




NORTHEAST
PRIVATE CLIENT GROUP®

ROCK RIDGE APARTMENTS

66 Units | 1974 Build | Turn-Key Value-Add Opportunity
575 Ellsworth Street, Black Rock, Bridgeport, CT

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01

THE OFFERING

ROCK RIDGE APARTMENTS

Property Overview
Investment Highlights
Capital Improvements
Location Highlights


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Property Overview

Northeast Private Client group is pleased to present Rock Ridge Place. It is a 66-unit apartment community located in the heart of Black Rock, Bridgeport, CT. Rock Ridge Place has recently received over \$2,000,000 in capital improvements and features an array of high-end amenities and finishes that cater to a desirable tenant base of young professionals, affluent commuters, students & faculty, and sophisticated empty-nesters.

Rock Ridge Place is comprised of sixty-three (63) one-bedroom and three (3) two-bedroom apartments. Each apartment features new shaker-style cabinets, stone countertops, stainless steel appliances, in-unit laundry, tile bathrooms, modern lighting, and new flooring. Tenant amenities include a dog park, tenant lounge, elevator, package rooms, sun deck, and covered parking. The property is walkable to many area amenities including the Fairfield Metro Train Station, Captain's Cove Marina, various parks, Saint Mary's by the Sea Waterfront, and shopping, dining, arts, and nightlife on Fairfield Avenue.

Rock Ridge Place offers a new owner the opportunity to acquire a turn-key property with remaining value-add potential in one of the most exciting submarkets in Connecticut.

66

UNITS

1974

YEAR BUILT

46,143 SF

GLA

Property Summary

Building

Units 66

Building Size 46,143 SF

Rents

Current Average Rent \$1,866/Month

Market Rent \$2,118/Month

Unit Mix

One Bedroom - One Bathroom 63

Two Bedroom - One Bathroom 3



Investment Highlights

Immediate and Easily Obtainable Value-Add Opportunity

- Minimal Investment Capital Required to Harvest Upside

Multiple Strategies to Capture Remaining Upside

- ~\$210,000 in Immediate Revenue Growth

Turn-Key Property with Significant Recent Capital Improvements

- ~\$2,150,000 Spent in Last Four Years

Highly Amenitized

- Dog Park, Tenant Lounge, Elevator, Sun Deck, Maintenance Office, Covered Parking

Burgeoning Submarket - Black Rock

- New 300-Unit Luxury Development within 1,000 feet of Rock Ridge
- Popular Rental Market Amongst Cost-Conscious Young Professionals who are Priced out of Down-County Markets like Norwalk and Stamford
- Restaurant, Entertainment, Arts, Culture, and Nightlife Hub

Significant Rent-Growth Tailwinds

- Market-Wide Vacancy is Below 5%

Transit-Oriented Location

- 2,000 feet from Fairfield Metro MTA Station with Service to New Haven, South Norwalk, Stamford, Harlem 125th, Grand Central

Low Energy Expense

- Solar-Supported Hot Water and Electric Reduces Landlord Utility Costs

VALUE-ADD OPPORTUNITIES

Loss-to-Lease – In-Place Rents
\$100/month Below Achieved High
Rent

High Occupancy & Renter Demand
Driving Rent Growth – New High
Rents Regularly Being Set

Parking Rent – Wait List for Parking,
Rates Should Be Increased to Match
Demand

Community Fees – Ownership has
recently switched to a new revenue
structure which will increase
additional income by over
\$20,000/year



575 Ellsworth Street,
Black Rock-
Bridgeport, CT



66 Unit
Apartment
Community



46,143 SF
GLA



Turn Key
Opportunity



\$1,866
Avg In-Place Rent



\$2,118
Avg Market Rent

Capital Improvements

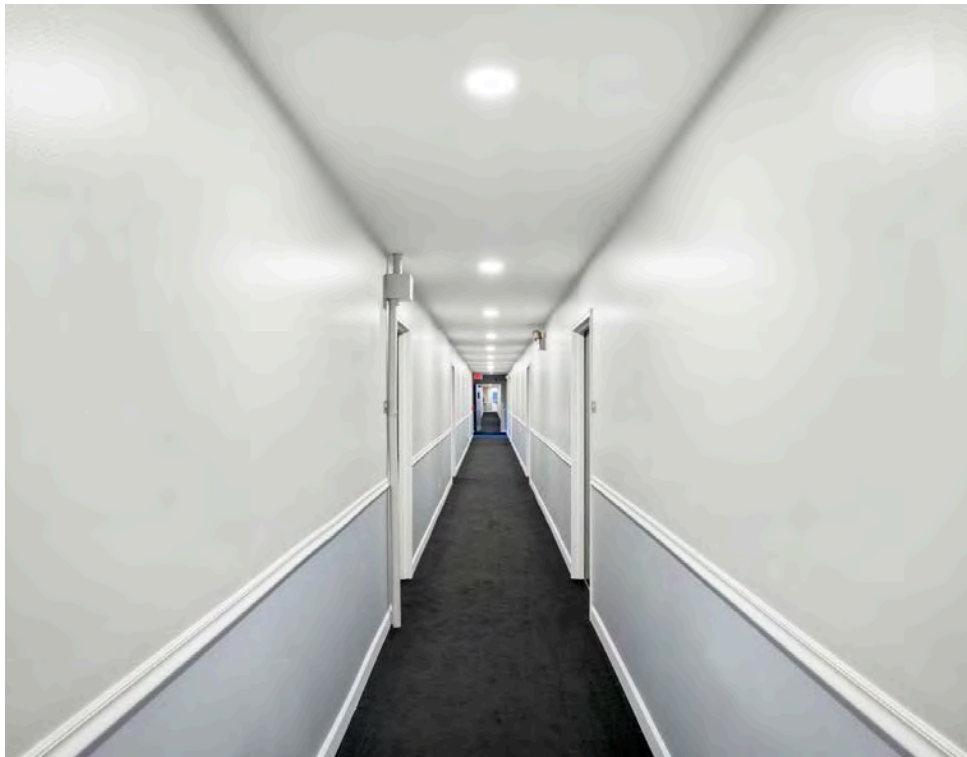
Cost

Timeline

Carpeting	\$57,000	2019-2023
Interior Electric	\$45,000	2019-2023
Interior Lighting	\$7,500	2019-2023
Exterior Lighting	\$7,500	2019-2023
Door Handles/Keypads	\$5,500	2019-2023
Painting	\$60,000	2019-2023
Tiling	\$20,000	2019-2023
Demolition	\$15,000	2019-2023
Dumpsters/Enclosures	\$10,000	2019-2023
Dog Run Installation	\$5,000	2019-2023
Subfloor Plywood Replacement	\$5,000	2019-2023
Total - Common Area, Amenities, & Exterior Spend	\$237,500	2019-2023
Total - Complete Renovation of 66-Units	\$1,908,060	2020-2023

