

TWO BUILDING PACKAGE

NEW HAVEN CENTRAL BUSINESS DISTRICT

For Sale—Investment Opportunity Multi-Tenant
Retail/Residential/Single Room Occupancy

Press|Cuzzo
REALTORS
Commercial Services



109—113 Court Street

MIXED USE

RETAIL/SRO/RESIDENTIAL

including

Two Luxury Apartments

**107, 109-113 Court Street
New Haven, CT**

Gary Damato

203.288.1900 x152

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Press|Cuzzo Commercial Services | 2751 Dixwell Avenue | Hamden, CT 06518
www.presscuzzo.com

The information above is offered subject to errors, omissions, price change, prior sale, lease or withdrawal from market.

EXTERIOR PHOTOS



107 Court Street
New Haven

Carriage House
Investment Opportunity

Two Large
Full Floor
Apartments
with
Court Yard



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EXTERIOR PHOTOS

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New Haven

Investment Opportunity



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RECENT RENOVATIONS AND IMPROVEMENTS

109-113 Court Street
New Haven

Investment Opportunity

109-113 Court St

- 2021-Renovate all Common Area Bathrooms/Hallways
- 2021- New HVAC system(111 Court Street)
- 2022-Roof Replacement (109 Only), Facade pointing & Waterproofing (front of Building Only)
- 2020-2023 - 95% of Rooms renovated.(3 Additional Added) (2 converted from Room to 1Br Apartments)
- 2023- New Fire alarm System Installed throughout (107-113)

107 Court

- 2022-Courtyard Improvements
- 2023-Second Floor New HVAC Unit Installed
- 2024- First Floor Custom Casement Window



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Property Address: 107 Court Street, New Haven
 Property Type: Two Luxury Apartments
 Size (Square Feet): 2,965 SF Total + Basement

Potential Rental Income	\$72,000 (Actual \$56,615)
Vacancy	
Effective Rental Income:	\$72,000
Other Income (Collectible):	
Gross Operating Income:	\$72,000

Operating Expenses:	
Real Estate Taxes	\$19,000
Personel Property Taxes	
Property Insurance	\$2,787
Off-site Management	
Parking	\$2,603
Expenses/Benefits	
Taxes/Workers Compensation	
Repairs and Maintenance	\$3,000
Utilities:	
Water/Sewer	\$1,605
Electric	
Accounting and Legal	\$1,500
Licenses/Permits	
Advertising	
Supplies	
Miscellaneous Contract Services	
Total Operating Expenses:	\$ 30,495.00

Net Operating Income:	\$ 41,505.00
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Property Address: 109-113 Court Street, New Haven
 Property Type: Mixed Use - Retail/Residential/SRO
 Size (Square Feet): 12,183 SF + Basement

Rental Income	\$314,928
Vacancy	\$ -
Effective Rental Income:	\$ 314,928.00
Other Income (Collectible):	
Gross Operating Income:	\$ 314,928.00

Operating Expenses:	
Real Estate Taxes	\$35,700
Personel Property Taxes	
Property Insurance	\$7,898
Alarm/Boiler	\$498
Payroll	
Pest Control	\$2,660
Taxes/Workers Compensation	
Repairs and Maintenance	\$12,035
Utilities: Gas & Oil	\$20,500
Water/Sewer	\$6,314
Electric	\$19,550
Accounting and Legal	\$8,150
Licenses/Permits	\$975
Rubbish	\$4,525
Supplies	
Miscellaneous Contract Services	
Total Operating Expenses:	\$ 118,805.00

