

Henry Hill Portfolio

New Haven, CT 06511



Property Highlights

- 8-Unit Multifamily Portfolio | Across 2 Buildings
- Strong Renter Demand
- Off Street Parking | Buildable Lot
- On Site Laundry | Ancillary Laundry Income
- Rents Below Market | Value Add Opportunity
- Proximity to Downtown New Haven, Yale Science Park, I-91, I-95 & New Haven MTA Station



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34 HENRY STREET



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INVESTMENT DETAILS

34 HENRY STREET | NEW HAVEN, CT 06511



Analysis

Analysis Date	February 2026
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Property

Property Type	Multifamily
Property	Henry Hill Portfolio
Address	34 Henry Street
City, State	New Haven, CT 06511
Year Built	1925

Purchase Information

Purchase Price	\$1,480,000
Units	8
Total Rentable SF	8,200

Income & Expense

Gross Operating Income	\$157,896
Monthly GOI	\$13,158
Total Annual Expenses	(\$51,960)
Monthly Expenses	(\$4,330)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs

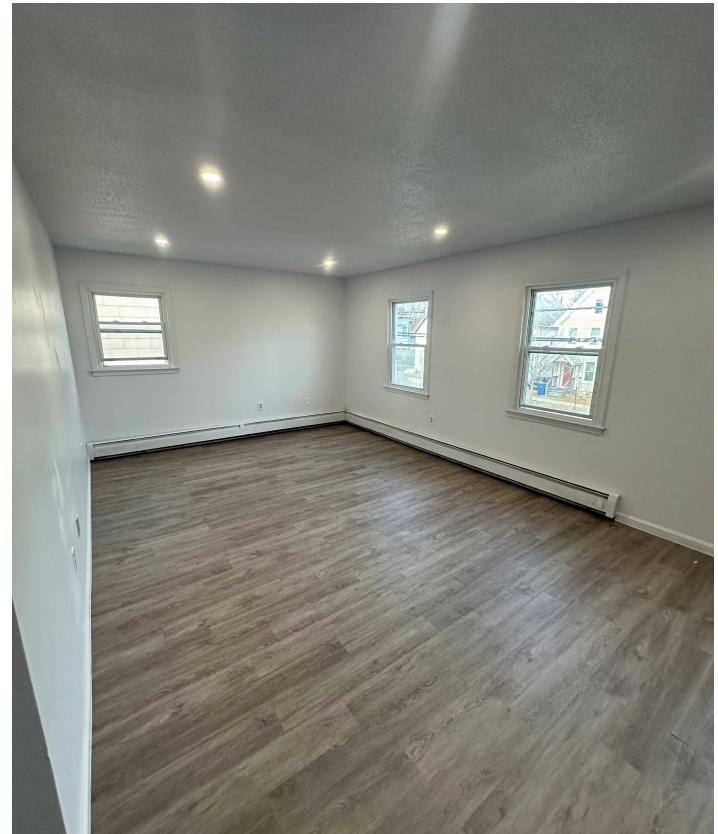
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PROPERTY PHOTOS