Total Capital Spend

\$2,145,560



Location Highlights



Penfield & Jennings Beach

Downtown Fairfield



Canfield Park

F
Fairfield University

"Fairfield Metro"
Metro-North
Railroad Station


Rock Ridge Place

Location Highlights



Hartford HealthCare Amphitheater

"Bridgeport" Metro-North Railroad Station

Downtown Bridgeport

Total Mortgage Arena

SteelPointe Harbor

UB
University of Bridgeport

Seaside Park

Seaside Beach

Captain's Cove Seaport: Marina, Restaurant & Bar

Rock Ridge Place

02

FINANCIALS

ROCK RIDGE APARTMENTS

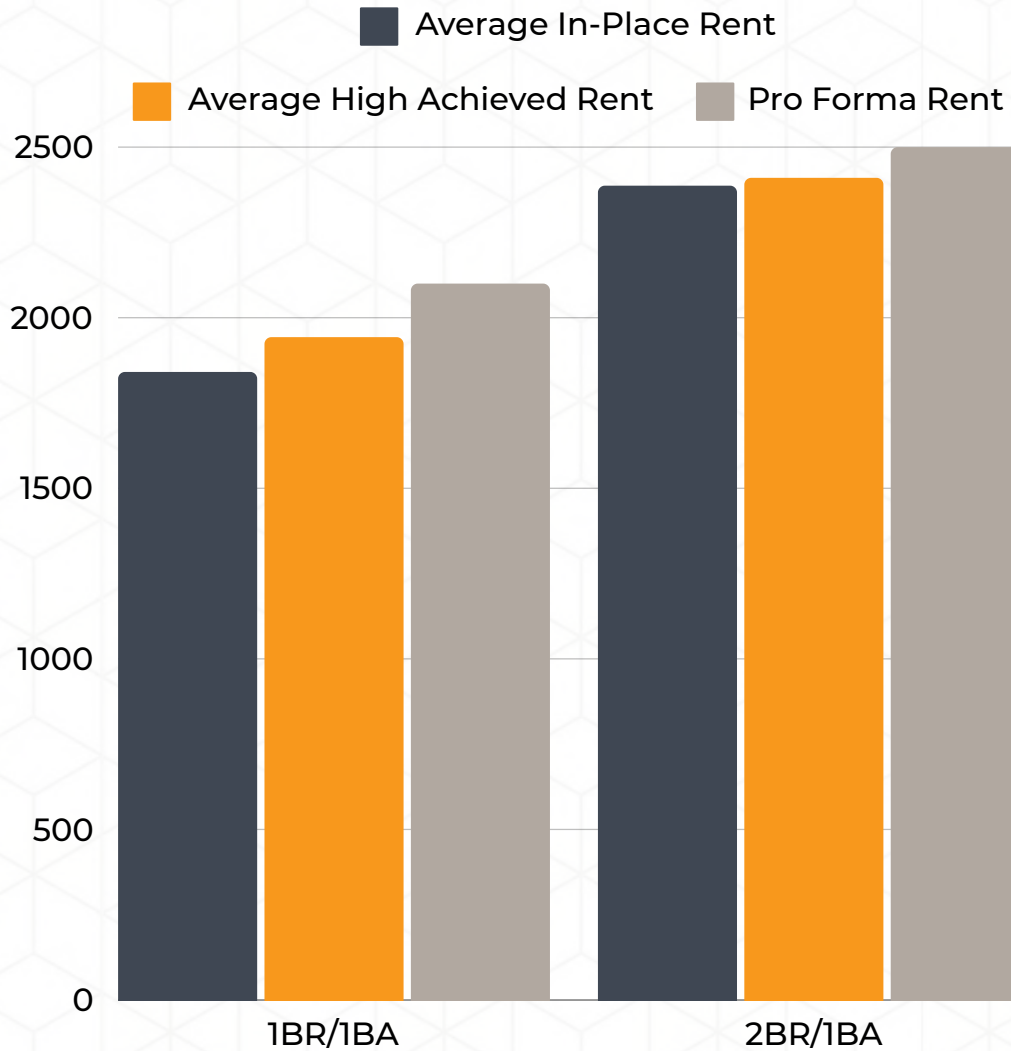
Unit Mix

Income & Expense

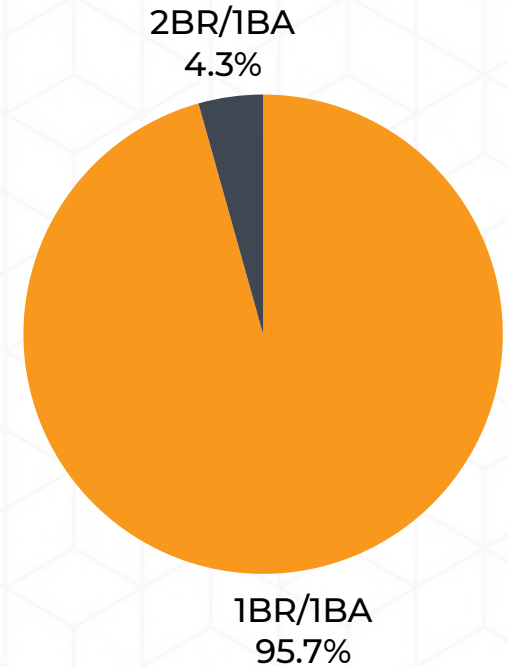
Rent & Sales Comps


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Unit Type	Unit Count	SF	Average In-Place Rent	Average High Achieved Rent	Pro Forma Rent
1BR/1BA	63	612	\$1,841	\$1,943	\$2,100
2BR/1BA	3	850	\$2,387	\$2,410	\$2,500
Average Rent			\$1,866	\$1,964	\$2,118
Monthly Total			\$123,158	\$129,639	\$139,800
Annual Total			\$1,477,896	\$1,555,668	\$1,677,600



Unit Mix



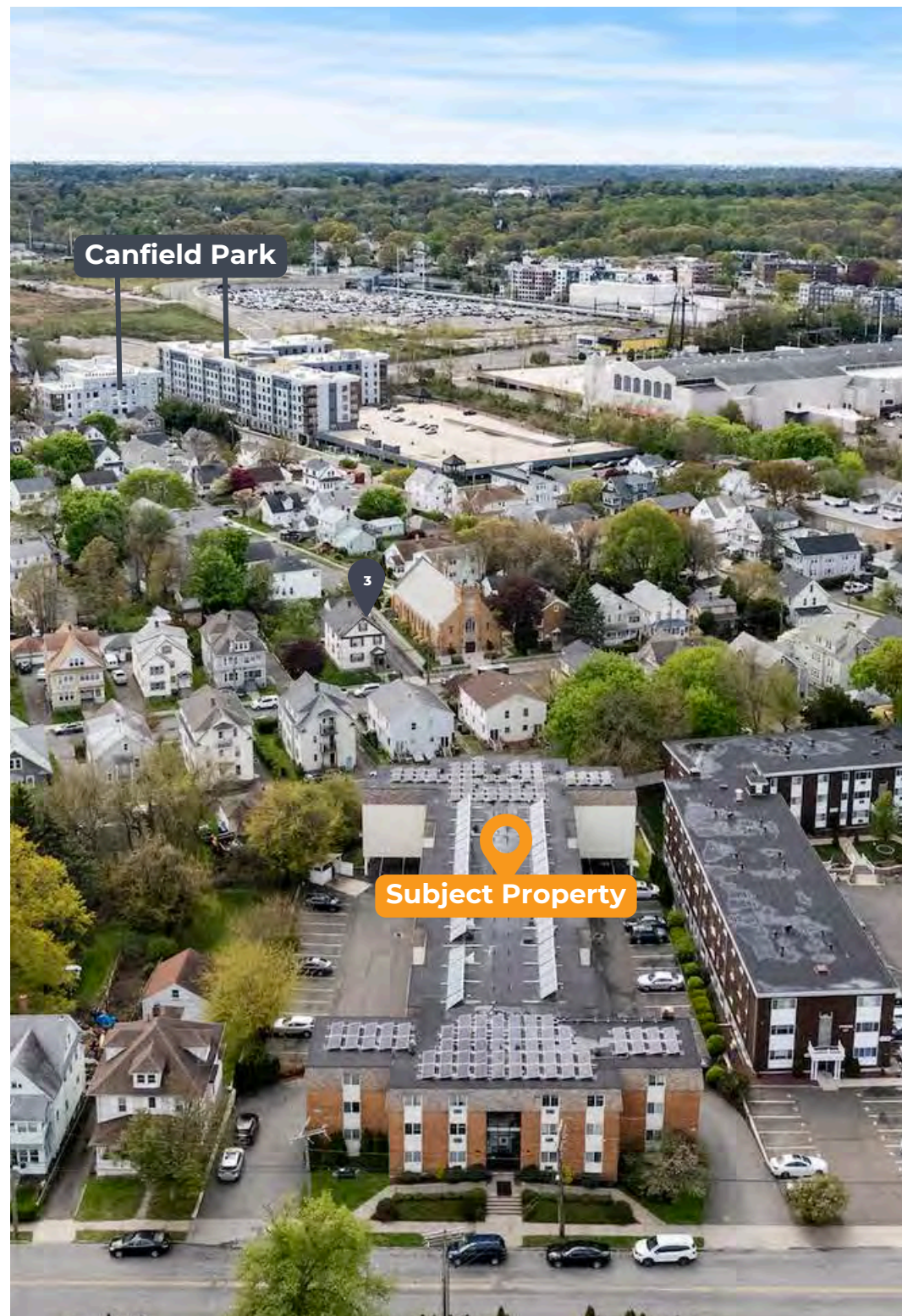
Income & Expense

Income	Trailing 12	\$/Unit	%	Current	\$/Unit	%	Pro Forma	\$/Unit	%
Gross Potential Rent	\$1,677,600			\$1,677,600			\$1,677,600		
Below Market Rent	-\$199,704		-11.90%	-\$199,704		-11.90%	\$0		0.00%
Gross Scheduled Rent	\$1,477,896			\$1,477,896			\$1,677,600		
Vacancy & Collections Loss	-\$149,091		-10.09%	-\$73,895		-5.00%	-\$83,880		-5.00%
Effective Rental Income	\$1,328,805			\$1,404,001			\$1,593,720		
Laundry	\$179	3		\$179	3		\$179	3	
Parking	\$33,122	502		\$24,360	369		\$24,360	369	
Late Fees	\$3,340	51		\$3,340	51		\$3,340	51	
Pet Fees	\$5,434	82		\$4,620	70		\$4,620	70	
Community Fee	\$4,368	66		\$34,200	518		\$52,668	798	
Utility Fee	\$14,669	222		\$5,700	86		\$0	0	
Misc Income	\$7,155	108		\$7,155	108		\$7,155	108	
Total Additional Income	\$68,266	\$1,034		\$79,554	\$1,205		\$92,322	\$1,399	
Effective Gross Income	\$1,397,071			\$1,483,555			\$1,686,042		
Expense	Trailing 12	\$/Unit	%	Current	\$/Unit	%	Pro Forma	\$/Unit	%
Property Management	\$41,912	635	3.00%	\$44,507	674	3.00%	\$50,581	766	3.00%
Real Estate Tax	\$228,113	3,456		\$228,113	3,456		\$228,113	3,456	
Property Insurance	\$26,949	408		\$26,949	408		\$26,949	408	
Electric	\$4,065	62		\$4,065	62		\$4,065	62	
Gas	\$30,508	462		\$30,508	462		\$30,508	462	
Water and Sewer	\$22,481	341		\$22,481	341		\$22,481	341	
Trash Removal	\$9,561	145		\$9,561	145		\$9,561	145	
Repairs and Maintenance	\$42,527	644		\$42,527	644		\$42,527	644	
Landscaping/Snow Removal	\$2,765	42		\$2,765	42		\$2,765	42	
Payroll	\$71,666	1,086		\$71,666	1,086		\$71,666	1,086	
Contract Services	\$5,567	84		\$5,567	84		\$5,567	84	
Professional and Legal	\$5,121	78		\$5,121	78		\$5,121	78	
General and Administrative	\$1,571	24		\$1,571	24		\$1,571	24	
Deposit Replacement	\$796	12		\$796	12		\$22,572	342	
Leasing and Advertising	\$5,334	81		\$5,334	81		\$5,334	81	
Elevator Maintenance	\$4,458	68		\$4,458	68		\$4,458	68	
Total Expense	\$503,393	\$7,627	36.03%	\$505,988	\$7,666	34.11%	\$533,838	\$8,088	31.66%
Net Operating Income	\$893,678			\$977,567			\$1,152,204		

Rent Comp



Property Name	Rock Ridge	Canfield Park
Address	575 Ellsworth St	215 Alfred St
City	Bridgeport	Bridgeport
Units	66	300
Year Built	1974	2022
1-Bedroom Rent	\$1,841	\$2,711
1 Bedroom SF	612	840
1-Bedroom Rent/SF	\$3.01	\$3.22
2-Bedroom Rent	\$2,378	\$2,929
2 Bedroom SF	850	1,076
2-Bedroom Rent/SF	\$2.80	\$2.72



