

FOR SALE

**134 - 140 Charles St
Waterbury, CT 06708**



**Investment Opportunity
5 Family Dwelling (2/3)
Fully occupied
Two rental subsidy apartments
Cap rate: 12%**

Sale Price: \$210,000.00



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

Phone: 203-753-5800 Fax: 203-574-3875

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	134 - 140 Charles St		
CITY, STATE	Waterbury, CT 06708		
BUILDING INFO			
Total S/F	1,400 / 2,928	MECHANICAL EQUIP	
Number of floors	3 / 2	Air conditioning	Wall units
Avail S/F	1,400 / 2,928	Sprinkler / Type	None
Exterior construction	Vinyl siding	Type of heat	Electric
Interior construction	Plaster	TAXES	
Ceiling height	8'	Date assessed	2012
Roof	Asphalt - pitched	Assessment	\$66,220 / \$85,,932
Date built	1948	Mill rate	60.21
UTILITIES		Tax	\$3,987 / \$5,174
Sewer	City	OTHER	
Water	City	Total acres	0.14
Gas	Eversource	Zoning	RM
Electric	Eversource	Parking	Off street
Amps	200 / 200	Interstate / distance to	I-84 / half mile
Volts		State Route / distance to	Route 8 / 1/4 mile
Phase	Single	TERMS	
		Sale price	\$210,000.00

COMMENTS:

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134 CHARLES ST.

APT. 1 - \$700 - 2Br. Elec.Heat/Gas Hot Water & Stove

APT. 2 - \$750 - 2Br. Elec.Heat/Gas Hot Water & Stove Section 8 subsidized

140 CHARLES ST.

APT. 1 - \$1,050 - 3Br. Elec.Heat/Gas Hot Water & Stove

APT. 2 - \$877 - 2Br. Elec.Heat/Gas Hot Water & Stove

APT. 3 - \$650 - 2Br. Elec.Heat/Gas Hot Water & Stove

*** Separate Gas/Elec. Meters**

*** Apt 1 & 2 New Opp. subsidy 100%**

INCOME

\$4,027/mo. @ 12 months

\$ 200/mo. @ 12 months (Laundry)

\$50,724/Year

EXPENSES

INSURANCE \$3,627.00

SEWER/WATER \$3,066.00

GAS-Dryer \$ 585.00

ELEC.-Owners \$ 572.00

TAXES \$9,161.00 (3,987 / 5,174)

MAINTENANCE \$2,044.00 (LAWN, SNOW)

REPAIRS \$2,956.00

MGT./VACANCY \$3,340.00

\$25,351.00/Year

NET INCOME \$25,373.00/Year

\$210,000.00 12 CAP RATE

CALL NICK LONGO – 203-578-0208 @ MCP PROPERTIES