34 HENRY STREET | NEW HAVEN, CT 06511



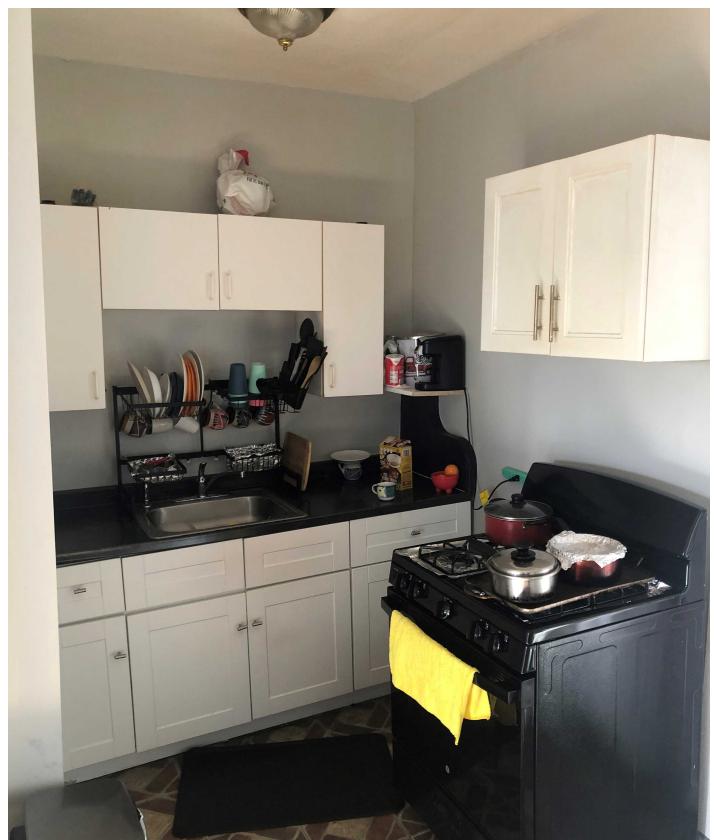
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