1015 SQFT	\$1,600	Month to Month
35 Mountain Village Road Unit 8, Waterbury, CT	1 / 1	662 SQFT	\$1,100	Month to Month
35 Mountain Village Road Unit 23, Waterbury, CT	1 / 1	726 SQFT	\$1,100	October 31, 2025
35 Mountain Village Road Unit 27, Waterbury, CT	1 / 1	726 SQFT	PRO FORMA: \$1,400	Vacant
222 Judith Lane Unit 5, Waterbury, CT	2 / 1.5	1032 SQFT	\$1,250	Aug 1, 2025
228 Judith Lane Unit 3, Waterbury, CT	2 / 1.5	1047 SQFT	\$1,700	Month to Month
541 Pierpoint Road Unit 5, Waterbury, CT	2 / 1.5	1056 SQFT	\$1,300	Month to Month
541 Pierpoint Road Unit 9, Waterbury, CT	1 / 1	770 SQFT	\$1,400	September 1, 2025
10 Taft Point Unit 3, Waterbury, CT	2 / 1.5	1245 SQFT	\$2,100	June 30, 2025
895 Hamilton Avenue Unit 5, Waterbury, CT	2 / 1.5	1088 SQFT	\$1,600	April 30, 2025
81 Chipman St Unit 6, Waterbury, CT	1 / 1	610 SQFT	\$1,250	Month to Month
85 Aetna Street Unit 8, Naugatuck, CT	2 / 1.5	986 SQFT	\$1,700	Month to Month
<b>Combined Totals</b>		<b>Total: 10,963 SQFT</b>	<b>\$17,500 (\$210,000 annually)</b>	

Unit	Bed/Baths	SQFT	PRO FORMA Monthly Rent
170 Stonefield Drive Unit 29, Waterbury, CT	2 / 1.5	1015 SQFT	\$2,000
35 Mountain Village Road Unit 8, Waterbury, CT	1 / 1	662 SQFT	\$1,300
35 Mountain Village Road Unit 23, Waterbury, CT	1 / 1	726 SQFT	\$1,400
35 Mountain Village Road Unit 27, Waterbury, CT	1 / 1	726 SQFT	\$1,400
222 Judith Lane Unit 5, Waterbury, CT	2 / 1.5	1032 SQFT	\$2,000
228 Judith Lane Unit 3, Waterbury, CT	2 / 1.5	1047 SQFT	\$2,000
541 Pierpoint Road Unit 5, Waterbury, CT	2 / 1.5	1056 SQFT	\$1,900
541 Pierpoint Road Unit 9, Waterbury, CT	1 / 1	770 SQFT	\$1,400
10 Taft Point Unit 3, Waterbury, CT	2 / 1.5	1245 SQFT	\$2,300
895 Hamilton Avenue Unit 5, Waterbury, CT	2 / 1.5	1088 SQFT	\$1,900
81 Chipman St Unit 6, Waterbury, CT	1 / 1	610 SQFT	\$1,400
85 Aetna Street Unit 8, Naugatuck, CT	2 / 1.5	986 SQFT	\$2,000
<b>Combined Totals</b>		<b>Total: 10,963 SQFT</b>	<b>\$21,000 (\$252,000 annually)</b>





- Excellent Locations
- Many Major Retailers Walking Distance
- Units Close to Public Transportation, Downtown, Mall, Food







- Extremely Desirable Features for Tenants
- Many Units have an Attached Garage Space and Balconies
- All Condos have In-Unit Laundry







- Professionally Managed Complexes and Low HOA Fees
- Little to no Deferred Maintenance in Units
- In Place Tenants

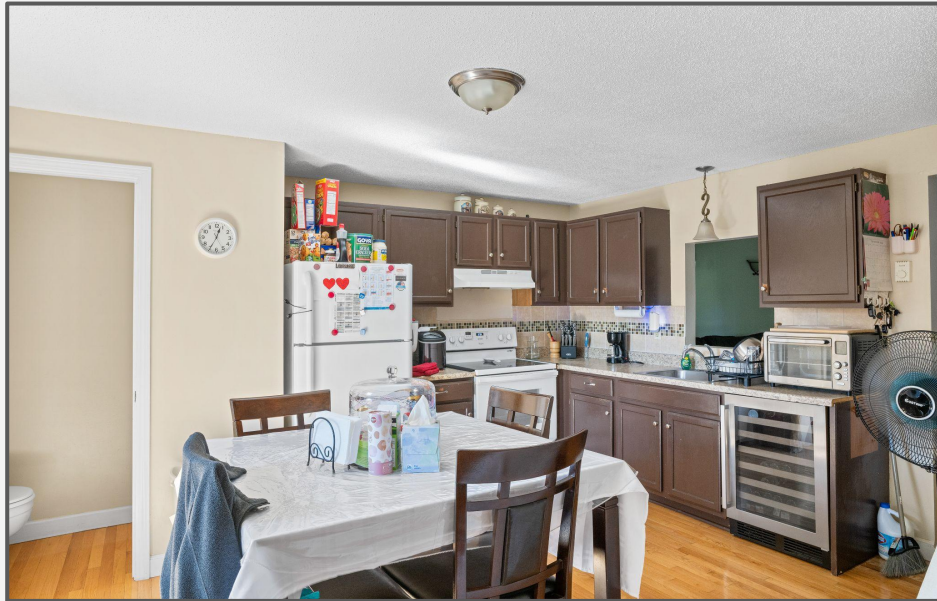






- Below Market Rents Present Massive Value Add Opportunity
- Most Units are Month to Month Occupants
- Waterbury Market Provides a High Absorption Rate











# In Place Property Management

- Buyer has the Option to Keep the Current Management Agreement.
- Current Agreement has Two Years Left as of October 2024 (with a Team Willing to Renew).
- In Place Management Contract Cost is \$5,000 per Year.
  - No Increases Over the Next Two Years.
  - Includes Full Service Property Management For the Condos in the Portfolio.

# Group Realty LLC

625 Wolcott Street, Suite 8L

Waterbury, CT 06705

*“Service is our business”*

**Full Service Commercial Real Estate Brokerage**

## ➤ Buy

- Group Realty and its Representatives are Extensively Experienced in Representing Both Themselves and Their Clients in Commercial Real Estate Purchases of Various Asset Types - Retail, Office, Industrial, Hospitality, Special Use.

## ➤ Sell

- Group Realty has Successfully Brokered the Sale of Various Asset Types - Retail, Office, Hospitality, Multifamily, and Industrial.

## ➤ Property Management

- Group Realty Property Management Services range from Condo Management to Full Service Commercial Real Estate Property Management - Let Us Handle it for You!

## ➤ Leasing

- Group Realty Agents have Leased Tens of Thousands of Square Feet of Office Space, Retail Space, and Industrial Space and operate all over Connecticut for Client Leasing Needs.



EXCLUSIVELY LISTED BY:

---



Zach Pranger

Commercial Real Estate Advisor

Group Realty LLC

Direct: (203) 751-1390

License: CT RES.0824481

---

Group Realty LLC  
625 Wolcott Suite 8L  
Waterbury, CT 06705  
REB.075847

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase and/or leasing of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers and/or lessees. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.