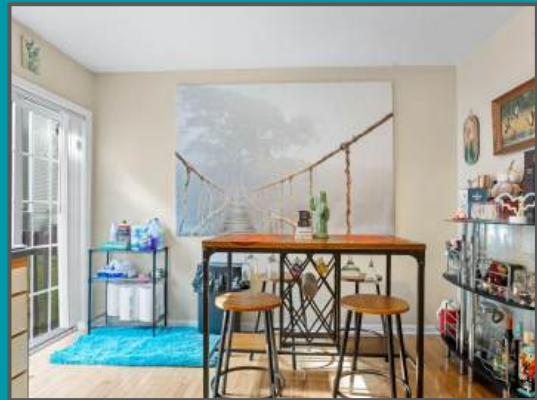




## **Waterbury Rental Portfolio**

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**31 Condo Units For Sale**

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**DAY ONE CASH FLOW**

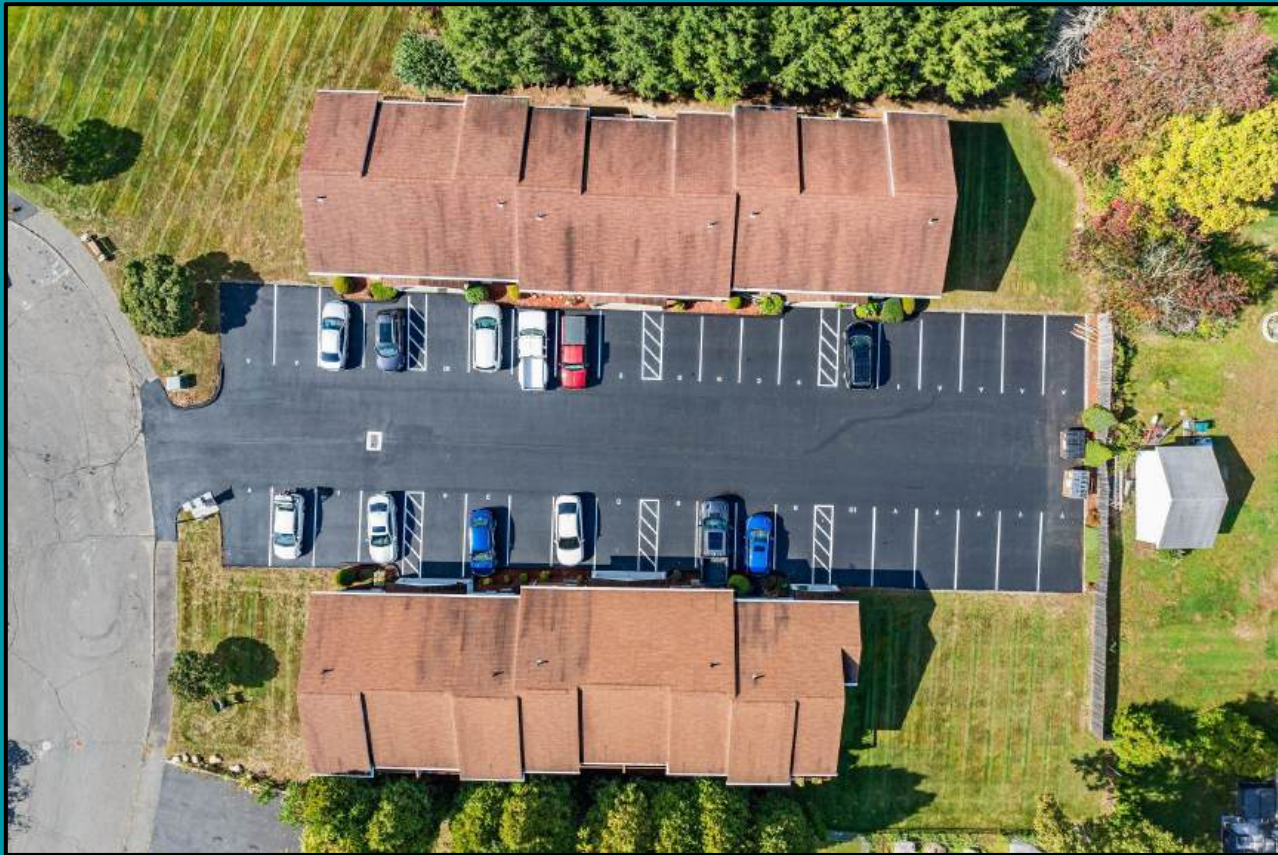




- **Condo Rental Portfolio: Thirty One (31) Rental Units for Sale**
- **Become the Owner of Thirty One Condos: Income Producing, Professionally Maintained, Well-Built Communities**
- **MASSIVE Value Add Opportunity: Far Below Market Rents**
- **Condo Associations Provide Hands off Property Management: Stable Income**

**Condominium Complex Portfolio** — — — **Tree-Lined Neighborhoods**  
**Waterbury, CT – 31 Units For Sale** — — — **Well Built Complexes**