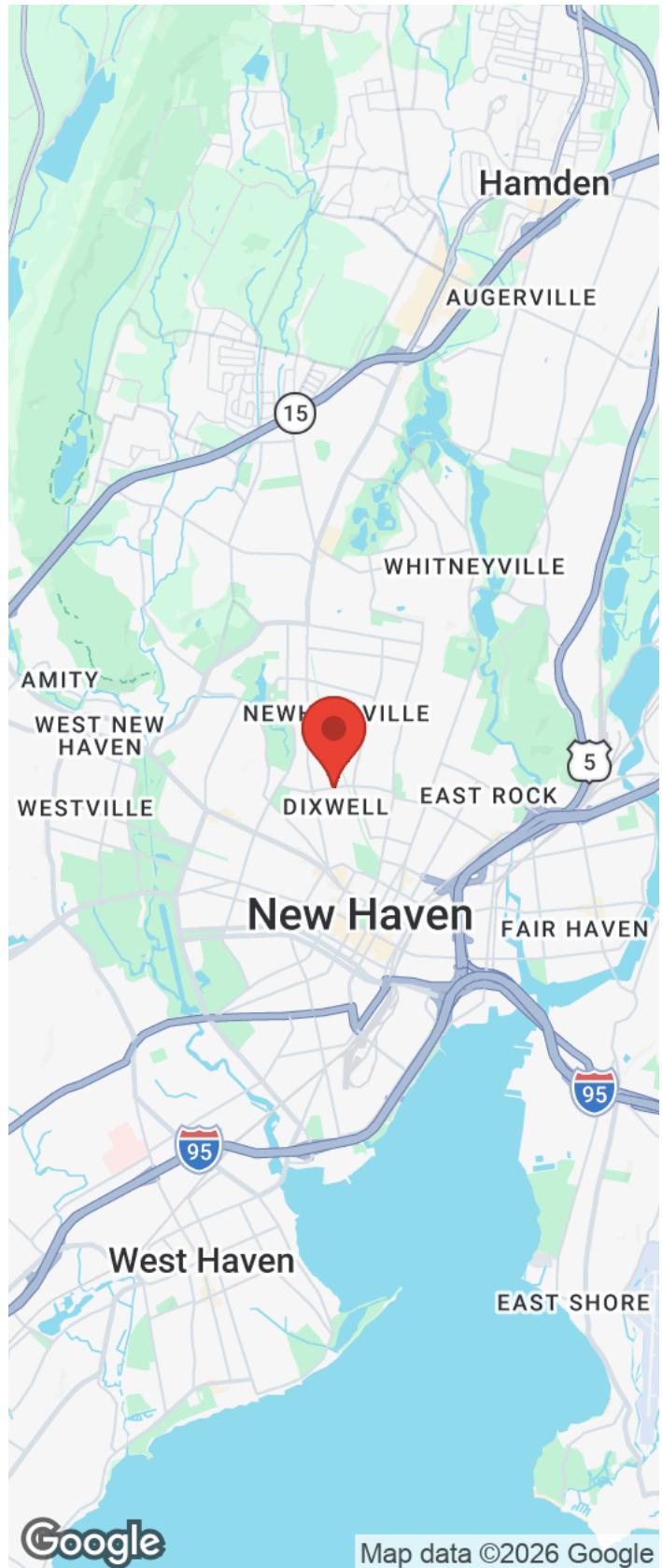
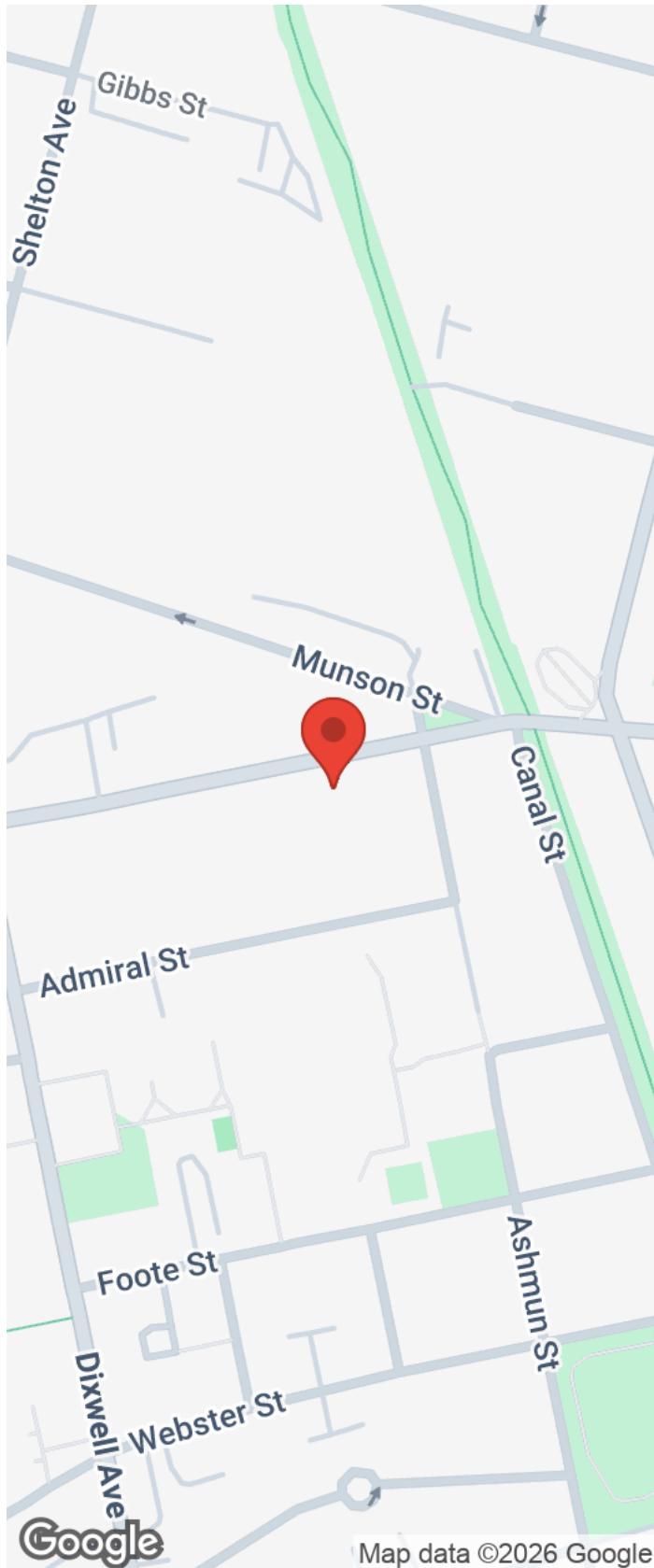
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LOCATION MAPS