Sale Comps



Rock Ridge



Black Rock Homes



The Charleston



333 State



Bijou Square

Property Name	Rock Ridge	Black Rock Homes	The Charleston	333 State	Bijou Square
Address	575 Ellsworth St	45 Monroe St	225 Golden Hill St	333 State St	323 Fairfield Ave
City	Bridgeport	Bridgeport	Bridgeport	Bridgeport	Bridgeport
Units	66	57	50	65	84
Year Built	1974	1969	1926	1968	2008
Building SF	46,143	44,121	43,812	90,206	129,525
Sale Date	For Sale	For Sale	5/5/2022	10/14/2021	8/2/2021
Sale Price		\$12,500,000	\$9,450,000	\$13,600,000	\$17,250,000
Price/Unit		\$219,298	\$189,000	\$209,231	\$205,357
Price/Sf		\$283	\$215	\$150	\$133

575 Ellsworth St

45 Monroe St

225 Golden Hill St

333 State St

323 Fairfield Ave

Bridgeport

Bridgeport

Bridgeport

Bridgeport

Bridgeport

66

57

50

65

84

1974

1969

1926

1968

2008

46,143

44,121

43,812

90,206

129,525

For Sale

For Sale

5/5/2022

10/14/2021

8/2/2021

Sale Price

\$12,500,000

\$9,450,000

\$13,600,000

\$17,250,000

Price/Unit

\$219,298

\$189,000

\$209,231

\$205,357

Price/Sf

\$283

\$215

\$150

\$133

Sale Comps Map



Bridgeport

Bridgeport Harbor

Cedar Creek Harbor



01

PROPERTY OVERVIEW

ROCK RIDGE APARTMENTS

Property Details
Interior Photos
Floor Plans
Site Plan


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Property Details



THE PROPERTY

Year Built	1974
Unit Count	66 Units
Gross Livable Area	46,143 SF
Lot Size	1.02 Acres
Off-Street Parking	30 Surface, 28 Covered
Elevator	Yes

CONSTRUCTION

Foundation	Poured Concrete & Podium
Framing	Wood Frame & Steel
Exterior	Vinyl/Masonry
Roof Structure	Flat
Roof Covering	EPDM

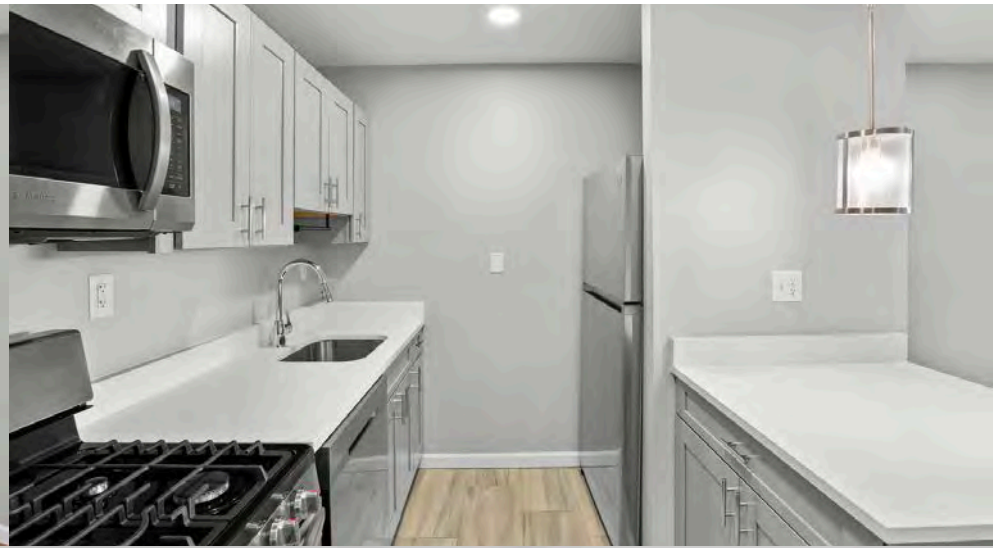
MECHANICALS

Air Conditioning	Sleeve Units
Heating	Natural Gas Central Boiler
Hot Water	Solar Supported Natural Gas
Electricity	Solar Supported,
Cooking	Natural Gas

UTILITIES

Electric	Tenant Paid
Heating (Gas)	Landlord Paid
Hot Water (Gas)	Landlord Paid
Cooking (Gas)	Landlord Paid
Water	Landlord Paid
Sewer	Landlord Paid

1-Bedroom/1-Bath - 600 SF



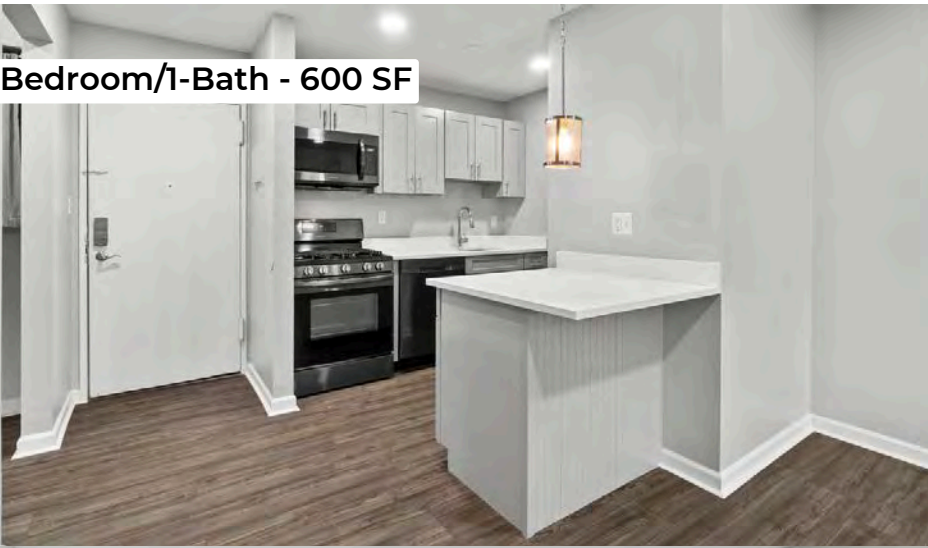
Interior Photos - Unit 322

1-Bedroom/1-Bath - 680 SF

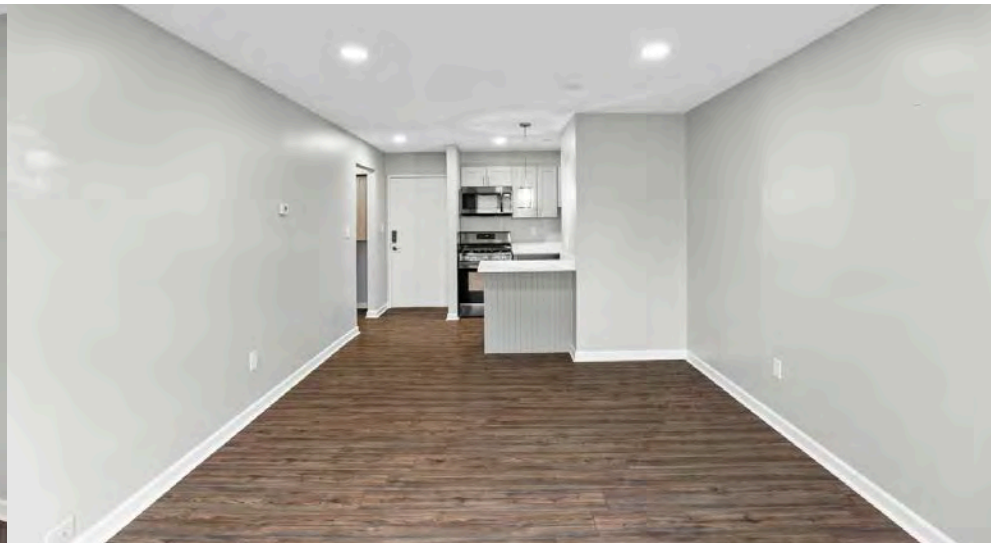
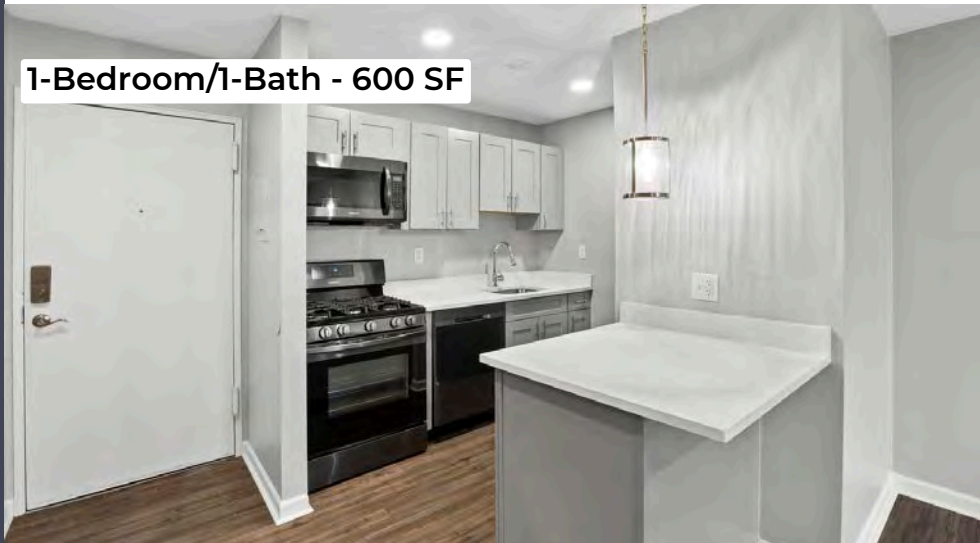


Interior Photos - Unit 220

1-Bedroom/1-Bath - 600 SF



1-Bedroom/1-Bath - 600 SF



Floor Plans | 1-Bedroom



Floor Plans | 2-Bedroom





Apartments

- Newly Renovated Luxury Apartments
- 1-Bedroom & 2-Bedroom Floor Plans
- Hardwood/Vinyl Flooring
- Quartz Countertops
- Stainless Steel Appliances
- Shaker Style Kitchen Cabinetry
- Dishwashers + Microwaves
- Modern Bathroom Vanities
- Upgraded Lighting Package
- Wall-Unit Air Conditioners in Living Room
- LG Washer/Dryers
- Updated Bathrooms with Tile Flooring
- Heat, Hot Water, & Cooking Gas Included in Rent

