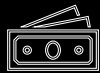


251 & 238 Coleman Street



ASKING
\$1,1500,000



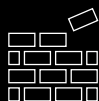
Occupancy
85%



PROJECTED CAP
9.5%



FREE MARKET
100%



PPSF
\$181



LOCATION
**Bridgeport
Connecticut**

INVESTMENT OPPORTUNITY

Exodus Capital is pleased to present a two building, 7-unit package in the Hallows neighborhood of Bridgeport. Located between Harral Avenue and Olive Street. The buildings consist of 6,343 square feet between a 4-unit and 3-unit building. 90% of tenants are on MTM leases. Upside is in potential section 8 rentals or converting the 2 bedrooms into 3-bedroom units.

RENT ROLL

RESIDENTIAL RENT

UNIT	STATUS	CURRENT RENT	PRO FORMA	BEDROOMS	LEASE EXPIRATION	ADDITIONAL NOTES
251 Coleman Street						
1	FM	\$1,600	\$2,100	2 Bedroom	9/1/2026	Pays Heat and Eletric
2	FM	\$1,400	\$2,100	2 Bedroom	MTM	Pays Heat and Eletric
3	FM	\$1,400	\$2,100	2 Bedroom	MTM	Pays Heat and Eletric
4	FM	\$1,400	\$2,100	2 Bedroom	MTM	Pays Heat and Eletric
238 Coleman Street						
1	FM	\$1,600	\$2,100	2 Bedroom	MTM	Pays Heat and Eletric
2	FM	\$0	\$1,400	1 Bedroom	MTM	Vacant
3	FM	\$1,200	\$1,400	1 Bedroom	MTM	Pays Heat and Eletric
		CURRENT	PRO FORMA			
Monthly Residential Income		\$8,600	\$13,300			
Annual Residential Income		\$103,200	\$159,600			

EXPENSE ANALYSIS

INCOME	CURRENT	\$/PER UNIT	PRO FORMA
Potential Gross Residential Income	\$103,200	\$14,743	\$159,600
Vacancy Loss (3%)	(\$3,096)	(\$442)	(\$4,788)
Effective Gross Income	\$100,104		\$154,812

EXPENSES	CURRENT	\$/PER UNIT	PRO FORMA
Real Estate Taxes (15%)	\$14,661	\$2,094	\$15,101
Fuel - Gas	\$0	\$0	\$0
Insurance	\$8,400	\$1,200	\$8,652
Water and Sewer	\$5,950	\$850	\$6,129
Repairs and Maintenance	\$4,550	\$650	\$4,687
Common Electric (PPSF)	\$0	\$0	\$0
Super Salary	\$6,000	\$857	\$6,000
Management (4%)	\$4,004	\$400	\$4,644
Total Expenses (44%)	\$43,565	\$6,052	\$45,212
Net Operating Income	\$56,539		\$109,600



exiting clients out of **assets** and into **opportunities**

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Exodus Capital CRE LLC - The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's own due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Exodus Capital and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Exodus Capital and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.