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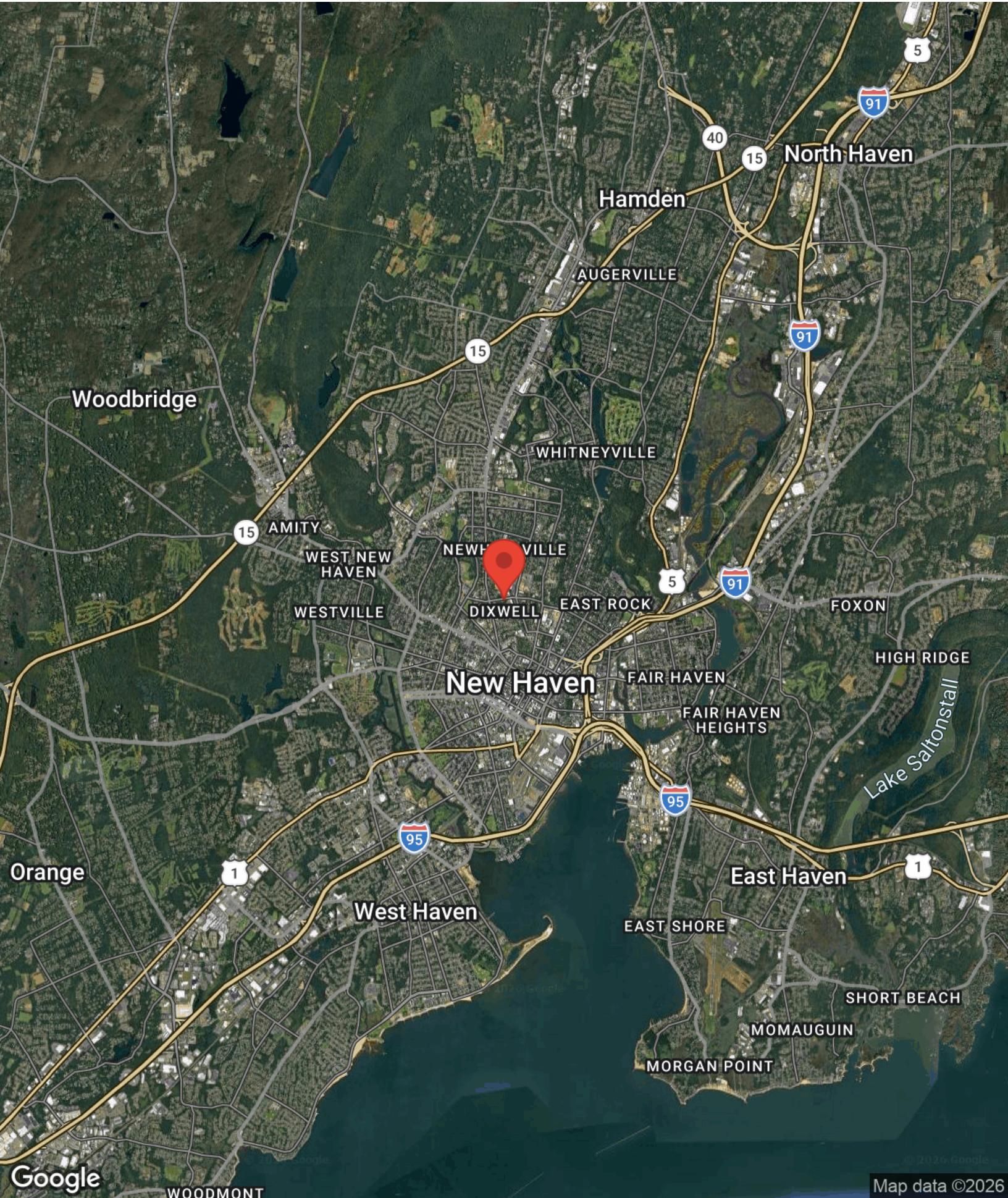
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REGIONAL MAP