**31 Units Total Price: \$5,125,000**  
**CAP Rate: 6.51%**  
**Pro-Forma Cap Rate: 10.42%**



➤ **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 – 31 Units For Sale** — — — **Well Built Complexes**

**31 Units Total Price: \$5,125,000**  
**CAP Rate: 6.51%**  
**Pro-Forma Cap Rate: 10.42%**

## The Offering: Waterbury Residential Condo Portfolio

Price: \$5,125,000

CAP Rate: 6.51%

PRO-FORMA CAP Rate: 10.42%

**Median Sales Price - Townhouse/Condo**  
Rolling 12-Month Calculation



**Total Condo Units For Sale: Thirty One (31)**  
**Total Leasable Square Footage: 32,147 SQFT**

Combined Income	Current
<b>Annual Gross Rent Income:</b>	<b>\$522,000</b>
<b>Expenses (Annual)</b>	
<b>Utilities:</b>	<b>PAID BY TENANTS</b>
<b>Insurance:</b>	<b>\$4,135.40</b>
<b>Maintenance &amp; Misc:</b>	<b>\$7,202.46</b>
<b>Management:</b>	<b>\$10,000.00</b>
<b>HOA Fees:</b>	<b>\$87,084.00</b>
<b>Property Tax:</b>	<b>\$79,753.00</b>
<b>Total Annual Expenses:</b>	<b>\$188,174.86</b>
<b>Net Operating Income:</b>	<b>\$333,825.14</b>

Unit	Bed/Baths	SQFT	Monthly Rent	Lease Expiration
975 Meriden Road Unit 3 Waterbury, CT	2 / 1.5	1,040 SQFT	\$1,350	MONTH TO MONTH
975 Meriden Road Unit 9 Waterbury, CT	1 / 1	748 SQFT	\$1,200	Feb 28, 2025
975 Meriden Road Unit 22 Waterbury, CT	2 / 1.5	1,040 SQFT	\$1,250	March 31, 2025
975 Meriden Road Unit 31 Waterbury, CT	1 / 1	748 SQFT	\$1,200	April 30, 2025
975 Meriden Road Unit 59 Waterbury, CT	2 / 1.5	1,040 SQFT	\$1,400	Jan 1, 2025
975 Meriden Road Unit 74 Waterbury, CT	1 / 1	748 SQFT	\$1,200	MONTH TO MONTH
975 Meriden Road Unit 86 Waterbury, CT	1 / 1	748 SQFT	PRO-FORMA \$1,750	VACANT
975 Meriden Road Unit 91 Waterbury, CT	2 / 1.5	1,040 SQFT	\$1,300	MONTH TO MONTH
975 Meriden Road Unit 109 Waterbury, CT	2 / 1.5	1,040 SQFT	\$1,300	MONTH TO MONTH
975 Meriden Road Unit 117 Waterbury, CT	1 / 1	748 SQFT	\$1,100	MONTH TO MONTH
975 Meriden Road Unit 120 Waterbury, CT	2 / 1.5	1,040 SQFT	\$1,400	April 30, 2025
495-3 Scott Road, Waterbury, CT	2 / 1.5	1,088 SQFT	\$1,400	March 31, 2025
497-5 Scott Road, Waterbury, CT	2 / 1.5	1,088 SQFT	\$1,400	April 30, 2025
501-24 Scott Road, Waterbury, CT	2 / 1.5	1,088 SQFT	\$1,450	MONTH TO MONTH
515-46 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$1,600	MONTH TO MONTH
519-49 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$1,800	August 30, 2025
519-54 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$1,400	MONTH TO MONTH
519-55 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$1,400	MONTH TO MONTH
519-56 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$1,100	July 1, 2025
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>TOTALS</b>		<b>32,147 SQFT</b>	<b>\$43,500 (\$522,000 annually)</b>	

