

171 CHESTNUT STREET NEW HAVEN, CT



PRIME WOOSTER SQUARE
MULTIFAMILY FOR SALE

BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive, Suite 304 Fairfield, CT 06825

171 CHESTNUT STREET NEW HAVEN, CT

PROPERTY HIGHLIGHTS

Baldwin Pearson & Co., Inc. is pleased to present 171 Chestnut Street, New Haven, CT to the market. This well-located multifamily asset is situated on a quiet, tree-lined side street in New Haven's highly sought-after Wooster Square neighborhood, offering investors a stable, income-producing property with strong long-term appreciation potential.

The property is comprised of four spacious two-bedroom apartments along with a rare and highly valuable private four-car rear garage, a true differentiator in this submarket. 171 Chestnut Street delivers stable cash flow with immediate, meaningful upside potential in a neighborhood that has experienced substantial residential rent growth over the past several years. Select lease expirations and flexible tenancy also create the opportunity for owner-user occupancy of one or more units, while maintaining strong in-place income. Opportunities to acquire multifamily assets in Wooster Square are increasingly scarce, making 171 Chestnut Street an exceptional offering in one of Connecticut's strongest and most desirable rental markets.

Select Property Highlights:

- Significant upside potential across all residential units
- The building is in excellent condition and is separately metered for all utilities
- Premier Wooster Square location offering a quiet residential setting within walking distance to renowned dining, nightlife, and the neighborhood park
- Rare private rear four-car garage, providing added income potential and tenant appeal
- Basement laundry and storage lockers on site



 (203) 335-5117  Daniel@baldwinpearson.com

 (203) 521-6348  www.baldwinpearson.com

 55 Walls Drive, Suite 304 Fairfield, CT 06825

171 CHESTNUT STREET NEW HAVEN, CT

UNIT	TYPE	SQFT	CURRENT	PROFORMA	LEASE TERM
Apartment 4	2 BR	850	\$1,900	\$2,250	MTM
Apartment 3	2 BR	850	\$1,975	\$2,250	MTM
Apartment 2	2 BR	850	\$1,900	\$2,250	MTM
Apartment 1	2 BR	850	\$0	\$2,250	VACANT
4 Car Garage		750		\$1,000	

Monthly:	\$5,775	\$10,000
----------	---------	----------

Gross Operating Income:	\$69,300	\$120,000
Vacancy/Collection Loss (3%):	\$(2,079)	\$(3,600)
Laundry/ Storage	\$0	\$10,000
Effective Gross Income:	\$67,221	\$126,400

Real Estate Taxes:	\$(20,577)	\$(20,577)
Fuel***:	\$(0)	\$(0) ***TENANTS PAY
Water & Sewer:	\$(0)	\$(0) ***TENANTS PAY
Insurance:	\$(4,500)	\$(4,500)
Common Area Electric:	\$(1,000)	\$(1,000) ***TENANTS PAY
Repairs & Maintenance:	\$(2,500)	\$(2,500)
Management (5%):	\$(4,705)	\$(8,848)
Total Expenses:	\$(33,282)	\$(37,425)

Net Operating Income:	\$33,939	\$88,975
------------------------------	-----------------	-----------------

BALDWIN PEARSON
& COMPANY, INCORPORATED

Realtors



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive, Suite 304 Fairfield, CT 06825

171 CHESTNUT STREET NEW HAVEN, CT PROPERTY PHOTOS



BALDWIN PEARSON
& COMPANY, INCORPORATED

Realtors



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive Fairfield, CT 06824

171 CHESTNUT STREET NEW HAVEN, CT

PROPERTY PHOTOS



BALDWIN PEARSON
& COMPANY, INCORPORATED

Realtors



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive Fairfield, CT 06824

171 CHESTNUT STREET NEW HAVEN, CT PROPERTY PHOTOS



BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive Fairfield, CT 06824

171 CHESTNUT STREET NEW HAVEN, CT

PROPERTY PHOTOS



BALDWIN PEARSON
& COMPANY, INCORPORATED *Realtors*



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive Fairfield, CT 06824

171 CHESTNUT STREET NEW HAVEN, CT PROPERTY PHOTOS



BALDWIN PEARSON
& COMPANY, INCORPORATED

Realtors



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive Fairfield, CT 06824

171 CHESTNUT STREET NEW HAVEN ,CT



Offering Metrics:
Suggested Listing Price: \$999,999
Approx. Square Footage: 3,900
Proforma Cap Rate: 8.90%
PPU: \$250,000
PPSF: \$256

BALDWIN PEARSON
& COMPANY, INCORPORATED

Realtors



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive, Suite 304 Fairfield, CT 06825

171 CHESTNUT STREET NEW HAVEN, CT

CONFIDENTIAL OFFERING

This Offering Memorandum was prepared by Baldwin Pearson & Co, Inc. (“Broker”) solely for the use of prospective purchasers of the properties located at 171 Chestnut Street New Haven, CT 06511 (the “Property”). Neither the Broker nor the owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred to the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefore may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or a prospective purchaser with any income or expense figures, budgets, or projections regarding the Property.

Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest to offer to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at the time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to Owner or Broker.



(203) 335-5117



Daniel@baldwinpearson.com



(203) 521-6348



www.baldwinpearson.com



55 Walls Drive, Suite 304 Fairfield, CT 06825