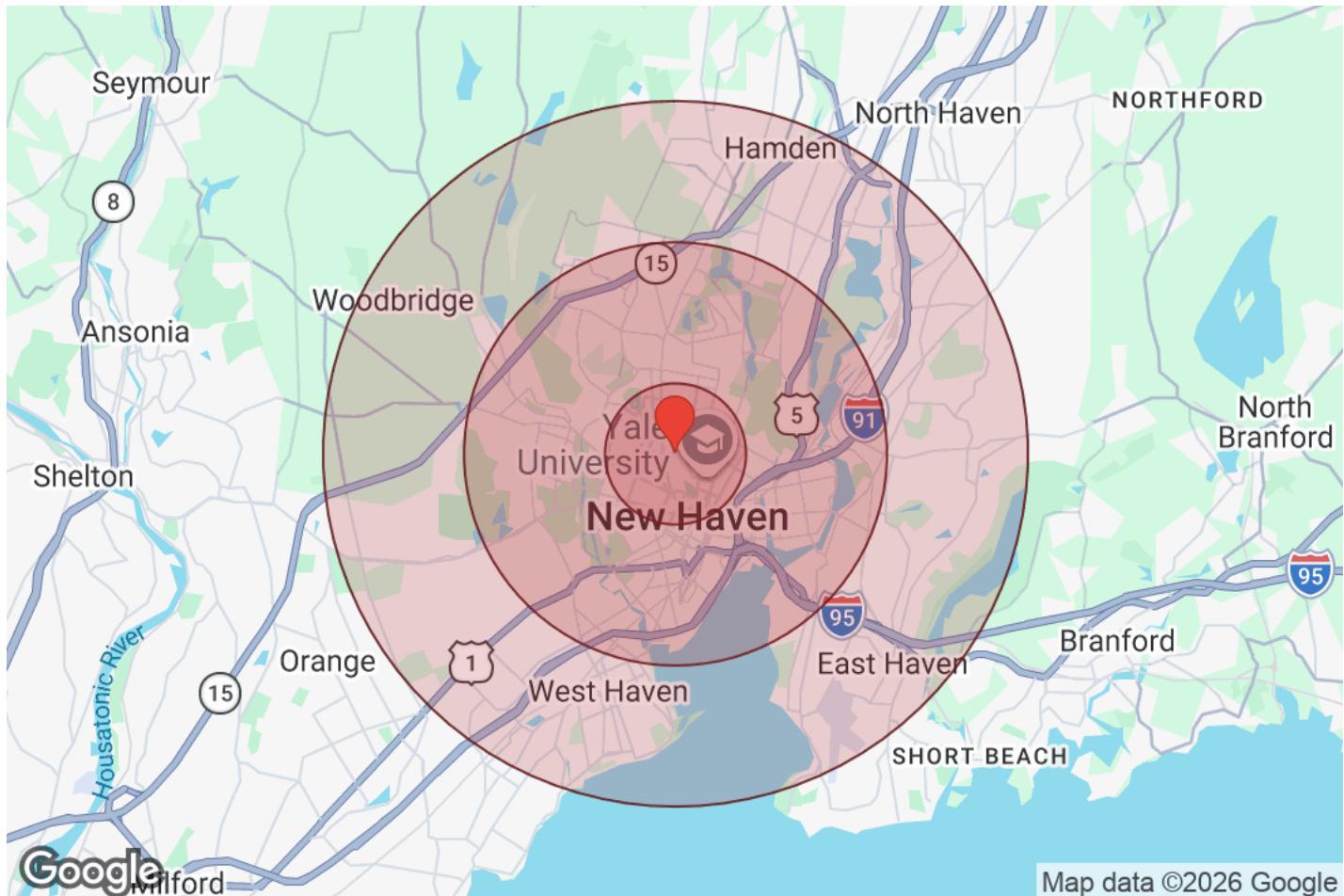
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DEMOCRAPHICS

