

## 90 & 94 Park Rd, West Hartford, CT - Pro Forma

### West Hartford Sales Comps

Address	Unit #	Sale Price	Price Per Door	Sale Date
10 Court Park	3	\$ 580,000.00	\$ 193,333.33	2/14/2024
25 Fairview St	3	\$ 620,000.00	\$ 206,666.67	8/1/2024
152 Maplewood	3	\$ 625,000.00	\$ 208,333.33	10/7/2024

### On Market West Harford Rental Comps

Address	Bedrooms	Monthly Rent	Estimated Expense	Annual Rent Less Expenses
118 Richard St	2	\$ 2,200.00	\$ 9,240.00	\$ 17,160.00
217 Park Rd	2	\$ 1,950.00	\$ 8,190.00	\$ 15,210.00
29 Nesbit Ave	2	\$ 2,200.00	\$ 9,240.00	\$ 17,160.00

**Note:** Operational Expenses Estimated at 35%

Pro Forma Based on Completion of 90 Park Rd and Any Deffered Maintenance Having Been Addressed		
Estimated Future Monthly Rent	\$ 2,000.00	\$ 2,100.00
Estimated Annual Gross Income (7 two bedroom Units)	\$ 168,000.00	\$ 176,400.00
Estimated Expenses (35% of Gross Income)	\$ 58,800.00	\$ 61,740.00
Estimated Net Operating Income	\$ 109,200.00	\$ 114,660.00
Estimated Value Using a 7.5% Capitalization Rate	\$ 1,448,275.86	\$ 1,528,800.00
Estimated Door Value	\$ 206,896.55	\$ 218,400.00

**Note:** Operational Expenses Estimated at 35%

*It is strongly recommended that all prospective buyers, along with their advisors, use their own numbers to calculate their potential return on investment. The current owners have estimated the renovation costs to be approximately \$250,000 yet this number can vary considerably depending on many factors, including and not limited to, the level of finishes and the contractor selected.*



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