

MILFORD · CONNECTICUT · WOODMONT BEACH

MULTIFAMILY INVESTMENT OFFERING

29 Village Road

A Woodmont Beach Multifamily

EIGHT RESIDENCES · ON LONG ISLAND SOUND · NEW CONSTRUCTION

OFFERED AT \$7,500,000 · 100% LEASED

Presented by Tonino Mavuli & the Mavuli & Fox Team · SERHANT. Commercial

THE OPPORTUNITY

A brand-new eight-unit, steps from the Sound.

29 Village Road is a newly constructed eight-family residence in the coveted Woodmont beach neighborhood of Milford — directly on Long Island Sound and moments from the sand. Delivered to a modern, turn-key standard with in-unit laundry, ductless heating and cooling, quartz kitchens and designer baths, the building is **100% leased** and producing from day one. Every residence is separately metered, so tenants pay their own utilities. With no deferred maintenance, brand-new systems, and a location that commands premium shoreline rents, it offers a rare combination of stability, quality, and long-term appreciation on the Connecticut coast.

8	100%	New	On Sound	\$311.7K	\$7.5M
RESIDENCES	LEASED	CONSTRUCTION	WOODMONT BEACH	GROSS RENT	ASKING PRICE

THE ASSET

Newly built, top to bottom.

ADDRESS	29 Village Rd, Milford (Woodmont), CT 06460
PROPERTY TYPE	Residential — 8 Units
UNIT MIX	4 × 1-Bed · 4 × 3-Bed
CONSTRUCTION	New · 2025–2026
STORIES	3 Stories
UTILITIES	Separately Metered · Tenant-Paid
OCCUPANCY	100% Leased
PROPERTY TAXES (EST.)	\$35,000 /yr
IN-PLACE NOI	\$240,466



THE NUMBERS

Fully leased, income in place today.

All eight residences are leased at market, producing \$311,700 of gross scheduled rent. With tenants responsible for their own utilities and a brand-new building carrying no deferred maintenance, in-place NOI is \$240,466 — a 3.2% cap at the asking price, with rent growth and appreciation upside on the shoreline.

RENT ROLL · IN PLACE

RESIDENCE	TYPE	MONTHLY	ANNUAL
Unit A	1 BD / 1.5 BA	\$2,400	\$28,800
Unit B	1 BD / 1.5 BA	\$2,400	\$28,800
Unit C	1 BD / 1.5 BA	\$2,400	\$28,800
Unit D	1 BD / 1.5 BA	\$2,400	\$28,800
Unit E	3 BD / 2 BA	\$3,875	\$46,500
Unit F	3 BD / 2 BA	\$3,800	\$45,600
Unit G	3 BD / 2 BA	\$3,800	\$45,600
Unit H	3 BD / 2 BA · all-incl.	\$4,900	\$58,800
Total		\$25,975	\$311,700

Eight residences, all leased. Unit H is leased on an all-inclusive basis. Unit mix: four 1-bedroom and four 3-bedroom homes.

OPERATING EXPENSES · EST.

PROPERTY TAXES	\$35,000
INSURANCE	\$12,500
WATER, SEWER & TRASH	\$9,000
REPAIRS, MAINT. & ADMIN	\$8,500
TOTAL EXPENSES	\$65,000

Tenants pay all their own in-unit utilities (electric, heat, gas). Owner expenses estimated; taxes and insurance allocated from portfolio estimates and subject to municipal reassessment.

GROSS SCHEDULED RENT \$311,700

LESS VACANCY (2%) -\$6,234

OPERATING EXPENSES -\$65,000

NET OPERATING INCOME \$240,466

ASKING PRICE \$7,500,000

PRICE / UNIT \$937,500

OCCUPANCY 100% Leased

IN-PLACE CAP RATE 3.2%

THE LOCATION

On the Sound, minutes from everything.

Woodmont is one of Connecticut's most sought-after shoreline neighborhoods — a walkable beach community on Long Island Sound within the City of Milford. Residents enjoy sandy beaches at the doorstep, a historic small-town core, and easy access to New Haven, Yale, and New York City by rail and I-95. Milford blends year-round coastal living with genuine commuter convenience, supporting strong, durable rental demand.



WHY MILFORD & WOODMONT SHORELINE

Beach Living

Direct Long Island Sound frontage, neighborhood beaches, Silver Sands State Park and Walnut Beach boardwalk — premium waterfront lifestyle year-round.

DINING & RETAIL

Downtown Milford Green

Woodmont village shops

Walnut Beach eateries

Shoreline dining & cafes

ECONOMY

Regional Hubs

Minutes to New Haven, Yale & Yale New Haven Health, plus Bridgeport and Lower Fairfield County — a deep, diversified employment base along the I-95 corridor.