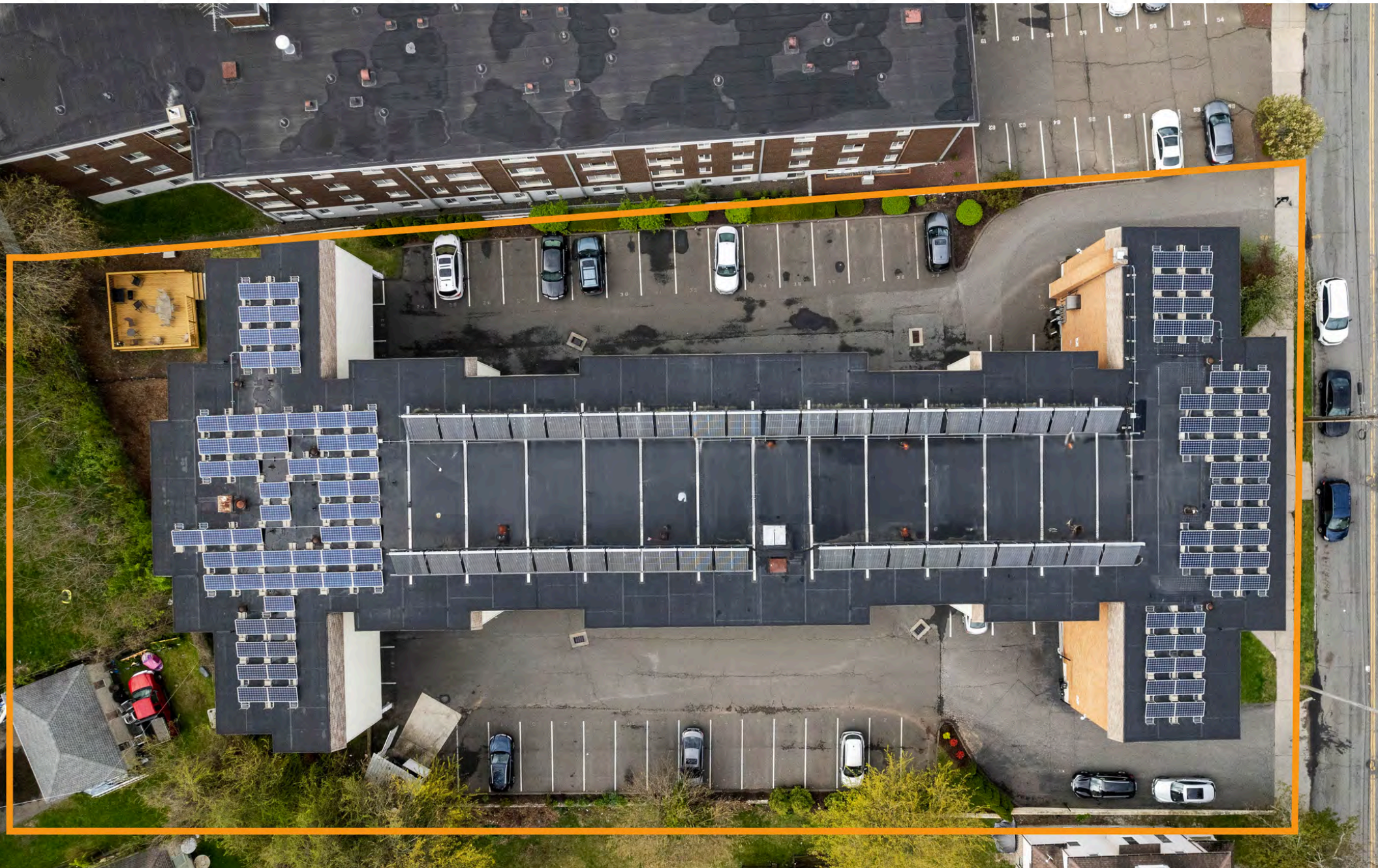




Building Amenities

- Newly Renovated Common Areas
- Elevator Access to All Floors
- Additional Community Laundry Facility
- Bicycle Rack
- Dedicated Fenced-In Dog Area
- Sun Deck + Picnic Area
- Off-Street Covered & Uncovered Parking
- 24/7 Video Surveillance
- Cell Phone Enabled Intercom Entry System
- Package Concierge
- Heat, Hot Water, & Cooking Gas Included in Rent

Site Plan



03

LOCATION

ROCK RIDGE APARTMENTS

Black Rock Overview
Bridgeport Overview
Area Maps
Location Highlights

Higher Education Overview
Employment Overview
Commuter Profile
Bridgeport & Fairfield County Demographics


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Harbor Point
South Norwalk

BLACK ROCK

The Black Rock neighborhood in Bridgeport offers a unique blend of cultural history, vibrant community atmosphere, and relative value that is increasingly attracting renters, thereby fueling rent growth. Compared with Harbor Point in Stamford or South Norwalk, Black Rock maintains a unique charm, which stems from its historical significance, local businesses, and the natural beauty of its waterfront location. Its close-knit community and relative value are particularly appealing to young professionals and families looking for a more budget-friendly living option compared to the relatively higher rents in Stamford and South Norwalk, while maintaining the same profile and amenities. This has led to increased renter demand in Black Rock, which, in turn, is driving rent growth. Furthermore, the ongoing and planned new developments and revitalization projects, similar to the transformations seen in Harbor Point and South Norwalk, also plays a role in attracting renters who are interested in the long-term prospects of the area. This comparative advantage, coupled with the ongoing development in the region, ensures a promising trajectory for sustained rent growth in Black Rock.





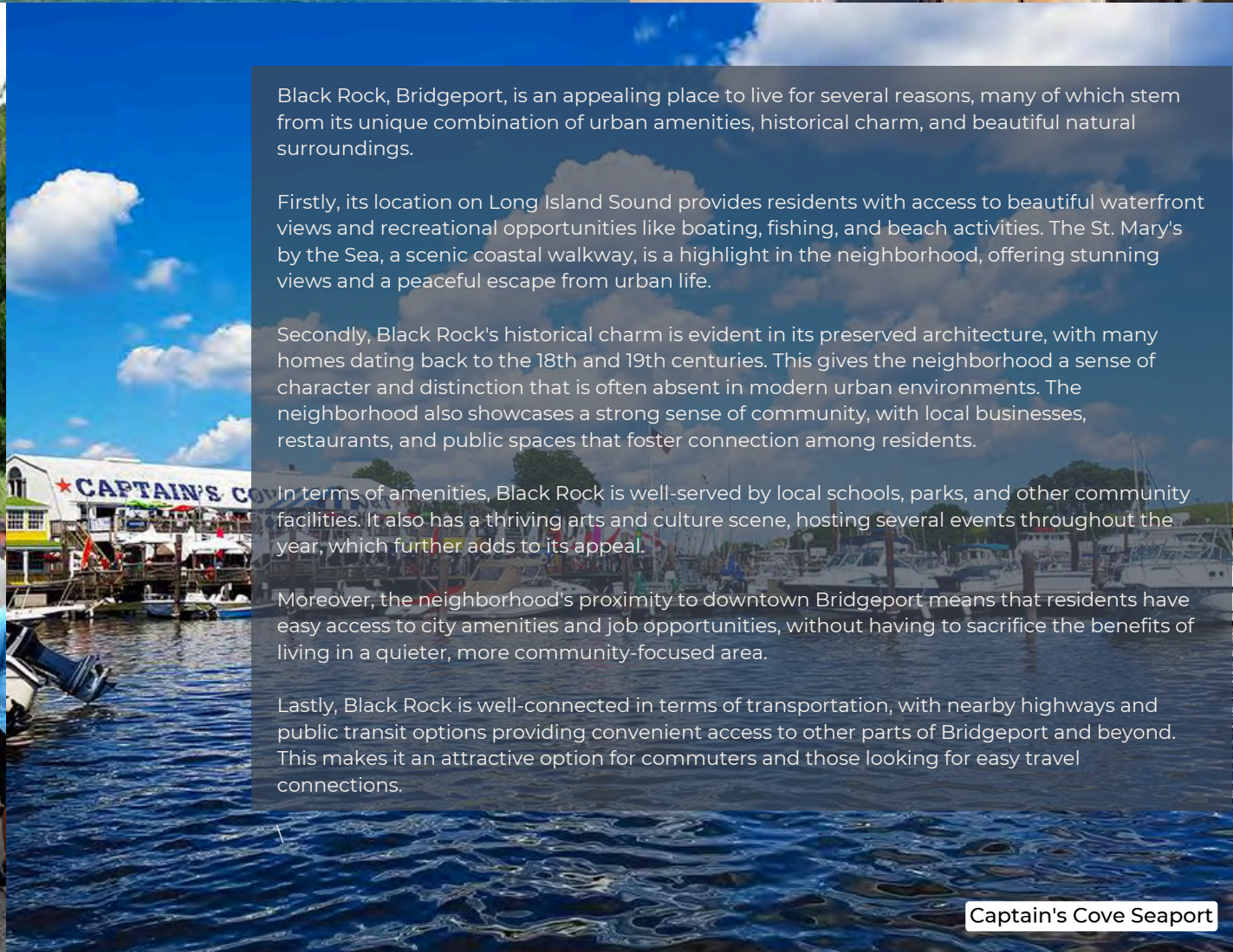
Black Rock Yacht Club



St. Mary's By The Sea



Porch Fest



Captain's Cove Seaport

Black Rock, Bridgeport, is an appealing place to live for several reasons, many of which stem from its unique combination of urban amenities, historical charm, and beautiful natural surroundings.

Firstly, its location on Long Island Sound provides residents with access to beautiful waterfront views and recreational opportunities like boating, fishing, and beach activities. The St. Mary's by the Sea, a scenic coastal walkway, is a highlight in the neighborhood, offering stunning views and a peaceful escape from urban life.

