

Basil Amso
Re/Max Right Choice
Direct 203 209-3818



Property: 1804 Barnum Avenue
Bridgeport, CT 06610

of Units: 12

Residential: 10 total. 4-2br units / 6-1br units

Commercial: 2 storefronts

Asking price: \$1,675,000

<u>Unit</u>	<u>Unit type</u>	<u>Actual rent</u>	<u>Pro-forma</u>
1	2br	\$1000	\$1800
2	2br	\$1000	\$1800
3	2br	\$1000	\$1800
4	2br	\$1000	\$1800
5	1br	\$1100	\$1500
6	1br	\$1000	\$1500
7	1br	\$1100	\$1500
8	1br	\$1000	\$1500
9	1br	\$750	\$1500
10	1br	\$750	\$1500
11	Store	\$750	\$1250
12	Store	\$750	\$1250

Expenses Annual Figures.

Real estate taxes	\$22,126
Insurance	\$12,500
Gas	\$9000
Common electric	\$2000
Water/sewer	\$4500
<u>Dumpster</u>	<u>\$1440</u>
Total	\$51,566

Use Annual Figures **Actual** **Pro-forma**

Gross income	\$134,400	\$224,400
Net operating income	\$82,834	\$172,834
Cap rate	4.9%	10.3%

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