

WEST HAVEN MULTI-FAMILY PORTFOLIO

28 Brown St & 120 Canton St, West Haven, CT

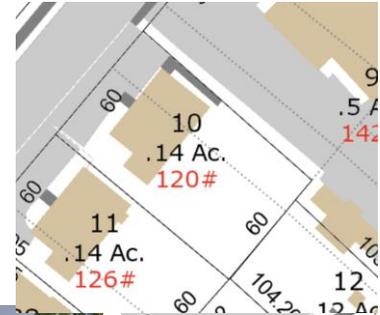
Offered at: \$1,225,000

Portfolio Overview

Total Units 8
Total Bedrooms 14
Gross Monthly Income \$11,410
Gross Annual Income \$136,920
Total Monthly Operating Expenses \$4,882.66
Estimated Annual Operating Expenses \$58,591.92
Net Operating Income (NOI) \$78,328.08
Cap Rate 6.39%

120 Canton St (4 Units | All 1-Bedroom)

Unit Rent
First Floor A/Right \$1,290
First Floor B/Left \$1,250
Second Floor A/Right \$1,275
Second Floor B/Left \$1,400
Total \$5,215 / month



28 Brown St (4 Units | 10 Bedrooms)

Unit Rent
339 Third Ave 1st Floor \$1,500
339 Third Ave 2nd Floor \$1,495
28 Brown 1st Floor \$1,550
28 Brown 2nd Floor \$1,650
Total \$6,195 / month



Investment Highlights:

8-unit multifamily portfolio with 14 total bedrooms Strong rent roll with mix of Section 8 and market tenants Updated interiors and building systems Reliable income stream producing nearly 7% cap rate Convenient West Haven location near Yale, I-95, and the shoreline. 28 Brown St potentially has another building lot on the side of the property or could have an ADU built on the property. Rents are below market, some are already signed up with coming rental increases, with some more time maintenance and repair costs could be reduced and rents can be increased.

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