



16 Condo Units For Sale

Waterbury Rental Portfolio

Nine Separate Complexes



- **Condo Portfolio: Sixteen (16) Rental Units for Sale**
- **Become the Owner of Sixteen Income Producing Condos in Well-Maintained Condo Complexes - Stable Rents**
- **MASSIVE Value Add Opportunity with Below Market Rents**
- **Condo Associations Provide Hands off Property Management**



Condominium Complex Portfolio — — — **Tree-Lined Neighborhoods**
Waterbury, CT – 16 Units For Sale — — — **Well Built Complexes**

16 Units Total Price: \$2,075,000
CAP Rate: 8.26%
Pro-Forma Cap Rate: 10.78%



- **HUGE VALUE ADD OPPORTUNITY**
 - Many Units at Far Below Market Rents
- **Low Maintenance Investment**
 - HOA Handles Exterior Property Management
 - In Place Management Team Handles Tenant Issues
- **Expertly Picked Complexes**
 - Durable Construction
 - Ideal Locations
- **One and Two Bedroom Condos Featuring Updated Interiors, Attached Garages, Laundry in-unit, Many Nearby Amenities**

Condominium Complex Portfolio — — — **Tree-Lined Neighborhoods**
Waterbury, CT – 16 Units For Sale — — — **Well Built Complexes**

16 Units Total Price: \$2,075,000
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The Offering: Residential Condo Portfolio

Price: \$2,075,000

CAP Rate: 8.26%

PRO-FORMA CAP Rate: 10.78%

Complexes in Portfolio

- East Mountain Village (Four Units)
- Patricia Crest (Three Units)
- Judith Lane (Two Units)
- Chipman Street (Two Units)
- Taft Pointe (One Unit)
- Glen Hill Estates (One Unit)
- Fairfield Meadow (One Unit)
- Stonefield (One Unit)
- Lisa Court (One Unit)

Total Units: Sixteen (16) | Total Square Footage: 14,123 SQFT

Combined Income	Current
Annual Gross Rent Income:	\$274,200
Expenses (Annual)	
Utilities:	PAID BY TENANTS
Insurance:	\$2,320
Maintenance & Misc:	\$3,942
Management:	\$5,000
HOA Fees:	\$45,132
Property Tax:	\$46,352.67
Total Annual Expenses:	\$102,746.67
Net Operating Income:	\$171,453.33

Unit	Bed/Baths	SQFT	Monthly Rent	Lease Expiration
170 Stonefield Drive Unit 29, Waterbury, CT	2 / 1.5	1015 SQFT	\$1,600	Month to Month
22 Lisa Court Unit 2, Waterbury, CT	1 / 1	730 SQFT	\$1,100	Month to Month
35 Mountain Village Road Unit 8, Waterbury, CT	1 / 1	662 SQFT	\$1,100	Month to Month
35 Mountain Village Road Unit 23, Waterbury, CT	1 / 1	726 SQFT	\$1,100	October 31, 2025
35 Mountain Village Road Unit 27, Waterbury, CT	1 / 1	726 SQFT	PRO FORMA: \$1,400	Vacant
222 Judith Lane Unit 5, Waterbury, CT	2 / 1.5	1032 SQFT	\$1,250	Aug 1, 2025
228 Judith Lane Unit 3, Waterbury, CT	2 / 1.5	1047 SQFT	\$1,700	Month to Month
541 Pierpoint Road Unit 5, Waterbury, CT	2 / 1.5	1056 SQFT	\$1,300	Month to Month
541 Pierpoint Road Unit 9, Waterbury, CT	1 / 1	770 SQFT	\$1,400	September 1, 2025
541 Pierpoint Road Unit 10, Waterbury, CT	1 / 1	770 SQFT	\$1,200	Month to Month
10 Taft Point Unit 3, Waterbury, CT	2 / 1.5	1245 SQFT	\$2,100	June 30, 2025
895 Hamilton Avenue Unit 5, Waterbury, CT	2 / 1.5	1088 SQFT	\$1,600	April 30, 2025
81 Chipman St Unit 5, Waterbury, CT	1 / 1	610 SQFT	\$1,250	Month to Month
81 Chipman St Unit 6, Waterbury, CT	1 / 1	610 SQFT	\$1,250	Month to Month
117 Bucks Hill Road Unit 6, Waterbury, CT	2 / 1.5	1050 SQFT	PRO FORMA: \$1,800	Vacant
85 Aetna Street Unit 8, Naugatuck, CT	2 / 1.5	986 SQFT	\$1,700	Month to Month
Combined Totals		Total: 14,123 SQFT	\$22,850 (\$274,200 annually)	

