

45-81 North Main Street, Bristol, CT 06010

\$7,950,000

MIXED USE BUILDING

Retail Rent Roll

Building /Units	Tenants	Monthly Rent	Size	Lease Information
45-1	Avalon Smoke Shop	\$2,649.00		9/1/2022-9/30/2027, one 5-yr option with annual 3% rent increase
45-2	Grimbuster Laundry	\$3,929.00		10/1/2020 - 9/30/2030, starting 10/1/2025, rent increase 2% annually. NNN
45-3	Subway	\$2,024.00		New owner just bought Subway, new renovation, will sign new lease. NNN
59-1	Tata Restaurant	\$11,500.00		5-yr lease, started 8/1/2025, one 5-year renewal with 3% annual rent increase starting 8/1/2030. NNN
59-2	VACANT	\$0.00	7000 sqft.	Estimated Market Rent = 16/sqft NNN \$9,333 / mo NNN
59-3/4	House of Fire Church	\$3,500.00		8/1/2024-7/30/2029, 3% annual rent increase starting 9/1/2025
81-1	Sabaidee Thai Restaurant	\$4,201.00		7/1/2020 - 6/30/2030, annual 3% rent increase starting 7/1/2021, two 5-year option with 3% annual rent increase. NNN
81-2	VACANT	\$0.00		Estimated Market Rent = \$3,200 NNN
Current Total Income		\$27,803.00	\$333,636.00	ANNUAL

BRAND NEW ROOF
19,000 SQ. FT. - 2025
Roof

Residential Rent Roll (NEED TO UPDATE)

Building / Units	Tenants	Monthly Rent	Size	Lease Information
45-A		\$1,550.00	2BR/1BA, 750 sf	annual renewal started 4/15/21
45-B		\$1,432.00	1BR/1BA, 550 sf	annual renewal started 1/29/18
45-C		\$1,875.00	2BR/1BA, 850 sf	annual renewal started 12/21/23
45-D		\$1,400.00	1BR/1BA, 675 sf	annual renewal started 4/15/21
45-E		\$1,450.00	1BR/1BA, 650 sf	annual renewal started 4/15/22
45-F		\$1,750.00	2BR/1BA, 850 sf	annual renewal started 2/1/2
45-G		\$1,350.00	Studio/1BA, 500 sf	annual renewal started 9/15/22
45-H		\$1,750.00	2BR/1BA, 850 sf	annual renewal started 6/15/23
45-J		\$1,670.00	Studio/1BA, 550 sf	annual renewal started 4/29/23
45-K		\$1,450.00	Studio/1BA, 550 sf	annual renewal started 4/15/23
45-L		\$1,250.00	Studio/1BA, 450 sf	annual renewal started 1/31/24
45-M		\$1,300.00	Studio/1BA, 450 sf	annual renewal started 8/28/20
45-X		\$1,359.00	1BR/1BA, 750 sf	annual renewal started 12/15/19
81-4		\$1,700.00	2BR/1BA, 1050 sf	annual renewal started 4/15/21
81-5		\$2,475.00	3BR/1BA, 1250 sf	annual renewal started 4/1/22
81-6		\$2,200.00	3BR/1.5BA, 1350 sf	annual renewal started 7/1/25
81-7		\$2,800.00	3BR/1BA, 1350 sf	annual renewal started 5/1/22
81-5		\$1,800.00	3BR/1BA, 1150 sf	annual renewal started 9/15/19
Current Total Income		\$30,561.00	\$366,732.00	ANNUAL

Operating Statement

Gross Rent	\$700,368.00
Vacancy Loss (5%)	\$0.00
Effective Rent	\$700,368.00

CAM Reimbursement	\$72,156.00	ANNUAL
--------------------------	--------------------	---------------

Expenses (JC RUN THROUGH)

Expenses (JC RUN THROUGH)	Source
Tax	Provided by Seller
Insurance	Provided by Seller
Eversource electric	Provided by Seller
Eversource gas	Provided by Seller
Supplies	Provided by Seller
Landscaping	Provided by Seller
Snow plow	Provided by Seller
Parking Lot Sweep	Provided by Seller
Water/Sewer	Provided by Seller
Fire Monitoring	Provided by Seller
Maintanance	Provided by Seller
Accounting	Provided by Seller
Legal	Provided by Seller
Management	3% Fee Added
Total Expenses	\$165,816.04 23.68%

NOI	\$606,707.96
NOI w/ filled Vacancies	\$757,103.96