

SIGMUND

NEW YORK • CONNECTICUT

24 Hoyt Street, Stamford, CT

Investment Property · Rental Income & P&L Summary

List Price: **\$2,495,000** · Sold as 1 Package

Castle Rock Properties of Stamford, LLC | Prepared April 2026

Gross Annual Revenue \$195,300	Net Operating Income \$162,800	Total SF (Both Bldgs) 5,826 SF	Total Units 4 Units
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PROPERTY OVERVIEW

	Building 1 — Front	Building 2 — Rear Duplex	Notes
Year Built	1896	2024	
Classification	Legal 2-Family	Legal 2-Family Duplex (side-by-side)	All permits closed — Building Dept.
Units	Unit A: 2 BR / 1 BA Unit B: 4 BR / 2 BA	Unit C: 3 BR / 2.5 BA Unit D: 3 BR / 2.5 BA	
Total SF	2,804 SF	3,022 SF	5,826 SF combined

RENT ROLL

Unit	Bldg	Tenant(s)	Bed / Bath	SF	Monthly	Annual Rent
Unit A	Bldg 1	S***	2 BR / 1 BA	1,402 SF	\$2,675	\$32,100
Unit B	Bldg 1	H***	4 BR / 2 BA	1,402 SF	\$3,600	\$43,200
Unit C	Bldg 2	P***	3 BR / 2.5 BA (est.)	1,511 SF	\$5,000	\$60,000
Unit D	Bldg 2	J***	3 BR / 2.5 BA (est.)	1,511 SF	\$5,000	\$60,000
TOTAL		4 Units		5,826 SF	\$16,275	\$195,300

LEASE TERMS

Unit	Tenant(s)	Lease Term	Utility Notes
Unit A	S***	May 3, 2025 – May 3, 2026	Landlord pays water, lawn, snow, heat, gas
Unit B	H***	Dec 2023 – Dec 2024	Tenant pays heat, hot water, gas; Landlord pays water
Unit C	P***	Jun 1, 2025 – May 31, 2026	Tenant pays all utilities
Unit D	J***	Aug 15, 2025 – Aug 14, 2026	Tenant pays all utilities; 2 cats permitted

ANNUAL PROFIT & LOSS / SECURITY DEPOSITS

Item	Amount	Unit	Deposit
Gross Annual Rental Income	\$195,300	Unit A	\$2,675
EXPENSES		Unit B	\$3,600
Property Tax (entire property)	(\$22,000)	Unit C	\$10,000
Landscaping/Snow Removal	(\$1,500)	Unit D	\$5,500
Insurance	(\$9,000)	TOTAL	\$21,775
Total Expenses	(\$32,500)		
NET OPERATING INCOME	\$162,800		

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