



Presented by **RE/MAX** Right Choice Commercial and Investment

**1269 Main Street, Bridgeport, CT, 06604**

# Property Highlights

**Price: \$31,000,000**

**CAP Rate: 6.45%**

Rare opportunity to acquire a newly constructed mixed-use asset in Downtown Bridgeport, positioned to appeal to investors seeking stable residential income with additional upside through ground-floor retail. The property consists of a 5-story, transit-oriented development with 92 apartments and 5 street-level commercial spaces, located within the city's Downtown Transit-Oriented Development (DVD-TOD) district. Delivered as part of Bridgeport's broader redevelopment initiative, the asset offers modern construction, strong walkability, and proximity to major transportation hubs, with remaining retail lease-up providing value-add potential for a new owner.

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# Building Attributes



- Mixed-Use Commercial / Residential Asset
- Downtown Transit-Oriented Development (DVD-TOD) Zoning
- Construction: Wood Frame with Modern Systems
- Year Built: 2022 (New Construction)
- 5-Story Building
- 92 Residential Apartment Units
- Unit Mix:
  - 28 One-Bedroom Units
  - 60 Two-Bedroom Units
  - 4 Three-Bedroom Units
- Ground Floor Retail (5–6 Storefronts)
- Total Building Area: ~110,000+ SF
- Parking Area Included
- Elevator Access
- Sprinkler System (Wet)
- Central Air Conditioning
- Gas Heat (Forced Air)
- Flat Roof with Rubber Membrane
- Hardwood / Modern Interior Finishes
- High Density Urban Infill Development
- Approx. 0.85 Acre Lot
- Fully Completed as of 10/2024

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# Exterior



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# Interior



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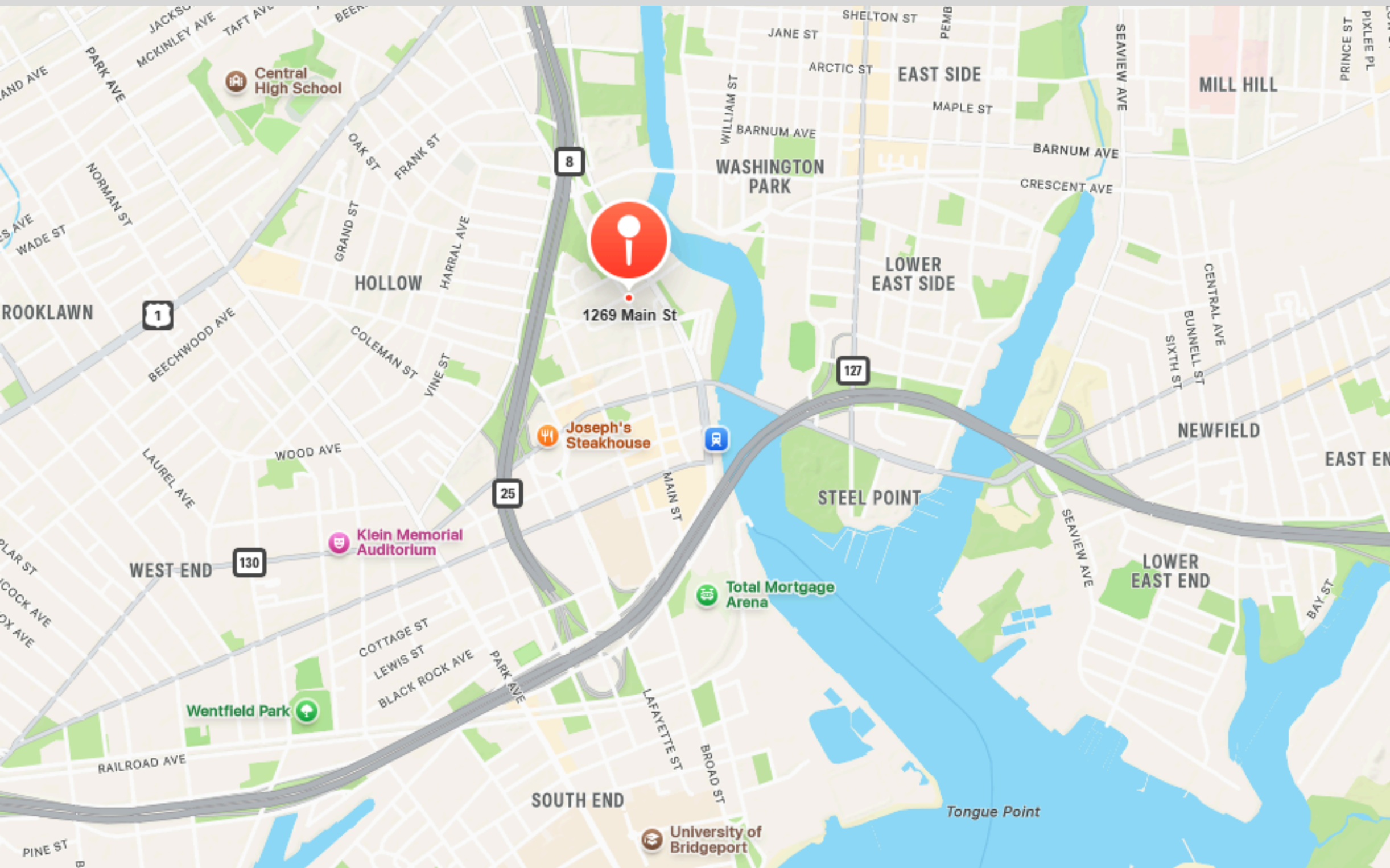
# Parking



