

943 North Road, Groton, CT 06340

Three-level commercial office building with four tenants

Square feet	4,368
Price	\$ 595,000.00
Cap Rate	8.86%

INCOME STATEMENT - YEARLY**REVENUES**

Total Rent Revenue	\$70,644.00
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EXPENSES**Operating Expenses**

Property Taxes	\$ 7,906.19
Garbage Removal	\$ 514.62
Insurance	\$ 4,987.00
Landscape & Snow	\$ 3,249.18
Utilities	\$ 378.37
Maintenance	\$ 893.35

Total Expenses	\$17,928.71
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Net Operating Income	\$52,715.29
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Rent Roll:

Location	Monthly Rent	Expires	Notes
1st Floor	\$ 2,737.00	5/31/2027	2% increase/yr, 2 yr renewal option
2nd Floor	\$ 1,095.00	8/31/2025	5% increase/yr
Lower 1	\$ 1,105.00	9/30/2029	2% increase/yr
Lower 2	\$ 950.00	2/28/2027	Rent increases to \$1020/mo. in 2026