Secondly, Black Rock's historical charm is evident in its preserved architecture, with many homes dating back to the 18th and 19th centuries. This gives the neighborhood a sense of character and distinction that is often absent in modern urban environments. The neighborhood also showcases a strong sense of community, with local businesses, restaurants, and public spaces that foster connection among residents.

In terms of amenities, Black Rock is well-served by local schools, parks, and other community facilities. It also has a thriving arts and culture scene, hosting several events throughout the year, which further adds to its appeal.

Moreover, the neighborhood's proximity to downtown Bridgeport means that residents have easy access to city amenities and job opportunities, without having to sacrifice the benefits of living in a quieter, more community-focused area.

Lastly, Black Rock is well-connected in terms of transportation, with nearby highways and public transit options providing convenient access to other parts of Bridgeport and beyond. This makes it an attractive option for commuters and those looking for easy travel connections.

Bridgeport, CT: 'A Diamond In The Rough' Reinventing Itself

-The New York Times 02/02/2023

“ Bridgeport and Stamford were cited as being among the best locations in Connecticut for the purchase of residential rental investment properties, according to a report issued by TurboTenant, an online platform for landlords.

Bridgeport topped the list, earning praise as a “smart choice where there are almost 150 leads per property with two weeks on the market – this will save time and money on marketing.” TurboTenant also noted how Bridgeport’s landlords “can expect a great return on their investment as the increase in home values is 14.7% with the median sale price only around \$200K – much lower than a lot of New England.

-Phil Hall, Westfair Communications



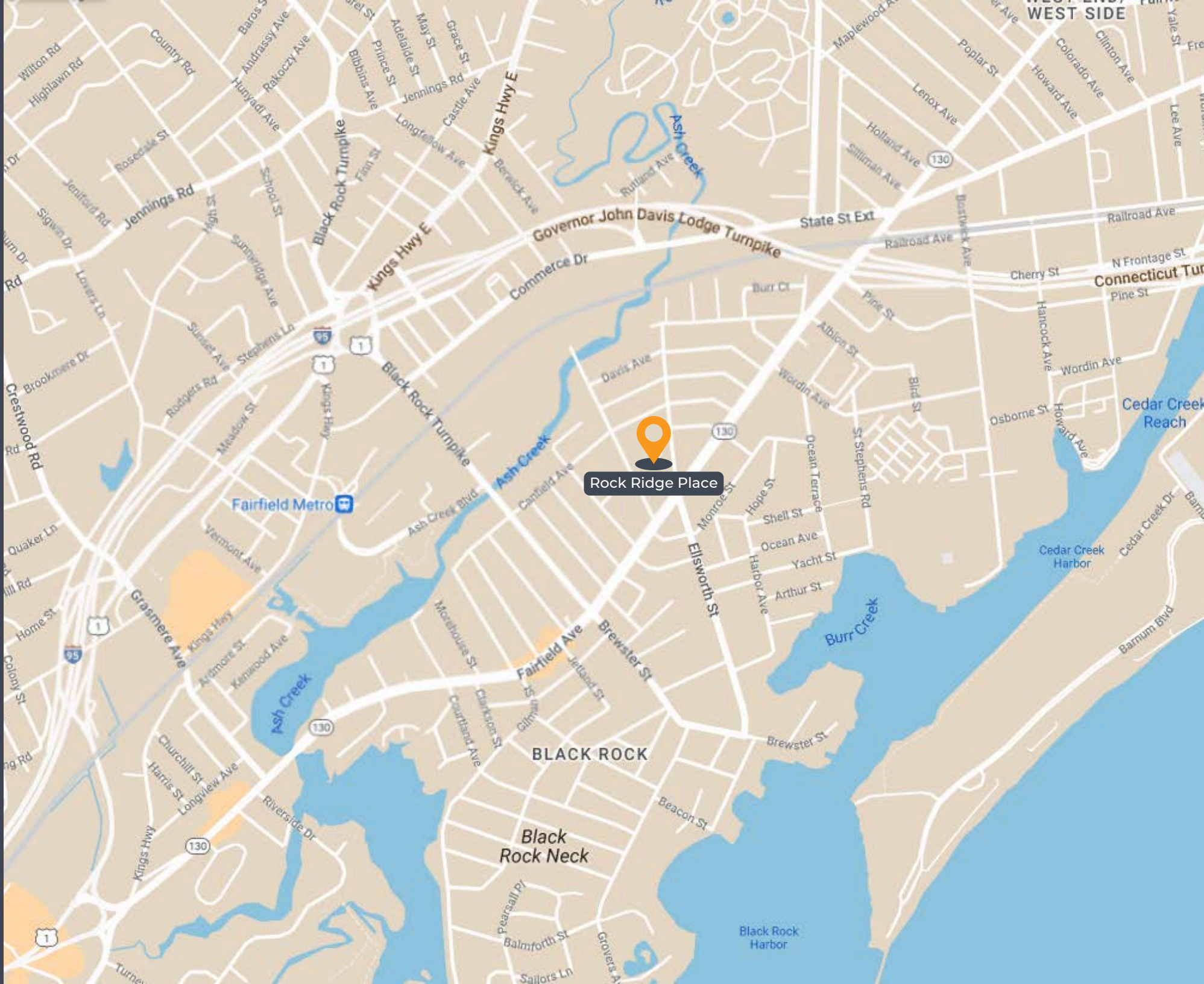
Bridgeport is the last waterfront frontier in Fairfield County that has yet to experience significant redevelopment and revitalization, like that of Stamford and Norwalk.

Bridgeport is up next.

- Located in Fairfield County, one of the ten wealthiest counties in the entire country
- More than anywhere else in the state, Fairfield County has seen the highest influx of NY residents, renters, and landlords leaving New York City and Westchester County.
- Bridgeport is Connecticut's largest city and is one of the State's fastest growing municipalities
- The area is home to 19 of the Fortune 1000 companies
- The city of Bridgeport is equidistant to the major employment centers of Stamford and New Haven, and as a result, is among a large pool of diverse employers in the healthcare, education, aerospace, and financial services, and defense sectors
- 59.4% of residents are renters. The average rent in Bridgeport is more than the US median.
- There are significant revitalization projects in the works throughout downtown and the lower East Side waterfront throughout various projects such as Steele Pointe Harbor, the Hartford Healthcare Amphitheater, and Total Mortgage Arena. These projects aim to create a destination for tourism, restaurants, entertainment, and night life as well as to attract younger professional residents



Area Map



Rock Ridge Place

Location Highlights

Bridgeport Hospital

Bridgeport Hospital is a private, not-for-profit acute care hospital located in Connecticut's most populous city, primarily serving patients from Fairfield and New Haven counties. Burn patients are seen in the Connecticut Burn Center - the only burn center in Connecticut - from throughout the state and neighboring states.



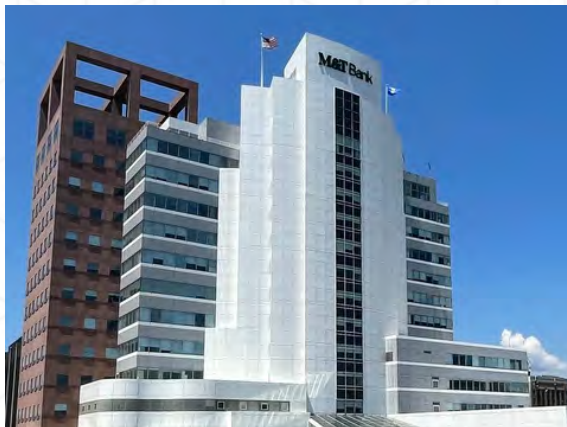
St. Vincent's Hospital

St. Vincent's Medical Center is a fully Catholic hospital. St. Vincent's is a member of Hartford Healthcare, one of the state's most comprehensive healthcare networks.



M&T Bank Building

Iconic Downtown Bridgeport Skyscraper. People's Bank and M&T Bank just completed a large merger ensuring this office will remain a vital Bridgeport Employer.



Downtown Bridgeport

Downtown Bridgeport is home to many of the city's arts, entertainment and cultural offerings including the newly renovated Bijou Theatre, the Downtown Cabaret Theatre, the Barnum Museum, City Lights Gallery and the Housatonic Museum of Art. McLevy Green plays host to cultural events like the Bridgeport Arts Fest, Downtown Thursdays and the Holiday Tree and Menorah Lighting.

Metro North Station

Bridgeport's Metro North Railroad Station provides service to from New Haven to Grand Central Station in Manhattan NY. This station also provides service to Hartford and Boston. Makes commuting convenient for Bridgeport residents.



Bridgeport Ferry

The Bridgeport Ferry provides service across the Long Island Sound to Port Jefferson, NY. Ferries run every 90 minutes during the week.

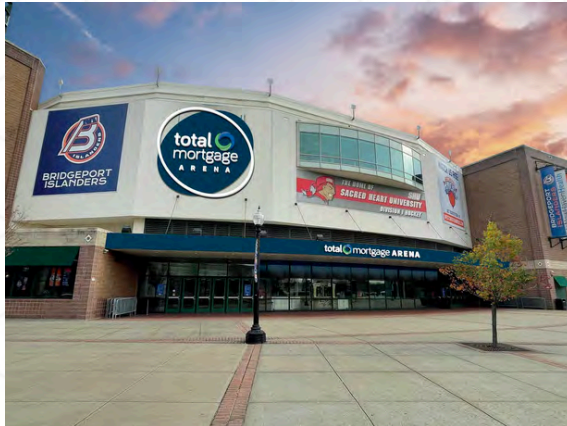


Location Highlights

(Continued)

Total Mortgage Arena

The arena was built alongside the Hartford HealthCare Amphitheater and opened on October 10, 2001. The arena houses 33 executive suites, 1,300 club seats, 3 hospitality suites and a Sony Jumbotron serving as a scoreboard. Home arena of the Bridgeport Islanders.



Hartford Healthcare Amphitheatre

The Hartford HealthCare Amphitheater, winner of the prestigious VenuesNow All Star Award for Renovation, is located on the bank of the Long Island Sound, and is the live music entertainment destination for the entire region.