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# Location & Transit

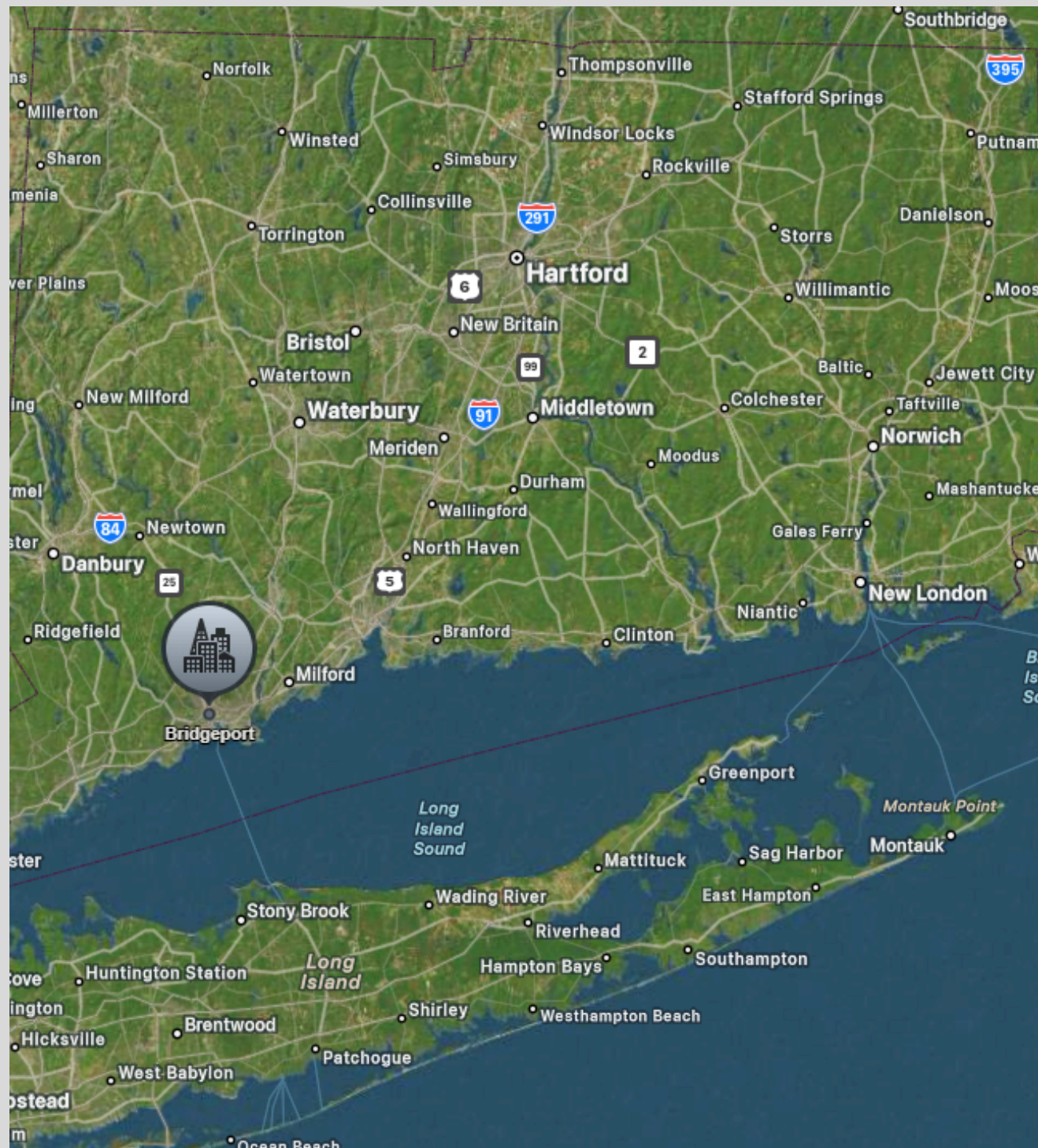


Positioned in the heart of Downtown Bridgeport, 1269 Main Street offers exceptional accessibility with immediate proximity to **Route 8**, **Route 25**, and **Interstate 95**. The property is also within close distance to the Bridgeport Transportation Center, providing access to **Metro-North** rail service, **Antrak**, local **bus lines**, and **ferry connections**—making it a highly transit-oriented location for both commuters and residents.

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# City of Bridgeport, CT



Bridgeport is located in Southwestern Connecticut along the Long Island Sound in Fairfield County, positioned between New York City and New Haven. As the largest city in the state, it serves as a key regional hub with nearby towns including Stratford, Fairfield, and Trumbull.

Interstate 95 runs through the city, with Route 8 and Route 25 providing access to inland Connecticut and connections to Interstate 84. The Bridgeport Transportation Center offers Metro-North, Amtrak, bus service, and ferry access to Long Island.

As of 2022, Bridgeport has a population of approximately 148,000 and continues to see ongoing redevelopment, particularly in its downtown and waterfront areas.

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## PURCHASE ANALYSIS

1269 Main Street  
Bridgeport, CT 06604

Mixed-Use

