



1144/1152 East Main Street Torrington, CT, 06790

Keller Williams Realty

**OFFERING
MEMORANDUM**



ESTIMATED POPULATION

3 Miles _____ 31,515

5 Miles _____ 41,665

10 Miles _____ 92,072



E Main St - 24,900 VPD

Torrington W St

SUBJECT PROPERTY

1.08 Acres
1144 East Main St
Torrington
CT, 06790



ESTIMATED HOUSEHOLD INCOME

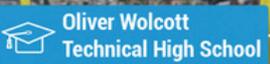
3 Miles _____ \$ 81,505

5 Miles _____ \$ 89,557

10 Miles _____ \$ 106,994



8



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1144 East Main St
Torrington
CT, 06790

Torrington St

8

ESTIMATED HOUSHOLD INCOME	
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5 Miles	\$ 89,557
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ESTIMATED POPULATION	
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E MAIN ST

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BUENA VISTA AVE



PRICE: \$1,900,000.00 CAP: 6.6% NOI: \$126,258.00 (Performa)

Property Description	
Property	SightMD & First World Mortgage
Property Address	1144 & 1152 East Main Street
City, State, ZIP	Torrington, CT 06790
SightMD Building Size	4,750
SightMD Portion	3,200
Vacant Portion	1,550
First World Mortgage	1,404
Year Built/Renovated	
SightMD	1960/2017
First World Mortgage	1935
Lot Size	+/- 1.08 Acres
Type of Ownership	Fee Simple

The Offering	
Purchase Price	\$1,900,000
CAP Rate	6.6%
Net Operating Income(Performa)	\$126,258.00

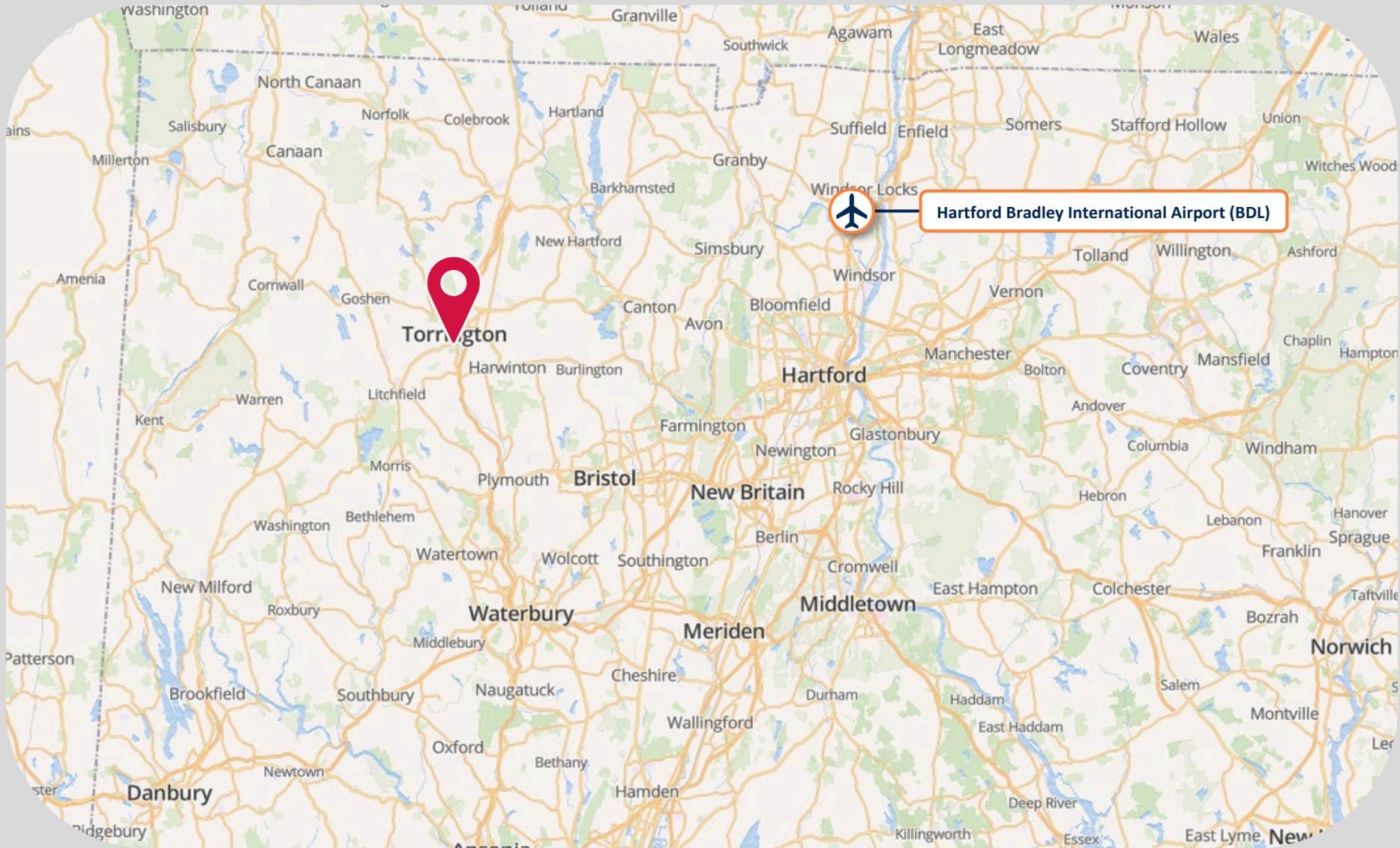
Lease Summary – SightMD Building	
Property Type	Net Lease Medical
Guarantor	Sight Vision Partners, LLC
Tenant	Long Island Vision Management, LLC
Lease Term	10 Years
Lease Commencement	July 30, 2021
Lease Expiration	July 31, 2031
Lease Term Remaining	5 + Years
Lease Type	Double Net (NN)
Landlord Responsibilities	Roof, Structure and Parking Lot Replacement
Rental Increases	2% Annually
Options to Renew	1, 5-Year Option

RENT SCHEDULE – SightMD			
Lease Year	Annual Rent	Monthly Rent	Rent Escalation
8/1/2023 - 7/31/2024	\$78,103	\$6,509	2.00%
8/1/2024 - 7/31/2025	\$79,665	\$6,639	2.00%
8/1/2025 - 7/31/2026	\$81,258	\$6,772	2.00%
8/1/2026 - 7/31/2027	\$82,883	\$6,907	2.00%
8/1/2027 - 7/31/2028	\$84,541	\$7,045	2.00%
8/1/2028 - 7/31/2029	\$86,232	\$7,186	2.00%
8/1/2029 - 7/31/2030	\$87,956	\$7,330	2.00%
8/1/2030 - 7/31/2031	\$89,716	\$7,476	2.00%

Lease Summary – First World Mortgage Building	
Property Type	Office
Tenant	First World Mortgage Corporation
Lease Term	5 Years
Lease Commencement	Info to follow
Lease Expiration	Info to follow
Lease Term Remaining	Info to follow
Lease Type	Double Net (NN)
Landlord Responsibilities	Roof, Structure and Parking Lot
Rental Increases	Info to follow
Options to Renew	None

RENT SCHEDULE – First World Mortgage			
Lease Year	Annual Rent	Monthly Rent	Rent Escalation
Current Rent \$1750 month. Rent escalation information to follow.			
VACANT 1550 sqft Rear Space			
Space to be rented out at \$2000.00mth			

Local Map





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