Seaside Park

325 Acres of lush lawns, shady glades, and sports fields rolling towards Long Island Sound. Visitors are delighted by the beaches, surf, and sunshine along three miles of sparkling coastline.



Beardsley Zoo

Connecticut's Beardsley Zoo has a proud history of over 100 years as Connecticut's only Zoo. The zoo is an accredited member of the Association of Zoos and Aquariums (AZA). Through education, conservation, research and recreation, Connecticut's Beardsley Zoo provides a wonderfully wild experience for students and families.

Stress Factory Comedy Club

Downtown Bridgeport's comedy club featuring both local talent and internationally known comics



Bijou Theatre

The Bijou Theatre has a long and colorful history dating back to 1909. Today it features 200 seats in both theatre-style rows and cabaret tables, as well as mezzanine seating.

SteelPointe Harbor



The vision of a LIVE, WORK, AND PLAY neighborhood on Bridgeport's East Side peninsula known as Steelpointe Harbor continues to take shape. Soon, residential buildings will join the marina, retail, and restaurant establishments there as well as a burgeoning marine industry across the harbor.

The harbor's developer, Bridgeport Landing Development (BLD) has announced a new partnership with Flaherty & Collins, an Indiana-based multi-family housing sector developer. Through this relationship the first 420 market rate apartments on the Steelpointe waterfront will begin construction as soon as the final City and State reviews are completed. The overall cost of this first residential phase is estimated to be 200 million dollars.

"This is a truly unique and exciting project and partnership for us," said Ryan Cronk, principal of Flaherty & Collins Properties. "Between the City of Bridgeport and RCI, we're really building something transformative at Steelpointe Harbor... This is just what this burgeoning area needs."

The residential buildings will have waterfront views, with high-end and modern amenity options and an outdoor pool and deck, with outdoor kitchens, gathering spaces, a structured parking area, as well as a dog park and pet spa. The development will also include a fitness center, a spin studio, sauna and jacuzzi, an outdoor pickleball court.

This 420-unit project is only the 1st phase of market rate residential development on Steelpointe. As part of BLD's commitment to affordable housing in Bridgeport, BLD agreed to build or help finance new affordable units representing 10 percent of their total market-rate units.

As for the "Work" in the LIVE, WORK, AND PLAY in the Steelpointe model, businesses were added which would add to the repositioning of Bridgeport Harbor as a destination that also supported the nearby arena, amphitheater, and neighborhoods. When construction started in 2014, jobs were being created as the bulkheads needed to support the buildings at the site were getting built enabling the creation of retail sites which also employed of local workers.

National retailers who had not had a prior presence in Bridgeport, moved here. Included were Bass Pro Shops, Starbucks, T-Mobile, and Chipotle. The project was also designed to create other marine industry opportunities. Bridgeport is now home to the Bridgeport Harbor Marina (BHM), one of only 3 deep water ports in Connecticut. With its annual Father's Day Yacht & Charter Show showcasing how the old industrial image of decaying wood pilings, scrapyards, coal piles and steel mills have been replaced by new docks, private recreational vessels, ferries, and charter boats. Adding to the local employment base is BOCA. Owned and operated by a local Fairfield family, this acclaimed waterfront restaurant has become a popular gathering place overlooking the harbor and its waterside activity.

On the East Side of the harbor, BLD is creating Steelpointe East. The largest sail maker in the world North Sails, is there, so is Hornblower one of the Northeast's largest ferry & tour boat operators. With Bridgeport Boatworks' full service marine servicing company tending to both the recreational and commercial markets, their growth is dependent upon having an available workforce, specifically from the Bridgeport area whenever possible. When they couldn't find the types of specialized workers they needed, they created scholarship programs to pay for training local workers and established internship programs reminiscent of Bridgeport's manufacturing and industrial past, employers who are growing their businesses by working with the community to recruit from the nearby neighborhoods.

As for the "PLAY" aspect of the marina, waterfront recapture has been a priority making the harbor accessible to the community for the first time. A harbor walk has opened Bridgeport Harbor to the public and the new Bridgeport Harbor Marina has attracted boaters and visitors alike. Visitors come to eat on the water, shop and, bowl at Bass Pro, go downtown to catch a ferry to Long Island, or attend a boat show at the marina. As the Bridgeport waterfront continues to develop, it needs new residents and visitors who will patronize local attractions.

What was once only dreams and pretty pictures is now becoming a sustainable reality. Bob Christoph Sr. and Jr., the people behind BLD, are seeing their years of hard work pay off much to the delight of people who come to LIVE, WORK, AND PLAY at Steelpointe Harbor in Bridgeport.



Higher Education Map



SHU

Sacred Heart University

F

Fairfield University



Rock Ridge Place

UB

University of Bridgeport

Fairfield University

Campus

- Located in Fairfield, Connecticut
- 200 Acre Campus
- 5 Minute Drive to the Beach
- 60 Minute Ride to NYC
- 7 Academic Facilities
- 15 Residential Halls
- 5 Athletic Facilities
- 100+ Clubs & Student Organizations

Academics

- 51 Undergraduate Majors & Minors
- 27 Interdisciplinary Minors
- 22 Accelerated Bachelor's/Master's Degree Programs
- 51 Graduate Programs
- 25 Online Graduate Programs
- 5 Schools
- 80 Study Abroad Programs
- 300 Research Projects Conducted Annually

Rankings

- #115 in the National Universities
 - US News & World Report, Best Colleges 2023
- #2 Best College Campus in Connecticut
 - Niche's 2023 Best Colleges Rankings
- Top 1% for Long Term Value
 - Georgetown University's Center on Education and the Workforce
- Top 15 Best Colleges in America
 - College Consensus
- Top 5% of Colleges & Universities in the Nation
 - College Factual

Athletics

- 20 NCAA Division 1 Varsity Athletics
- 65 MAAC Regular Season Championships
- 52 NCAA Tournament Appearances
- 97% Student Athlete Graduation Rate



6,073
Total Student
Population



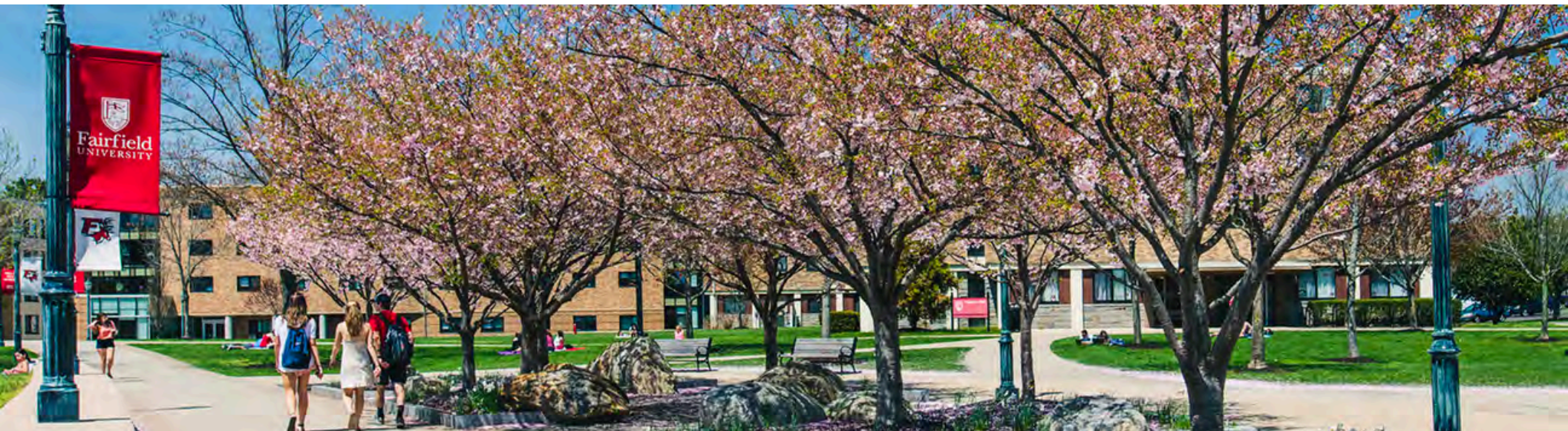
80%
Undergraduate
Students



20%
Graduate
Students



667
Faculty/Staff



Sacred Heart University



- Main campus located in Fairfield, Connecticut, less than 60 miles from Manhattan and approximately 150 miles from Boston
- Sacred Heart University's Connecticut campus and facilities sit on 311 acres along the state's southwestern coast, including a University-owned golf course, and West Campus – the former General Electric world headquarters and home to many SHU STEM programs
- Over 2.5 million square feet of building space
- The Princeton Review: The Best 388 Colleges 2023, Best Business Schools 2023
- U.S. News & World Report: Among the Best National Universities, Best Undergraduate Business School, Best Undergraduate Nursing Program, Best Online Bachelor's Programs, Best Online Master's in Nursing Programs, Best Part-Time MBA, Best Graduate Nursing Program, Best Graduate Social Work Program
- Colleges of Distinction 2022-23: Recognized in the following categories: Catholic, Connecticut, business, education, nursing and military support
- Poets&Quants: Named one of the best undergraduate business schools in 2023
- 100+ partnerships with non-profit organizations, social service agencies, and schools in the Greater Bridgeport area
- More than 20 tutoring and mentoring programs connect SHU volunteers to the Bridgeport public school system and other area schools
- Sacred Heart University Pioneers field 33 NCAA Division I athletic teams, 39 intercollegiate club sports teams plus cheerleading and dance team and an intramural program
- Fraternity and sorority life includes fifteen fraternities and sororities and over 2,000 student members



6,782
Undergraduate
Students



3,939
Graduate Students



929
Faculty/Staff



Top Colleges



Named one of America's
top Colleges by Forbes



SHU ranked Top 10 in
Best College Campuses
on the East Coast by
College Magazine



University of Bridgeport

- University of Bridgeport is a non-profit university, home to a diverse student and faculty body from over 45 states and 80 countries
- Goodwin university acquired University of Bridgeport in 2021 for \$32 million
- University of Bridgeport's 56-acre campus is located on the scenic Long Island Sound in southwest Connecticut, just 1.5 hours from New York City.
- The university is located in Fairfield County, which is home to the 3rd highest concentration of fortune 500 companies.
- Offers over 80 in-demand programs and majors.
- The University of Bridgeport competes in NCAA Division II athletic and has 8 Women's sports, and 5 Men's sports.
- Student Clubs and Organizations: 60+
- Average incoming GPA for first-year students: 3.23
- Student/Faculty Ratio: 14:1



3,988
Total Student
Population



41%
Undergraduate
Students



59%
Graduate
Students



434
Faculty/Staff



Fairfield County Employers

Fairfield County supports an estimated job count of around 514,000. The current leading employment sector is Health Care and Social Assistance which accounts for 14% +/- of employment, with large hospitals and surrounding complimentary facilities being massive employment hubs. The second largest employment sector is Retail Trade which accounts for 13.7% +/- of employment. Fairfield County's third largest employment sector is Professional, Scientific & Tech Services which accounts for 9.3% +/- of employment.

