



192 MAIN STREET • SUITE 12 • BRISTOL, CT 06010
Business: (860) 585-5635 • Fax: (860) 582-0480

Abstract of Income & Expenses
1001 Farmington Avenue, Bristol, CT 06010

The 2024 Gross Annual Income for the existing Tenants was **\$108,672.03**. The two vacant spaces are available for \$2,359.00/month and \$995.00/month or a “projected additional income” of \$40,248.00/year. The “projected” Gross Annual Income could be **\$148,920.00/year**. The Leases are Modified Gross Leases with the Tenants paying for their own electricity. The Landlord is paying for the gas heat, electric for the air conditioning, interior and exterior lighting and Suite 302.

Annual Expenses 2024

| | |
|--------------------------|---------------------|
| Cleaning..... | \$ 5,785.00 |
| Landscaping | \$ 744.44 |
| Snowplowing..... | \$ 4,366.94 |
| Trash Removal..... | \$ 1,227.06 |
| Real Estate Taxes..... | \$19,204.92 |
| Property Insurance..... | \$ 6,000.00 |
| Repairs/Maintenance..... | \$11,005.72 |
| Electric..... | \$11,645.85 |
| Gas..... | \$ 5,065.42 |
| Water..... | \$ 1,476.33 |
| Total..... | \$ 66,521.68 |

This Abstract of Income & Expenses is from sources deemed reliable but not warranted subject to errors, omissions change of other terms and conditions, prior sale and withdrawal without notice.



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