BEACHES & PARKS

Silver Sands State Park

Walnut Beach & Boardwalk

Woodmont neighborhood beaches

Milford Harbor & marinas

ACCESS

Rail & Road

Metro-North New Haven Line and Shore Line East at Milford Station, with direct I-95 access and rail service to Grand Central and New York City.

TRANSPORTATION

Metro-North · New Haven Line

Shore Line East rail

Interstate 95 · U.S. Route 1

Rail to NYC & New Haven

Direct

LONG ISLAND SOUND

~\$4K

MILFORD POPULATION

~12 mi

TO NEW HAVEN

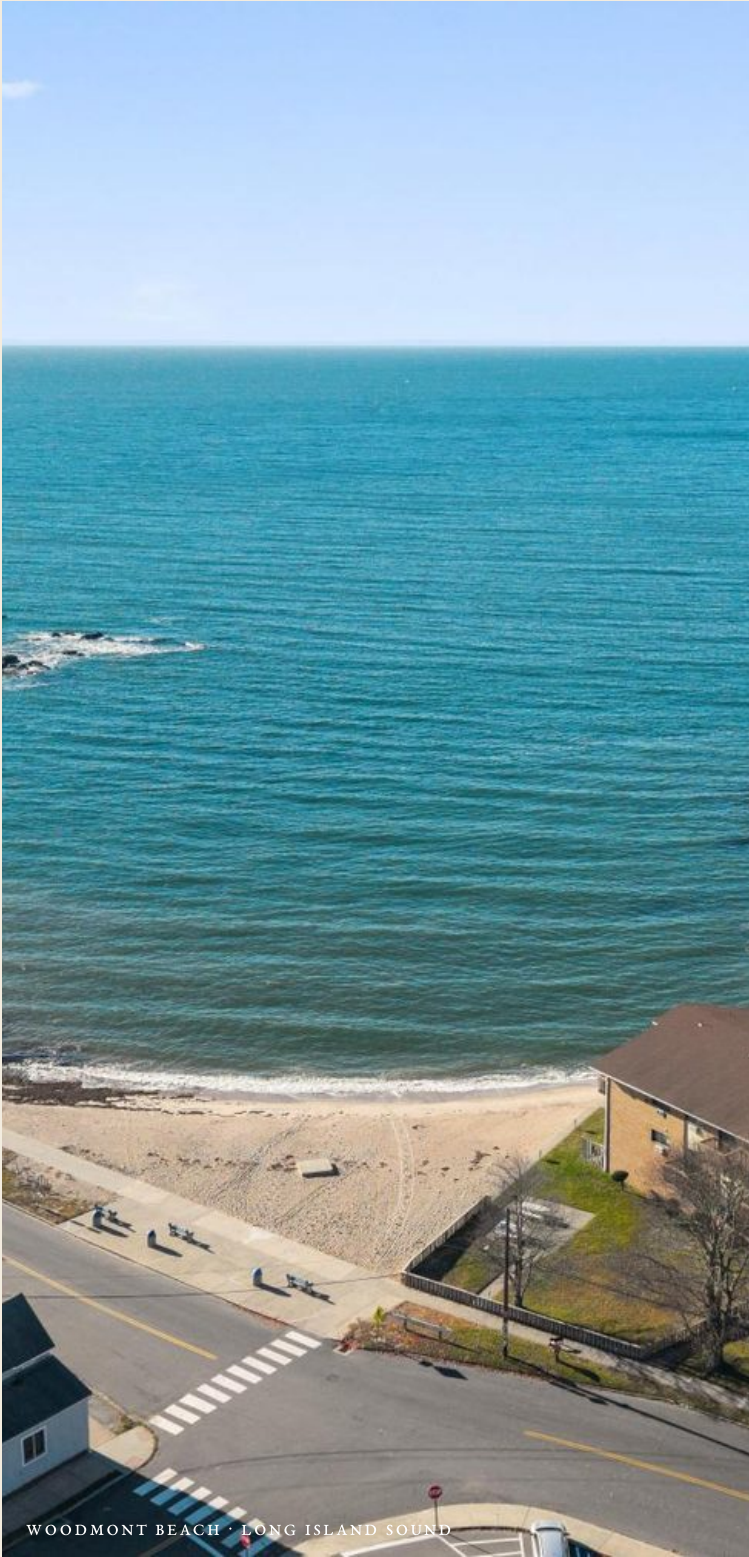
Metro-North

RAIL TO NYC

Light & living space.



A home on the water.



29 VILLAGE ROAD · WOODMONT, MILFORD

Offered at \$7,500,000.

A newly built, fully leased eight-family on Long Island Sound.

FOR MORE INFORMATION, PLEASE CONTACT

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