34 HENRY STREET | NEW HAVEN, CT 06511

USMF



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Male	25,060	87,404	133,937	Ages 0 - 14	5,494	25,624	41,531
Female	19,357	81,802	131,545	Ages 15 - 24	11,847	32,270	43,633
Total Population	44,417	169,206	265,482	Ages 25 - 54	17,837	69,968	107,040
				Ages 55 - 64	3,927	17,573	30,685
				Ages 65+	5,313	23,771	42,592
Race / Ethnicity	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
White	25,864	93,825	146,466	Median	\$54,633	\$63,646	\$71,356
Black	6,263	28,697	47,787	Under \$15k	2,567	9,384	12,691
Am In/AK Nat	80	271	345	\$15k - \$25k	1,501	5,473	7,962
Hawaiian	9	51	53	\$25k - \$35k	1,731	5,599	8,217
Hispanic	7,413	33,655	51,079	\$35k - \$50k	1,977	6,986	10,538
Asian	3,602	8,985	13,805	\$50k - \$75k	2,346	9,753	15,613
Multiracial	1,022	3,249	5,071	\$75k - \$100k	1,810	7,254	12,262
Other	169	508	876	\$100k - \$150k	2,098	9,314	16,990
Housing	1 Mile	3 Miles	5 Miles	\$150k - \$200k	978	4,988	9,327
Total Units	17,895	70,324	113,043	Over \$200k	1,489	6,626	11,970
Occupied	16,497	65,377	105,572				
Owner Occupied	3,212	20,307	42,858				
Renter Occupied	13,285	45,070	62,714				
Vacant	1,398	4,947	7,471				

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EXECUTIVE SUMMARY

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,480,000
Investment - Cash	\$1,480,000

Investment Information

Purchase Price	\$1,480,000
Price per Unit	\$185,000
Price per SF	\$180.49
Expenses per Unit	(\$6,495)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$166,080
Total Vacancy and Credits	(\$8,184)
Operating Expenses	(\$51,960)
Net Operating Income	\$105,936
Debt Service	\$0
Cash Flow Before Taxes	\$105,936

Financial Indicators

Cash-on-Cash Return Before Taxes	7.16%
Debt Coverage Ratio	N/A
Capitalization Rate	7.16%
Gross Rent Multiplier	8.91
Gross Income / Square Feet	\$20.25
Gross Expenses / Square Feet	(\$6.34)
Operating Expense Ratio	32.91%

PRICING ANALYSIS

34 HENRY STREET | NEW HAVEN, CT 06511



Income

Description	Actual	Per Unit	Pro Forma	Per Unit
Gross Potential Rent	\$163,680	\$20,460	\$187,200	\$23,400
- Less: Vacancy	(\$8,184)	(\$1,023)	(\$9,360)	(\$1,170)
+ Misc. Income	\$2,400	\$300	\$28,800	\$3,600
Effective Gross Income	\$157,896	\$19,737	\$206,640	\$25,830

Operating Expenses

Description	Actual	Per Unit	Pro Forma	Per Unit
Property Management Fee	\$8,304	\$1,038	\$9,360	\$1,170
Building Insurance	\$7,400	\$925	\$7,400	\$925
Landscape & Snow Removal	\$1,800	\$225	\$1,800	\$225
Repairs & Maintenance	\$3,750	\$469	\$3,750	\$469
Taxes - Henry	\$6,426	\$803	\$6,426	\$803
Taxes - White St.	\$16,057	\$2,007	\$16,057	\$2,007
Utilities - Water/Sewer	\$7,343	\$918	\$7,343	\$918
Utility - Electricity	\$880	\$110	\$880	\$110
Total Expenses	(\$51,960)	(\$6,495)	(\$53,016)	(\$6,627)
Net Operating Income	\$105,936	\$13,242	\$153,624	\$19,203

PRICING ANALYSIS

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Investment Summary

Price	\$1,480,000
Year Built	1925
Units	8
Price/Unit	\$185,000
RSF	8,200
Price/RSF	\$180.49
Floors	3
Cap Rate	7.16%
Pro Forma Cap Rate	10.38%
GRM	8.91
Pro Forma GRM	6.85