Net Operating Income:	\$ 196,123.00
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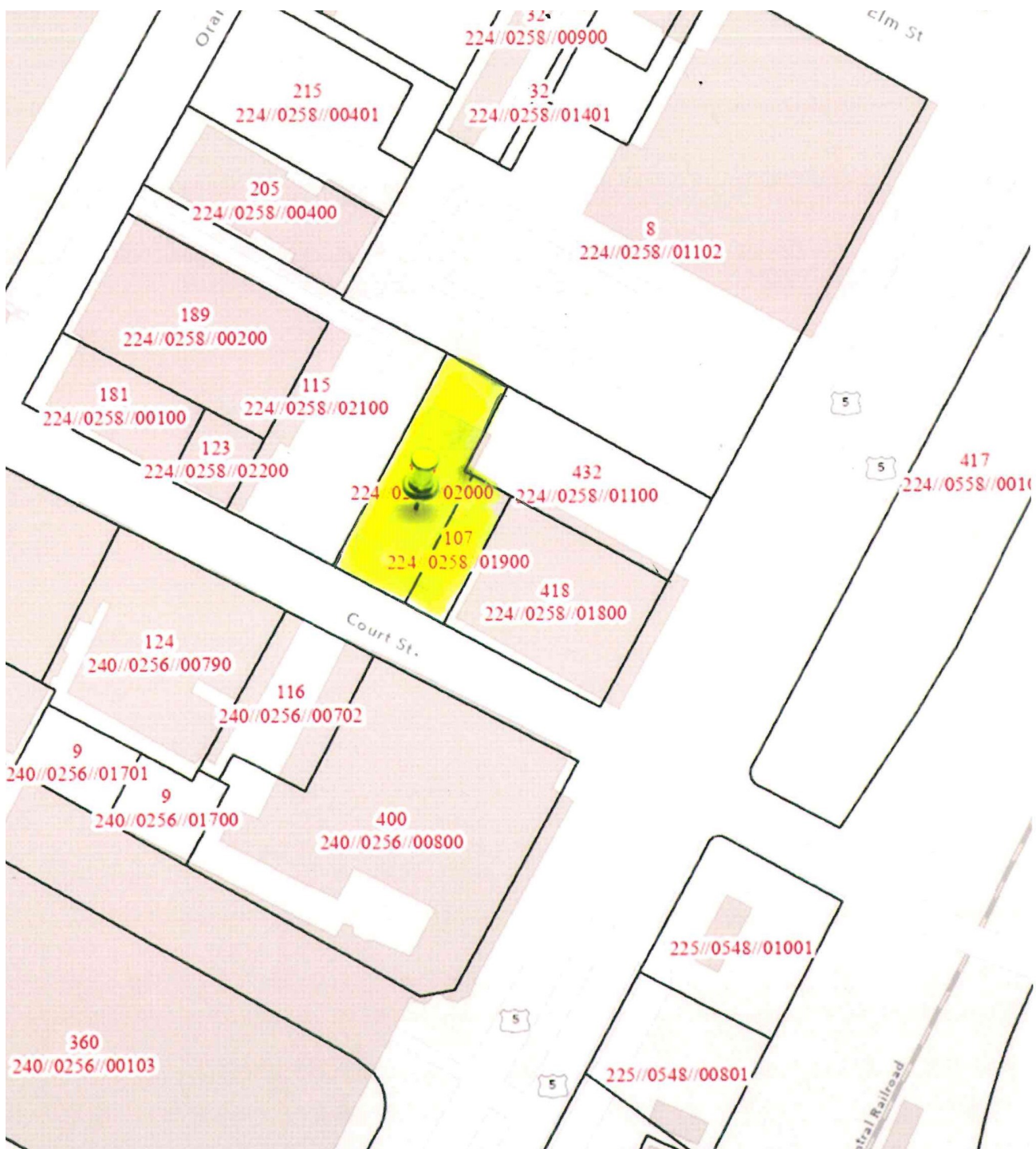


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MAP



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| Broker



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203.668.0036 Mobile

A Realtor since 1988, Gary Damato continues to exceed the expectations of his buyers and sellers. A consistent Achievement Award winner from the New Haven Middlesex Association of Realtors, Gary is experienced in all aspects of commercial real estate.

MEMBERSHIPS AND AFFILIATIONS:

New Haven Middlesex, Connecticut and National Associations of Realtors
Leading Real Estate Companies of the World
Hamden, New Haven and Quinnipiac Chambers of Commerce

DESIGNATIONS AND AWARDS:

New Haven Middlesex Association of Realtors Achievement Awards

EDUCATION:

Bachelor of Science degree in accounting, Bentley College

Gary resides in Cheshire with his wife, Linda.



Gary Damato
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