975 Meriden Road Condo Complex



495-519 Scott Road Condo Complex



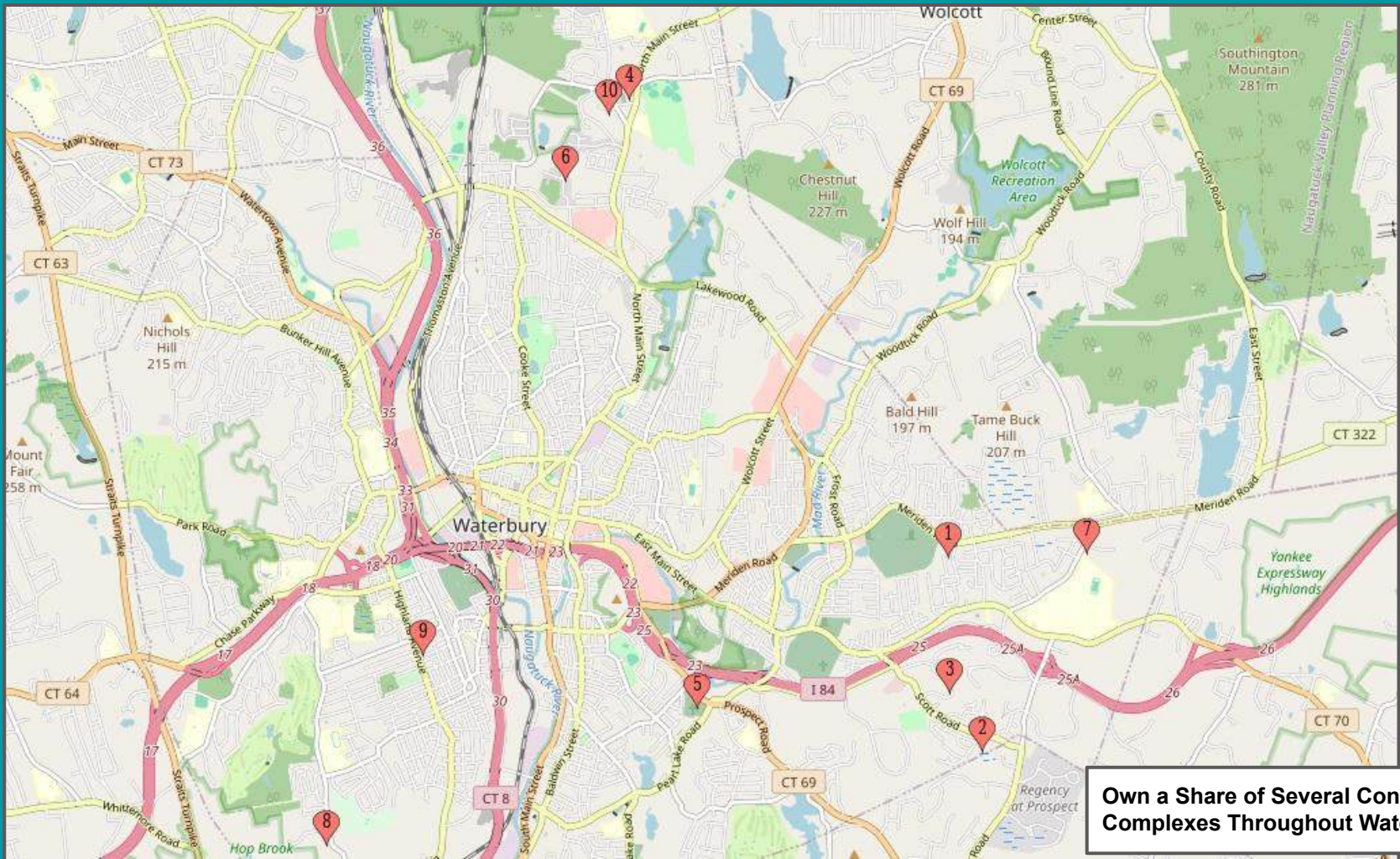
## Pro-Forma Rents

Massive  
Value Add  
Opportunity



Meticulously  
Maintained  
Units at Below  
Market Rents

Unit	Bed/Baths	SQFT	Monthly Rent
975 Meriden Road Unit 3 Waterbury, CT	2 / 1.5	1,040 SQFT	\$2,000
975 Meriden Road Unit 9 Waterbury, CT	1 / 1	748 SQFT	\$1,750
975 Meriden Road Unit 22 Waterbury, CT	2 / 1.5	1,040 SQFT	\$2,000
975 Meriden Road Unit 31 Waterbury, CT	1 / 1	748 SQFT	\$1,750
975 Meriden Road Unit 59 Waterbury, CT	2 / 1.5	1,040 SQFT	\$2,000
975 Meriden Road Unit 74 Waterbury, CT	1 / 1	748 SQFT	\$1,750
975 Meriden Road Unit 86 Waterbury, CT	1 / 1	748 SQFT	\$1,750
975 Meriden Road Unit 91 Waterbury, CT	2 / 1.5	1,040 SQFT	\$2,000
975 Meriden Road Unit 109 Waterbury, CT	2 / 1.5	1,040 SQFT	\$2,000
975 Meriden Road Unit 117 Waterbury, CT	1 / 1	748 SQFT	\$1,100
975 Meriden Road Unit 120 Waterbury, CT	2 / 1.5	1,040 SQFT	\$2,000
495-3 Scott Road, Waterbury, CT	2 / 1.5	1,088 SQFT	\$2,200
497-5 Scott Road, Waterbury, CT	2 / 1.5	1,088 SQFT	\$2,200
501-24 Scott Road, Waterbury, CT	2 / 1.5	1,088 SQFT	\$2,200
515-46 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$2,500
519-49 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$2,500
519-54 Scott Road, Waterbury, CT	2 / 1.5	1,588 SQFT	\$2,500
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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>TOTAL</b>		<b>32,147 SQFT</b>	<b>\$60,200 (\$722,400 annually)</b>



**Own a Share of Several Condo Complexes Throughout Waterbury**



- 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
- Many 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 \$10,000 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



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