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Pro Forma	Total
Henry: 3 Bedroom 1 Bath	1	\$25,800	\$25,800	\$28,800	\$28,800
3 Bedroom 1 Bathroom	1	\$25,800	\$25,800	\$28,800	\$28,800
White: 2 Bedroom 1 Bath	1	\$14,160	\$14,160	\$21,600	\$21,600
2 Bedroom 1 Bathroom	1	\$19,920	\$19,920	\$21,600	\$21,600
2 Bedroom 1 Bathroom	1	\$19,800	\$19,800	\$21,600	\$21,600
2 Bedroom 1 Bathroom	1	\$21,000	\$21,000	\$21,600	\$21,600
2 Bedroom 1 Bathroom	1	\$16,200	\$16,200	\$21,600	\$21,600
2 Bedroom 1 Bathroom	1	\$21,000	\$21,000	\$21,600	\$21,600
Totals	8		\$163,680		\$187,200

Annualized Income

Description	Actual	Pro Forma
Gross Potential Rent	\$163,680	\$187,200
- Less: Vacancy	(\$8,184)	(\$9,360)
+ Misc. Income	\$2,400	\$28,800
Effective Gross Income	\$157,896	\$206,640
- Less: Expenses	(\$51,960)	(\$53,016)
Net Operating Income	\$105,936	\$153,624

Annualized Expenses

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Property Management Fee	\$8,304	\$9,360
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Taxes - White St.	\$16,057	\$16,057
Utilities - Water/Sewer	\$7,343	\$7,343
Utility - Electricity	\$880	\$880
Total Expenses	\$51,960	\$53,016
Expenses Per RSF	\$6.34	\$6.47
Expenses Per Unit	\$6,495	\$6,627

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UNIT MIX REPORT

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Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Henry: 3 Bedroom 1 Bath	1,250	\$2,150	\$2,150	\$2,400	\$2,400
1	3 Bedroom 1 Bathroom	1,250	\$2,150	\$2,150	\$2,400	\$2,400
1	White: 2 Bedroom 1 Bath	950	\$1,180	\$1,180	\$1,800	\$1,800
1	2 Bedroom 1 Bathroom	950	\$1,660	\$1,660	\$1,800	\$1,800
1	2 Bedroom 1 Bathroom	950	\$1,650	\$1,650	\$1,800	\$1,800
1	2 Bedroom 1 Bathroom	950	\$1,750	\$1,750	\$1,800	\$1,800
1	2 Bedroom 1 Bathroom	950	\$1,350	\$1,350	\$1,800	\$1,800
1	2 Bedroom 1 Bathroom	950	\$1,750	\$1,750	\$1,800	\$1,800
8		8,200		\$13,640		\$15,600

UNIT MIX



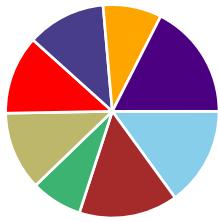
- Henry: 3 Bedroom | 1 Bath
- 3 Bedroom | 1 Bathroom
- White: 2 Bedroom | 1 Bath
- 2 Bedroom | 1 Bathroom

UNIT MIX SQUARE FEET



- Henry: 3 Bedroom | 1 Bath
- 3 Bedroom | 1 Bathroom
- White: 2 Bedroom | 1 Bath
- 2 Bedroom | 1 Bathroom

UNIT MIX INCOME



- Henry: 3 Bedroom | 1 Bath
- 3 Bedroom | 1 Bathroom
- White: 2 Bedroom | 1 Bath
- 2 Bedroom | 1 Bathroom

UNIT MIX MARKET INCOME



- Henry: 3 Bedroom | 1 Bath
- 3 Bedroom | 1 Bathroom
- White: 2 Bedroom | 1 Bath
- 2 Bedroom | 1 Bathroom

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