92 Apartments  
2 Commercial

INCOME		Current
Residential - Gross Potential Rent		2,459,400
Commercial - Gross Potential Rent		111,600
<b>Total Rental Income</b>		<b>2,571,000</b>
Other Income		
Parking Income		77,000
Miscellaneous Income		38,549
<b>Total Income</b>		<b>2,686,549</b>
Vacancy / Credit Loss		
Residential	5.0%	(122,970)
Commercial	10.0%	(11,160)
<b>Effective Gross Income</b>		<b>\$2,552,419</b>
OPERATING EXPENSES		Per Unit
Real Estate Taxes		196,302
Insurance		73,242
Electric		24,360
Water & Sewer		50,818
Trash		34,068
Repairs & Maintenance incl. labor		58,605
Elevator		8,596
Legal & Accounting		6,783
General & Admin	\$200	18,400
Replacement Reserves	\$200	18,400
Management - self	2.5%	63,810
<b>Total Operating Expenses</b>	<b>22%</b>	<b>\$553,385</b>
		<b>\$6,015</b>
<b>NET OPERATING INCOME</b>		<b>\$1,999,034</b>

\*for Underwriting

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MORTGAGE LOAN CALCULATION	
Purchase Price	\$31,000,000
Price per Unit	\$336,957
CAP Rate	6.45%
<b>Loan to Value (LTV)</b>	<b>76.0%</b>
<b>Loan Amount</b>	<b>\$23,560,000</b>
<b>Down payment</b>	<b>\$7,440,000</b>
Rate - estimate	5.75%
Amortization	30
Annual Debt Service	\$1,666,075
Monthly Debt Service	\$138,840
Net Operating Income	\$1,999,034
Annual Payment	\$1,666,075
<b>Net Cash Flow</b>	<b>\$332,960</b>
<b>DSCR - Property</b>	<b>1.20</b>

### Footnotes:

1. Tax abatement through 2029.

Owner is negotiating with City of Bridgeport for extension