Other employment sectors of note include Manufacturing at 7.9% +/-, the Educational Services sector at 6.9% +/-, and the employment sector the region is most known for, Finance and Insurance, accounting for 6.5% +/- of employment.

Many well-known household brands such as Duracell, Pepperidge Farms, and BiC have their corporate and administrative headquarters located in Fairfield County.

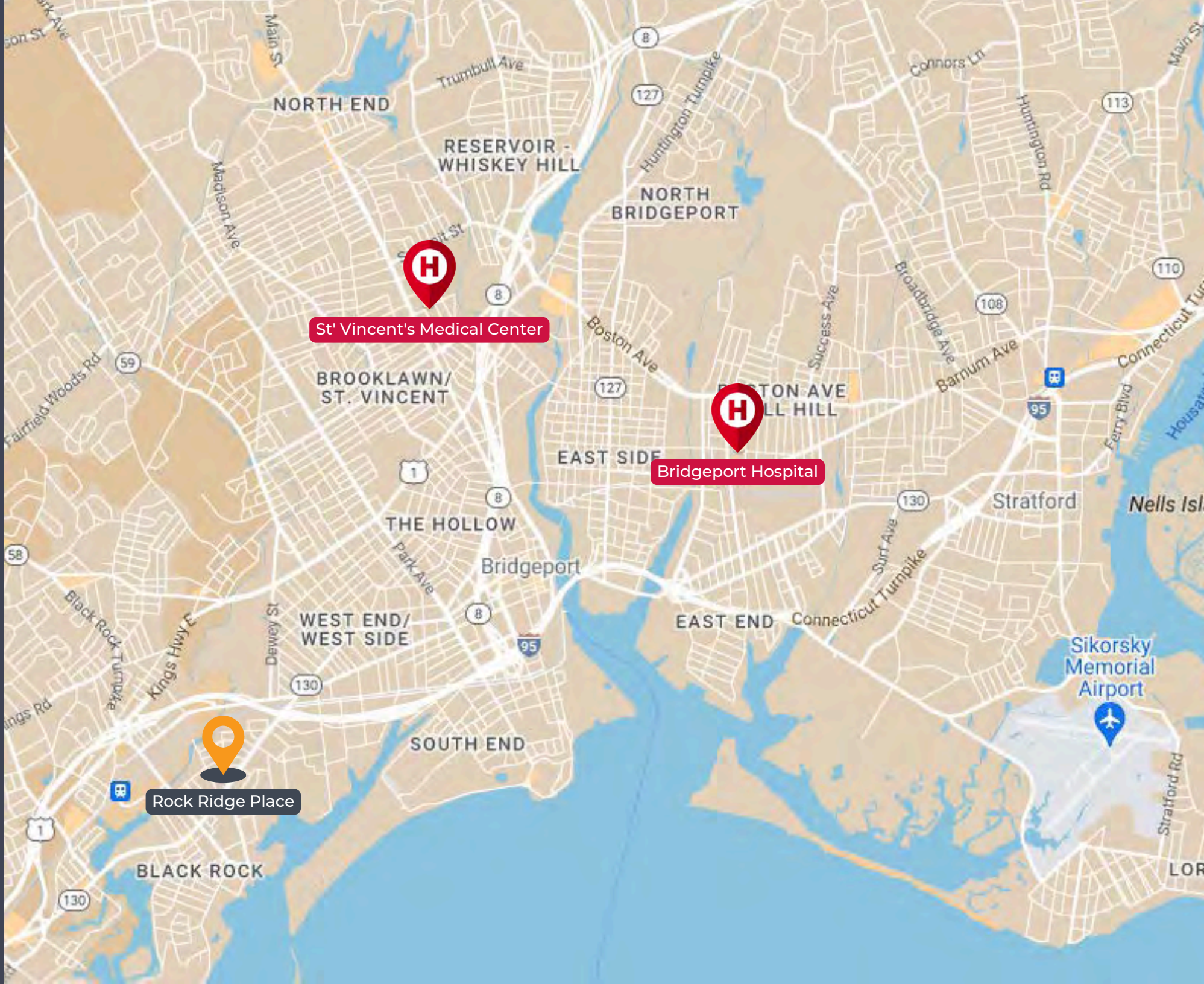


New Haven County Employers

New Haven County supports an estimated job count of around 421,000. The current leading employment sector is Health Care and Health Services, from both large hospitals and pharmaceutical companies and surrounding complimentary facilities being massive employment hubs. The second largest employment sector is Retail Trade, followed by government employment.

Other employment sectors of note include Manufacturing, Hospitality, and Finance. Many well-established companies have their corporate and administrative headquarters located in New Haven County.





St' Vincent's Medical Center



Bridgeport Hospital



Rock Ridge Place



Sikorsky Memorial Airport

Bridgeport Hospital

Bridgeport Hospital is a private, not-for-profit acute care hospital located in Connecticut's most populous city, primarily serving patients from Fairfield and New Haven counties. Burn patients are seen in the Connecticut Burn Center - the only burn center in Connecticut - from throughout the state and neighboring states.

Bridgeport Hospital is a member of Yale New Haven Health which is comprised of Yale New Haven Hospital, Greenwich Hospital, Lawrence + Memorial Hospital, Westerly Hospital and Northeast Medical Group.

Bridgeport Hospital has 501 licensed inpatient beds on two campuses, one in Bridgeport and one in Milford (plus 42 beds licensed under Yale New Haven Children's Hospital), more than 2,600 employees, more than 1100 active physicians representing more than 60 sub-specialties and 230 medical/surgical residents and fellows in programs affiliated with Yale School of Medicine.

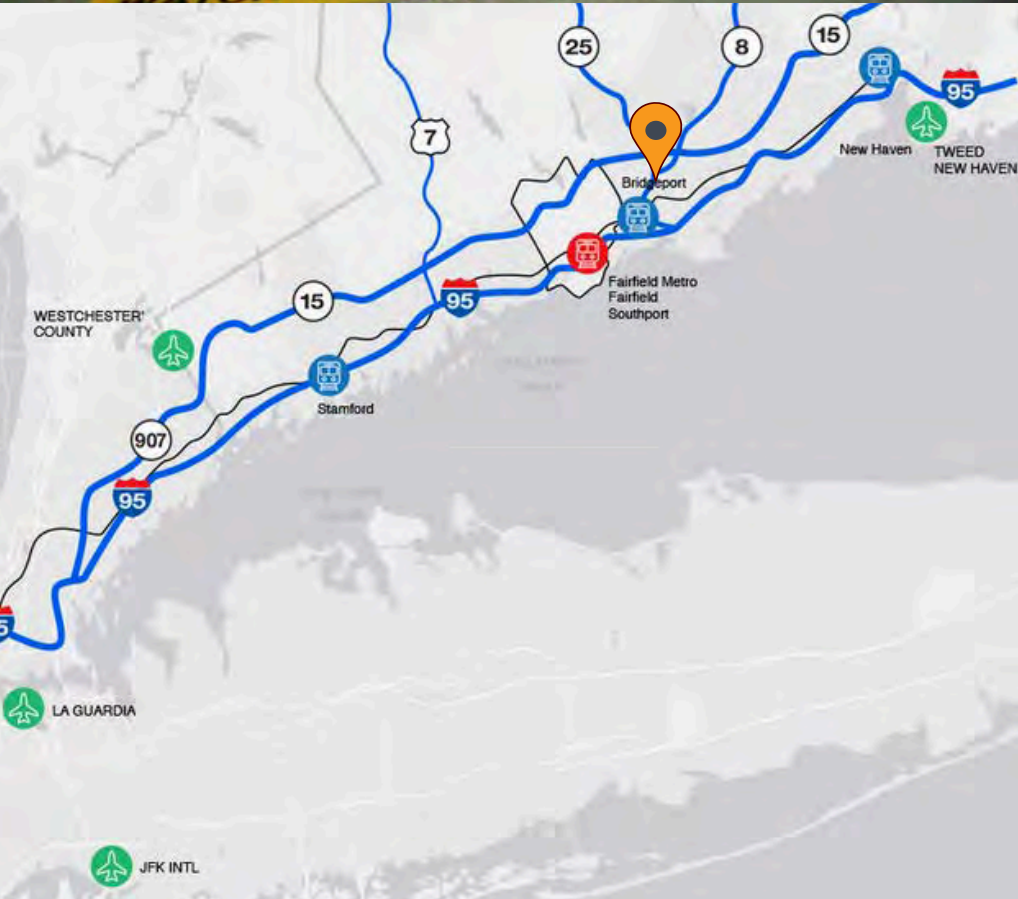


St. Vincent's Medical Center

Since the founding by the Daughters of Charity in 1903, St. Vincent's has been dedicated to helping patients in Bridgeport and throughout Fairfield County.

In October 2019, St. Vincent's became part of Hartford HealthCare, the state's most comprehensive healthcare network. Its care-delivery system serves 161 towns and cities at more than 300 locations, including seven acute-care hospitals, the state's most extensive behavioral health network, a large multispecialty physician group, a regional home care system, an array of senior care services, and a large physical therapy and rehabilitation network.

