

83 E Grand Ave, New Haven, CT 06513

13 Units

Offered at \$2,600,000



Douglas Ledewitz, Pulse Realty LLC

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Licensed in State of CT REB.0759199

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Unit Breakdown

Building 1

9 Units - All 1-bedroom townhouses

Tenants pay electric/heat

Building 2

2 Units.

- Each unit has 2 bedrooms, both handicap/ADA compliant
- Tenants pay gas heat and central AC

Building 3

2 Units.

- First floor is 4-5 beds, 2.5 baths.
- Second floor is 3 beds, 1.5 baths.
- Tenants pay gas heat and central AC

Financials

2025 Actual expenses

Current rents

\$249,000

Insurance: \$12,976

Dumpster: \$4466.76

Utilities: \$2573

water: \$4807

sewer: \$2149

Landscaping: \$950

Snow Removal: \$1140

Leasing \$3000

2025 RE Taxes: \$38,325

Total Expenses: \$70,386.76

Current rents: \$249,000

Laundry income: \$2245.75

NOI \$180,858.99

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Rent Roll

Unit #	Current rent/m	Pro Forma (Fair Market)	Notes	Pay type	Length of rental so far
83A	\$2075	\$2300	No increase since 21	Full pay	6 years
83 B	\$1900	\$2000	No increase since 23	Full pay	2 years
79A	\$1750	\$1850	Recent increase	Sec 8	3 years
79B	\$1750	\$1850	\$1900 starting 4/1/26	Full pay	
95-1	\$1400	\$1550	Recent increase	Full pay	4 years
95-2	\$1450	\$1550	Recent increase	Full pay	7 years
95-3	\$1550	\$1550	Recent increase	Sec 8	10 years
95-4	\$1325	\$1550	No increase since 23	Full pay	10 years
95-5	\$1500	\$1500	New Vacant		
95-6	\$1500	\$1550	New tenant	Full pay	new
95-7	\$1500	\$1550	Leaving soon	Sec 8	4 years
95-8	\$1500	\$1550	New tenant	Full pay	new
95-9	\$1550	\$1550	Startin 2/16/26	Full pay	
Total:	\$20,750/m	\$21,950			

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**83-95-79 East Grand Ave
New Haven, CT 06513
Financials**

2025 expenses

Dumpster	\$ 4,466.76
Leasing	\$ 3,000.00
Insurance	\$ 12,976.00
water	\$ 4,807.00
sewer	\$ 2,149.00
Snow clear	\$ 1,140.00
Yard	\$ 950.00
Utilities	\$ 2,573.00
Taxes *	\$ 38,325.00
TOTAL EXPENSES	\$ 70,386.76

* 2025 taxes paid

2025 Expenses	\$ 70,386.76
NOI	\$ 180,858.99
Pro forma NOI	\$ 193,258.99

<u>Unit #</u>	<u>Current Rent</u>	<u>Pro forma</u>	<u>Notes</u>
83 A	\$ 2,075.00	\$ 2,300.00	no increase since 2021
83 B	\$ 1,900.00	\$ 2,000.00	no increase since 2023
79A	\$ 1,750.00	\$ 1,850.00	no increase since 2019
79B	\$ 1,750.00	\$ 1,900.00	To \$1900 4/1/26
95-1	\$ 1,400.00	\$ 1,550.00	Recent increased
95-2	\$ 1,450.00	\$ 1,550.00	Recent increased
95-3	\$ 1,550.00	\$ 1,550.00	Recent increased
95-4	\$ 1,325.00	\$ 1,550.00	no increase since 2023
95-5	\$ 1,500.00	\$ 1,500.00	New Vacant
95-6	\$ 1,500.00	\$ 1,550.00	
95-7	\$ 1,500.00	\$ 1,550.00	
95-8	\$ 1,500.00	\$ 1,550.00	
95-9	\$ 1,550.00	\$ 1,550.00	Rent starting 2/16/26

Rent \$ 20,750.00 \$ 21,950.00

Annual
Laundry \$ 2,245.75 \$ 2,245.75

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