



# GreatCT Commercial

Diego L. Quintero, Associate Broker

Office 860.426.3383  
Cell 860.618.3220  
Fax 888.715.0940

Property address:	17 North Washington Street, Plainville, CT 06062 aka 15 N. Washington St, Plainville, CT 06062 (Assessor's Map-Block-Lot 25-F-29)						
		A1:ASC Basement Water Area 1200					
		A2: ASC offices: 2640					
		A3: Lunch/ Bottle/Blue rooms: 711					
Income:		A4: Warehouse / wash area: 10032					
		A5 2nd floor rear area: 2640					
Address			SqFT	Monthly	Annual	\$/sq ft.	Lease Ends
Property 1	Unit A (31,797 square ft)	ASC Industrial Air ( A1,A2,A3,A4,A5)	17223	\$7,500.00	\$ 90,000.00	\$5.23	5 year lease
(sublease)Property 2	Unit B	JAS Mfg (1st floor)	512	\$750.00	\$ 9,000.00	\$17.58	(current) Monthly
(sublease)Property 3	Unit C	vacant - ASC to sublease or use.	750	\$890.00	\$ 10,680.00	\$14.24	3 yr lease w/ 3 yr option
(sublease)Property 4	Unit D	Torq Design (1st floor)	812	\$550.00	\$ 6,600.00	\$8.13	April - 2026
(sublease)Property 6	Unit F	vacant - ASC to sublease or use.	4000	\$1,500.00	\$ 18,000.00	\$4.50	3 yr lease w/ 3 yr option
(sublease)Property 7	Unit G	Torchlight Graphics	4500	\$1,500.00	\$ 18,000.00	\$4.00	(current)Sept-2025
(sublease)Property 8	Unit H	Fink & Son	4000	\$3,000.00	\$ 36,000.00	\$9.00	(current) May -2029
			31797	\$15,690.00	\$ 188,280.00	\$5.92	(NON-III Net) monthly rent
				-\$5,503.72	reduce monthly building expenses paid by tenant		
		Leased Price Per Sq Ft.	\$5.92				
		Sales Price	\$1,550,000.00	\$10,186.28	\$ 122,235.36		(III Net) monthly rent
		Sales Price Per square foot	\$48.75				
							NOTES
Gross Potential Income:					\$ 188,280.00		
Less Vacancy & Debt Collection:							
Effective Gross Income:					\$ 188,280.00		
Tenant Expense Reimbursements (if any):							
Property 1					\$ -		
Property 2					\$ -		
Property 3					\$ -		
All Property					\$ -		
Total Tenant Expense Reimbursements				\$0.00	\$ -		
Total Income (rent less V&C plus any reimbursements):					\$ 188,280.00		
Expenses 2024							
Real Estate Taxes	2024 - \$23,044.26 (real estate tax increases to be incurred by landlord)				\$ 23,044.26		
Management	Managed by ASC - (fixed rate thru 5 year lease)		3.50%		\$ 6,589.80	\$549.15	monthly
Water/Sewer	2024 - \$2,233.76 (ASC to incur water / sewer rate increase throughout lease)	0	0				
Fire Insurance	2024 - \$4,684.00 (increases in premiums to be incurred by landlord)				\$ 4,684.00		
Flood Insurance	2024 - \$4797.28 (Required by bank because there is one room sub basement 10X12)						
Heating: natural gas:	2024 annual (Fixed thru 5 year lease - ASC to incur heating costs beyond \$14,750.00 )				\$ 14,750.00		
Elevator maintenance:	\$2085.59 annual in 2024 (ASC will pay up to \$10,500 total thru 5 yr lease / landlord pays in excess of this amount) - New elevator installed in 2019 w/ double wall shaft				\$ 2,100.00		
Electric	3 separate meters: ASC responsible for 3 separate electrical meters for 1, 2,3rd floor.				\$ -		
Repairs/Maintenance:	\$2,800 annual 2024 (ASC will pay up to \$14,000 total thru 5 yr lease / landlord pays for expenses in excess of this amount)				\$ 2,800.00		
Trash Removal	Paid separately by tenants				\$ -		
Sprinkler System	2024 - annual Quarterly Maintenance / inspections				\$ 3,601.40		
Grounds/Snow -	Annual cost average 36 months 2021-2024				\$ 8,475.00	\$706.25	monthly
Professional Fees					\$ -		
Total Expenses					\$ 43,000.20	\$66,044.46 / 12 months = \$5,503.72	
NOI					\$ 168,324.06		
	Cap Rate		10.8596				