St. Vincent's Medical Center is a fully Catholic hospital. Our five convenient Urgent Care Centers remain available as well, and although you now see Hartford HealthCare signs at our locations, the familiar names and faces inside remain the same.



Commuter Profile

Effortless Regional Metro Access

Bridgeport is ideally located in the southwest quadrant of Connecticut, which lends itself to convenient access to New York City and the entire New York Tri-State region.

Travel Time to NYC

 **1HR 30MIN**

 **1HR 20MIN**

Travel Time to New Haven

 **0HR 25MIN**

 **0HR 37MIN**

Distance To:

Interstate 95	0.6 Miles
Route 8/Route 25	2.5 Miles
Downtown Fairfield	2.2 Miles
Downtown Bridgeport	3.0 Miles

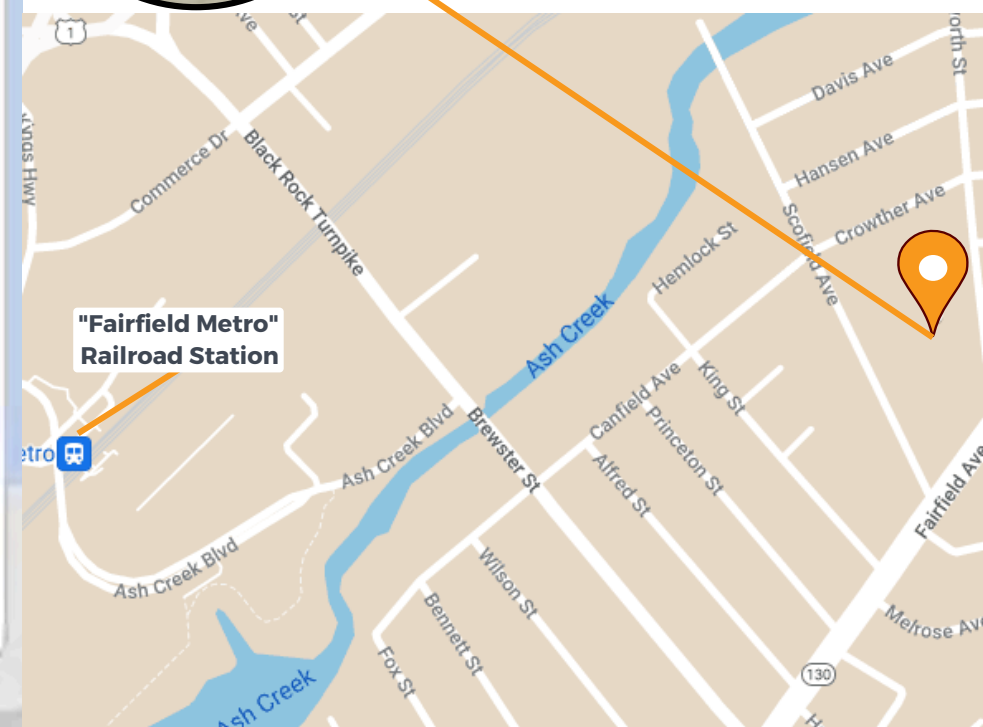


Metro-North Railroad

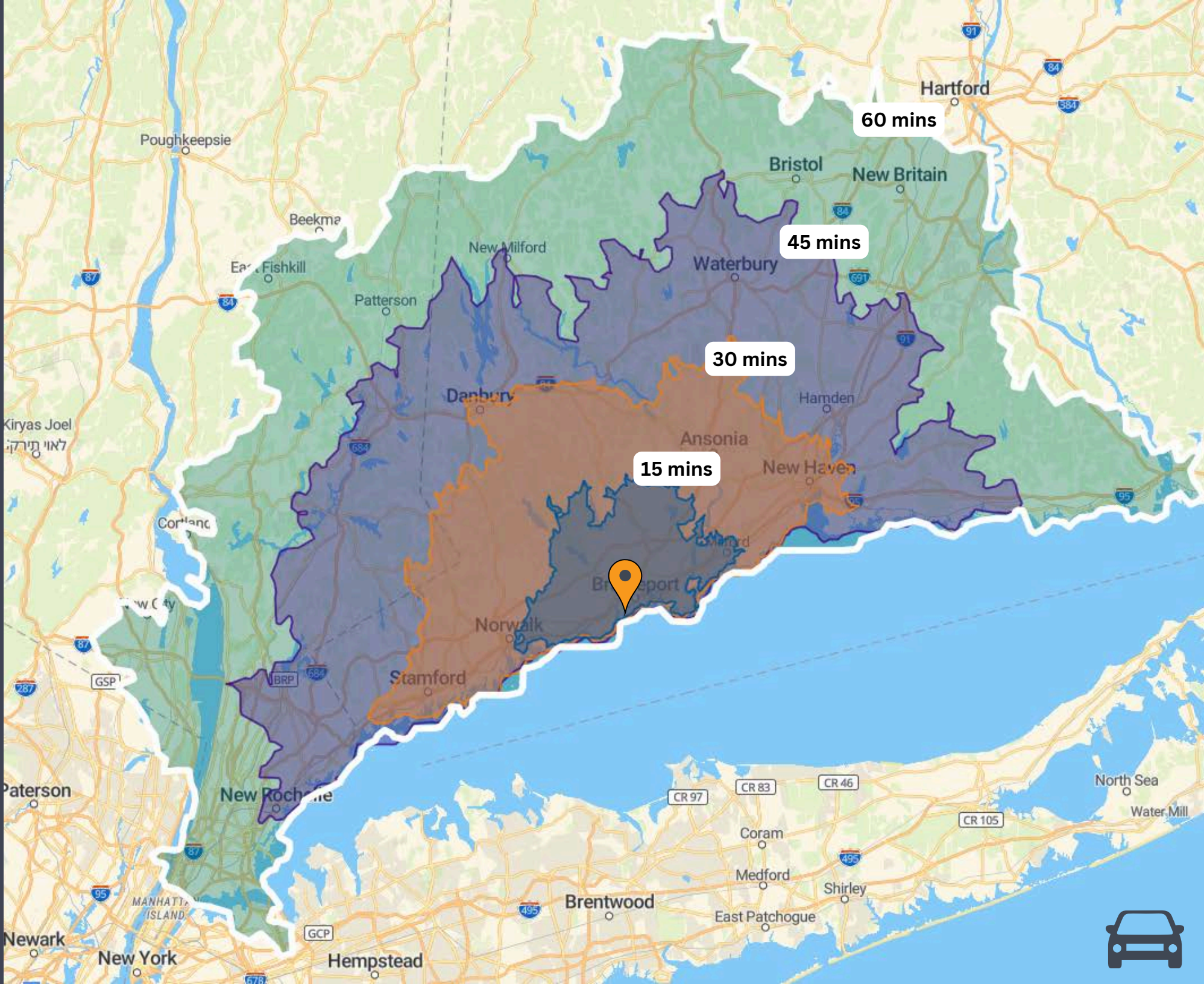
Rock Ridge Place is located just 1,800 feet from the "Fairfield Metro" Railroad station which provides daily service from NYC's Grand Central Terminal through New Haven.



Grand Central Terminal



Travel Time Map



Bridgeport

Summary

The City of Bridgeport is located in Fairfield County, and is approximately 20 miles west of New Haven, approximately 23 miles east of Stamford and approximately 60 miles east of New York City. Bridgeport has approximately 146,570 residents, making it the most populous city in Connecticut, and the fifth-most populous city in New England.

Historically, the City of Bridgeport was a manufacturing industry powerhouse from the 1800's until the immediate years following WWII. Since the early 2000's Bridgeport has implemented substantial economic, urban planning, and business development strategies.

Bridgeport presents an investor with the potential for near-term revenue growth as rents continue to climb due to relative affordability to lower Fairfield County Submarkets like Norwalk and Stamford. Many tenants choose to live in Bridgeport and commute down-county in light of rent spreads for similar quality rental options of \$1,100/month or more. As these rents continue to grow in Norwalk and Stamford, Bridgeport will continue to draft off this pricing.

Additionally, Bridgeport is a maturing market with a significant redevelopment downtown in the Main Street North Corridor, the creation of a new shopping and entertainment district at Steel Point Harbor with a New Bass Pro Shop, rumors of an MGM Casino, and plans to add a second Metro North train station on the city's East Side.

Bridgeport is considered by many industry professionals to have substantial revitalization potential owing to its centralized location between Stamford and New Haven, as well as its existing deep water harbor.



Population

2022 Total Population	149,011
2027 Projected Population	150,463

Business

2022 Est. Total Employees	55,281
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Household & Income

2022 Total Households	54,253
2027 Total households	55,069
Average Household Income	\$73,661
Median Household Income	\$49,801

Fairfield County

Overview

Fairfield County is a county in the southwestern corner of the U.S. State of Connecticut, as well as the State's fastest-growing from 2010 to 2020 and largest in terms of population. As of the 2020 census, the county's population was 957,419, representing 26.6% of Connecticut's overall population. The closest to the center of the New York metropolitan area, the county contains four of the state's largest cities—Bridgeport (1st), Stamford (3rd), Norwalk (6th), and Danbury (7th)—whose combined population of 433,368 is nearly half the county's total population.

As part of the metro New York economy and home to four of Connecticut's most dynamic and diverse metropolitan areas, Stamford, Norwalk, Bridgeport and Danbury. Advanced manufacturing, financial services, professional services and healthcare top the employment categories in the region. While nineteen Fortune 1000 corporations call this region home, it is well represented by a growing number of small businesses as well. And it's diverse, skilled and mobile workforce is just one of the many reasons that the Fairfield region is considered by many to be a global neighborhood.



Population

2022 Total Population	965,260
2027 Projected Population	975,723

Business

2022 Est. Total Employees	478,631
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Household & Income

2022 Total Households	357,316
2027 Total households	361,689
Average Household Income	\$166,973
Median Household Income	\$106,527

Metro North Team

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Kaylee Bollmann
JR GRAPHIC DESIGNER