



FOR SALE

9 UNIT WEST HARTFORD PORTFOLIO

ROBIN ROAD & ARNOLD WAY | WEST HARTFORD, CT



PROPERTY DESCRIPTION

Sentry Commercial is pleased to present this Turn-Key 9-unit Multifamily Investment Portfolio consisting of nine individual condo units located in a highly active area of West Hartford.

PROPERTY HIGHLIGHTS

- Market Rate Rents
- All Units include 1-Car Garage
- Recently Upgraded Units
- Strong Rental Demand in the area
- Walking Distance from West Hartford Center

OFFERING SUMMARY

Sale Price:	\$1,629,000
Number of Units:	9
Price per Unit:	\$181,000
Cap Rate:	6.75%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,092	25,564	51,021
Total Population	18,659	62,009	127,719
Average HH Income	\$91,318	\$89,991	\$79,752

MICHAEL OSGOOD
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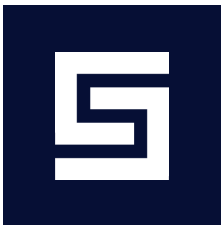


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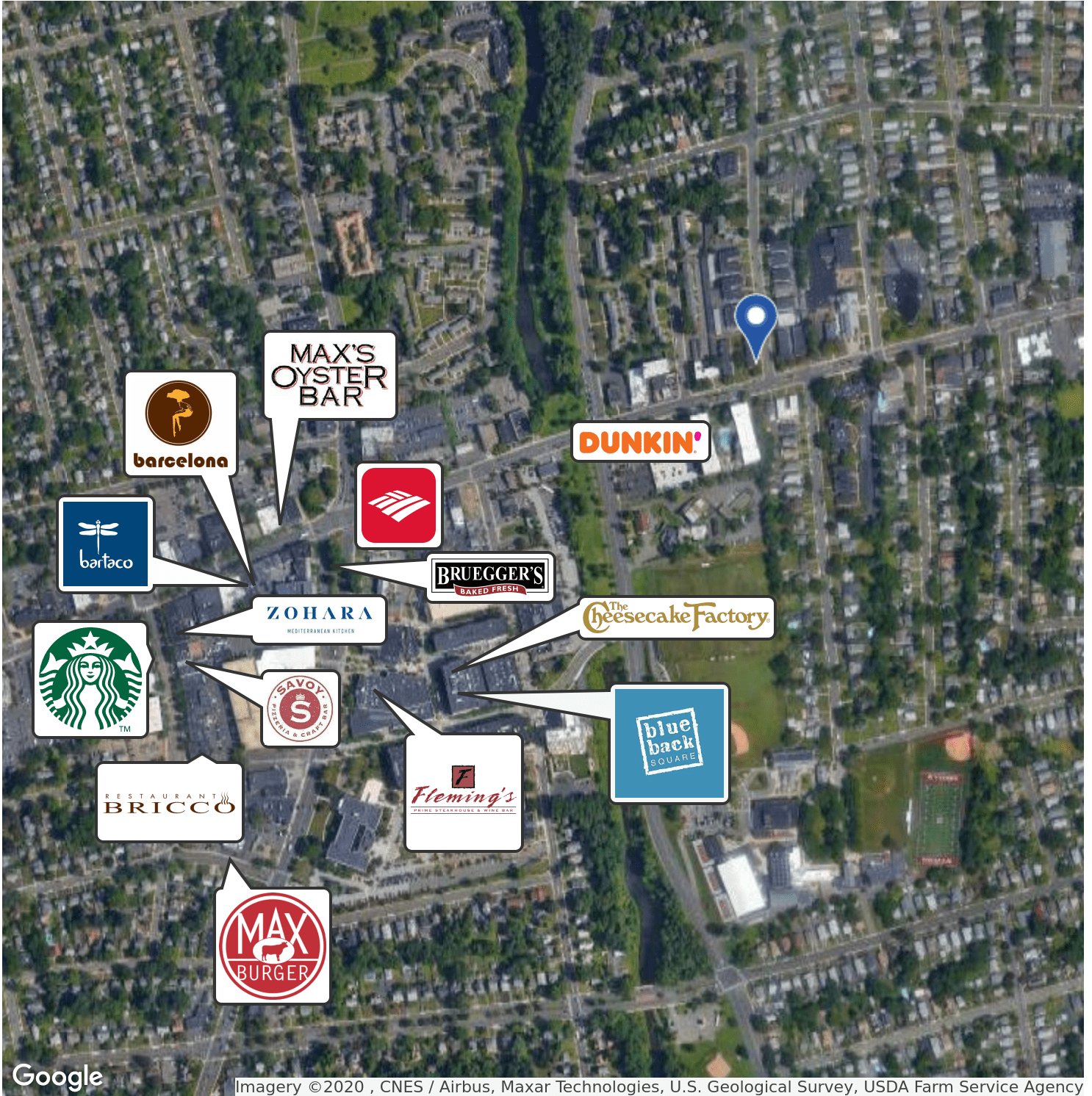
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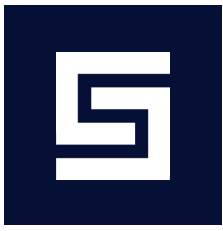
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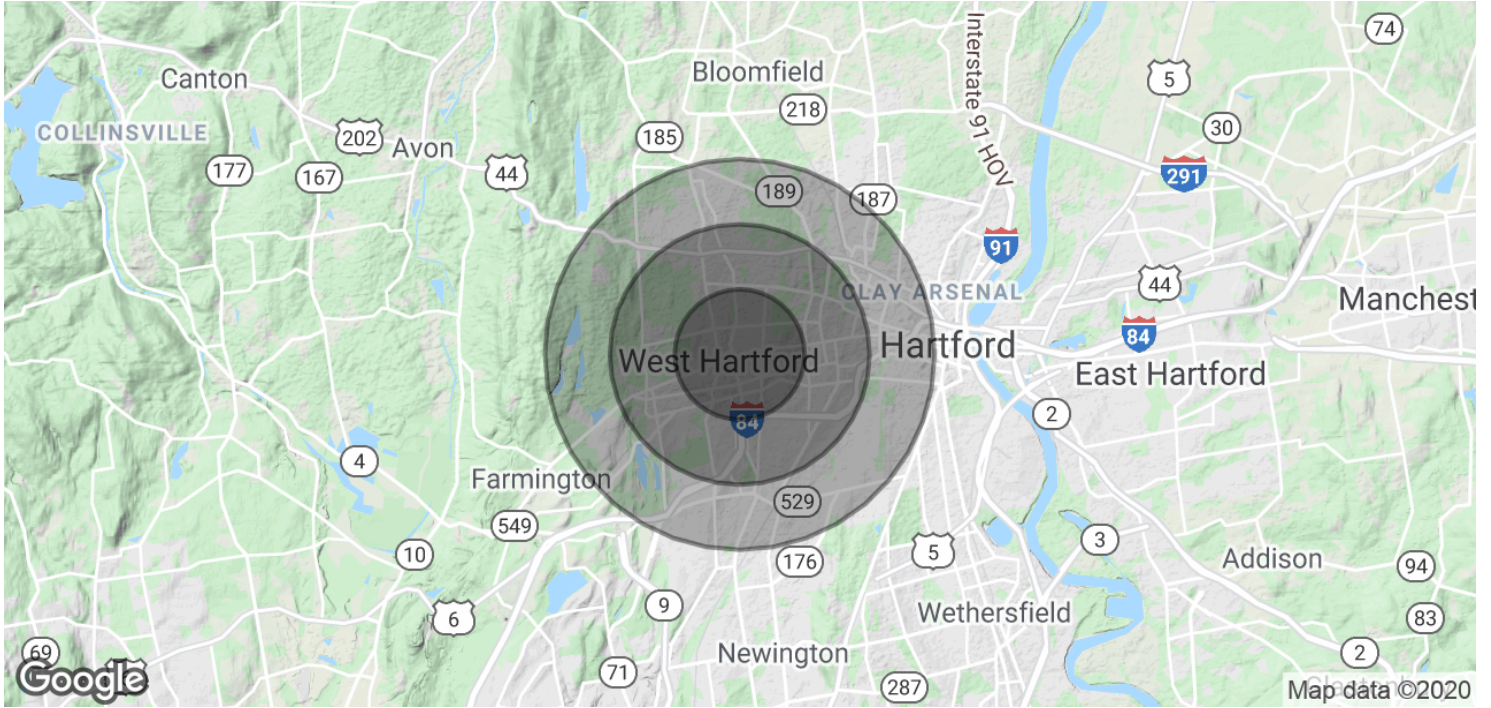
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,659	62,009	127,719
Average age	40.4	39.1	37.7
Average age (Male)	38.5	37.8	36.4
Average age (Female)	41.8	40.2	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,092	25,564	51,021
# of persons per HH	2.3	2.4	2.5
Average HH income	\$91,318	\$89,991	\$79,752
Average house value	\$321,246	\$362,966	\$359,559

* Demographic data derived from 2010 US Census

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