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170 Stonefield Drive Unit 29, Waterbury, CT	2 / 1.5	1015 SQFT	\$2,000
22 Lisa Court Unit 2, Waterbury, CT	1 / 1	730 SQFT	\$1,400
35 Mountain Village Road Unit 8, Waterbury, CT	1 / 1	662 SQFT	\$1,300
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228 Judith Lane Unit 3, Waterbury, CT	2 / 1.5	1047 SQFT	\$2,000
541 Pierpoint Road Unit 5, Waterbury, CT	2 / 1.5	1056 SQFT	\$1,900
541 Pierpoint Road Unit 9, Waterbury, CT	1 / 1	770 SQFT	\$1,400
541 Pierpoint Road Unit 10, Waterbury, CT	1 / 1	770 SQFT	\$1,400
10 Taft Point Unit 3, Waterbury, CT	2 / 1.5	1245 SQFT	\$2,300
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117 Bucks Hill Road Unit 6, Waterbury, CT	2 / 1.5	1050 SQFT	\$2,000
85 Aetna Street Unit 8, Naugatuck, CT	2 / 1.5	986 SQFT	\$2,000
Combined Totals		Total: 14,123 SQFT	\$27,200 (\$326,400 annually)



- Excellent Locations
- Many Major Retailers Walking Distance
- Units Close to Public Transportation, Downtown, Mall, Food





- Extremely Desirable Features for Tenants
- Many Units have an Attached Garage Space and Balconies
- All Condos have In-Unit Laundry



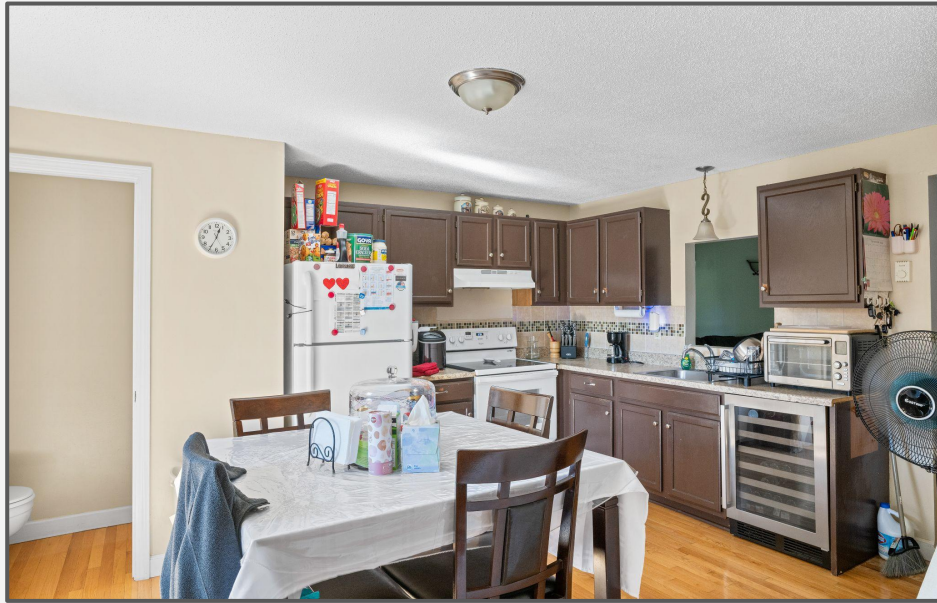


- Professionally Managed Complexes and Low HOA Fees
- Little to no Deferred Maintenance in Units
- In Place Tenants





- Below Market Rents Present Massive Value Add Opportunity
- Most Units are Month to Month Occupants
- Waterbury Market Provides a High Absorption Rate





In Place Property Management

- Buyer has the Option to Keep the Current Management Agreement.
- Current Agreement has Two Years Left as of October 2024 (with a Team Willing to Renew).
- In Place Management Contract Cost is \$5,000 per Year.
 - No Increases Over the Next Two Years.
 - Includes Full Service Property Management For the Condos in the Portfolio.

Group Realty LLC

625 Wolcott Street, Suite 8L

Waterbury, CT 06705

“Service is our business”

Full Service Commercial Real Estate Brokerage

➤ Buy

- Group Realty and its Representatives are Extensively Experienced in Representing Both Themselves and Their Clients in Commercial Real Estate Purchases of Various Asset Types - Retail, Office, Industrial, Hospitality, Special Use.

➤ Sell

- Group Realty has Successfully Brokered the Sale of Various Asset Types - Retail, Office, Hospitality, Multifamily, and Industrial.

➤ Property Management

- Group Realty Property Management Services range from Condo Management to Full Service Commercial Real Estate Property Management - Let Us Handle it for You!

➤ Leasing

- Group Realty Agents have Leased Tens of Thousands of Square Feet of Office Space, Retail Space, and Industrial Space and operate all over Connecticut for Client Leasing Needs.

EXCLUSIVELY LISTED BY:



Zach Pranger

Commercial Real Estate Advisor

Group Realty LLC

Direct: (203) 751-1390

License: CT RES.0824481

Group Realty LLC
625 Wolcott Suite 8L
Waterbury, CT 06705
REB.075847

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