



RE/MAX
RIGHT CHOICE



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INVESTMENT OFFERING MEMORANDUM

40 VINE STREET

BRIDGEPORT, CONNECTICUT 06604

3-FAMILY ASSET | VALUE-ADD OPPORTUNITY



ASKING PRICE: \$699,900

\$57,060 CURRENT NOI	\$94,166 PRO FORMA NOI	13.0% PRO FORMA CAP RATE	VALUE-ADD RENTAL UPSIDE
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PROPERTY OVERVIEW

ADDRESS
40 Vine Street
Bridgeport, CT 06604

BUILDING TYPE
3-Family

YEAR BUILT
1920 (Approx.)

BUILDING SIZE
4,877 SF (Approx.)

LOT SIZE
0.08 Acres (Approx.)

STORIES
3

ZONING
RC (Residential – City)

PARKING
Off-Street Parking

UTILITIES
Separate Gas & Electric
Tenants Pay Heat & Electric



INVESTMENT HIGHLIGHTS

- Strong in-place income with immediate cash flow
- Significant rental upside to market rates
- One unit delivered vacant – immediate lease-up opportunity
- Prime South End location near Seaside Park
- Minutes to Downtown Bridgeport, Metro-North, and I-95
- Well-maintained building with separate utilities
- Ideal for investors seeking strong returns in a solid rental market

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CURRENT RENT ROLL

UNIT	FLOOR	UNIT TYPE	CURRENT RENT (MONTHLY)	CURRENT RENT (ANNUAL)
1	First Floor	4 Bed / 1 Bath	\$2,555	\$30,660
2	Second Floor	4 Bed / 1 Bath	\$2,200	\$26,400
3	Third Floor	4 Bed / 1 Bath	Vacant	\$0
TOTAL			\$4,755	\$57,060

Current rents in place as of May 2026.

Third floor delivered vacant – immediate lease-up opportunity at market rents.



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PRO FORMA RENT ROLL

UNIT	FLOOR	UNIT TYPE	PRO FORMA RENT (MONTHLY)	PRO FORMA RENT (ANNUAL)
1	First Floor	4 Bed / 1 Bath	\$3,200	\$38,400
2	Second Floor	4 Bed / 1 Bath	\$3,200	\$38,400
3	Third Floor	4 Bed / 1 Bath	\$3,200	\$38,400
TOTAL			\$9,600	\$115,200

Pro forma rents are based on current market conditions for similar 4-bedroom units in the South End and surrounding areas. This reflects a \$3,200/month market rent per unit.

LEASE-UP ASSUMPTION: Third floor stabilized at \$3,200/month within 60 days.



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EXPENSES & FINANCIAL SUMMARY

ANNUAL EXPENSES

EXPENSE	MONTHLY	ANNUAL
Real-estate Taxes	\$790	\$9,474
Property Insurance	\$375	\$4,500
Water & Sewer	\$275	\$3,300
Repairs & Maintenance	\$200	\$2,400
Vacancy (5%)	\$238	\$2,860
TOTAL EXPENSES	\$1,878	\$23,434

FINANCIAL SUMMARY

Pro Forma Gross Income	\$115,200
Less: Total Expenses	(\$23,434)
PRO FORMA NOI	\$92,666
Asking Price	\$699,900
PRO FORMA CAP RATE	13.0%

PRO FORMA CAP RATE

13.0%