

**OFFERING
MEMORANDUM**
12 Residential Units

**206-208 Hamilton St
Hartford, CT
\$1,050,000**



12 Unit Brick Apartment Building



Executive Summary

Hartford, CT continues to be one of the fastest growing cities in New England. As of 2024, Hartford has experienced an average year-over-year rent growth of approximately 7-9%. The average rent for a one-bedroom apartment in Hartford is around \$1,350 per month, while a two-bedroom apartment averages about \$1,650 per month. Over the past five years, rent in Hartford has increased by approximately 20%, reflecting the city's growing demand for rental properties. Hamilton Street is located in the desirable Parkville area which has seen significant developments over the past decade, contributing to its transformation into a thriving urban neighborhood. Key initiatives and projects include, revitalization of historic buildings, the development of Parkville Market and many infrastructure improvements.

This is a great opportunity to acquire this 12 unit brick building located in the Parkville area of Hartford, CT. All utilities are separate, and tenant paid. Ownership has spent over 100k in the last 2 years in cap ex and maintenance and repairs. Value add by increasing rents closer to market rates. 6 out of 12 units have been remodeled.

Property Highlights

- ***12 Unit Residential Brick Apartment Building***
 - ***Located in the Parkville area of Hartford***
 - ***(11) 1br 1b units and (1) 2br 1b unit.***
- ***Over 110k spent on Cap Ex in the last 2 years.***
 - ***New Roof- 2022***
- ***6 out of 12 units have all been remodeled in last 2 years.***
 - ***New Hot Water heaters***
 - ***Updated common areas***
 - ***New exterior staircase***
 - ***New windows***
 - ***Separate, tenant paid utilities***

Rent Roll

206-208 Hamilton

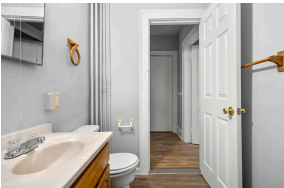
Rental Income

Unit	Unit Size	Current Rent:	Market Rent:	Lease Expiration:
A1	1 Bedroom	\$1,100.00	\$1,250.00	12/31/24
A2	1 Bedroom	VACANT	\$1,250.00	-
A3	1 Bedroom	\$1,000.00	\$1,250.00	2/28/25
A4	1 Bedroom	\$950.00	\$1,250.00	7/31/24
B1	1 Bedroom	\$950.00	\$1,250.00	2/28/25
B2	1 Bedroom	\$1,075.00	\$1,250.00	4/30/25
B3	1 Bedroom	\$970.00	\$1,250.00	8/31/24
B4	1 Bedroom	\$1,025.00	\$1,250.00	11/30/24
C1	1 Bedroom	\$1,100.00	\$1,250.00	1/31/25
C2	1 Bedroom	\$1,100.00	\$1,250.00	11/30/24
C3	1 Bedroom	\$900.00	\$1,250.00	At-Will
C4	2 Bedroom	\$1,196.00	\$1,500.00	8/31/24
Total:		\$11,366.00	\$15,250.00	

CapEx/Maintenance and Repairs

Overview:

Roof:	\$27,400.01
Mechanicals:	\$7,200.00
Exterior:	\$16,104.87
General Interior:	\$4,227.41
Unit Turns:	\$57,756.38
Total CapEx:	\$112,688.67





Disclaimer

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and we make no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



Contact:

Michael Doherty

(860)941-9996

mike@dohertyhometeam.com

kw LEGACY PARTNERS
KELLERWILLIAMS. REALTY