27 BROAD STREET — NEW LONDON, CT 06320

5-Unit Mixed-Use | 1 Commercial + 4 Residential | Asking Price: $899,000

Section 1 — Current Rent Roll

Unit	Type	Monthly	Annual
COMMERCIAL			
1st Fl	Commercial — Dental Office (current lease)	$4,423.49	$53,081.88
RESIDENTIAL — Heat & Hot Water Included in Rent			
2F	2 Bedroom / 1 Bath	$1,500.00	$18,000.00
2R	1 Bedroom / 1 Bath	$1,200.00	$14,400.00
3F	2 Bedroom / 1 Bath	$1,000.00	$12,000.00
3R	1 Bedroom / 1 Bath	$1,150.00	$13,800.00
TOTAL CURRENT GROSS INCOME		**$9,273.49**	**$111,281.88**

Section 2 — Proforma Rent Roll (Estimated Market Rents)

Unit	Type	Monthly	Annual
COMMERCIAL			
1st Fl	Commercial — Dental Office (in-place, unchanged)	$4,423.49	$53,081.88
RESIDENTIAL — Heat & Hot Water Included in Rent			
2F	2 Bedroom / 1 Bath	$1,700.00	$20,400.00
2R	1 Bedroom / 1 Bath	$1,500.00	$18,000.00
3F	2 Bedroom / 1 Bath	$1,700.00	$20,400.00
3R	1 Bedroom / 1 Bath	$1,500.00	$18,000.00
TOTAL PROFORMA GROSS INCOME		**$10,823.49**	**$129,881.88**

Section 3 — Financial Summary

Operating Expenses

Expense Category	Annual (Est.)
Property Taxes — City of New London	**$13,047.84**
Property Insurance	**$9,081.00**
Natural Gas — Heat & Hot Water (Est.)	**$13,483.00**
Electric — Common Areas (Est.)	**$804.00**
Trash Removal	**$1,393.20**
TOTAL OPERATING EXPENSES (Est.)	**$37,808.04**

In-Place NOI — Current Rents

Line Item	Amount
Gross Annual Income (Current Rents)	**$111,281.88**
Less: Vacancy & Credit Loss — 5% residential only (Est.)	**($2,910.00)**
Effective Gross Income	**$108,371.88**
Less: Total Operating Expenses (Est.)	**($37,808.04)**
NET OPERATING INCOME — IN-PLACE (Est.)	**$70,563.84**

Proforma NOI — Estimated Market Rents

Line Item	Amount
Gross Annual Income (Proforma Rents)	**$129,881.88**
Less: Vacancy & Credit Loss — 5% residential only (Est.)	**($3,840.00)**
Effective Gross Income	**$126,041.88**
Less: Total Operating Expenses (Est.)	**($37,808.04)**
NET OPERATING INCOME — PROFORMA (Est.)	**$88,233.84**