



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

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ROOMING HOUSE FOR SALE

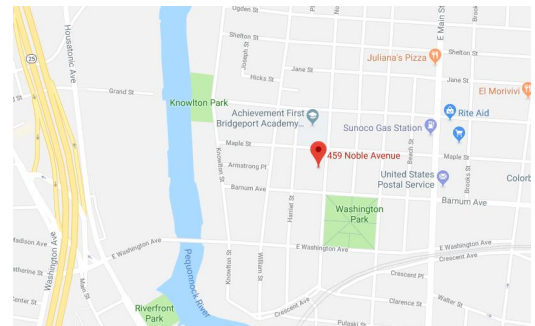
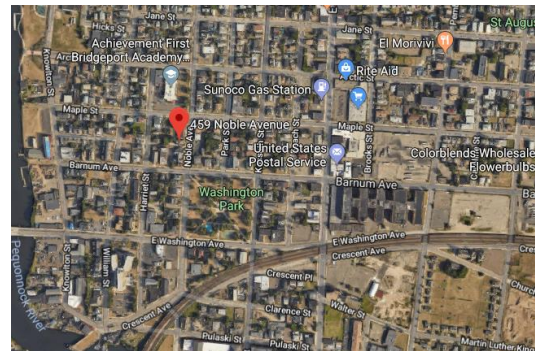
459 Noble Avenue, Bridgeport, CT 06608



FOR SALE: \$419,000

**Fully Leased Rooming House
12 Rooms PLUS 3 Efficiency Apts
About 19% Return**

- 12 Separate Rooms w/sink & refrigerator + 3 Efficiency Apts
- Updates include Newer Roof, Furnace, Plumbing & Sewer Line
- Great Investment Opportunity
- 19% Cap Rate



Real Living Wareck D'Ostilio

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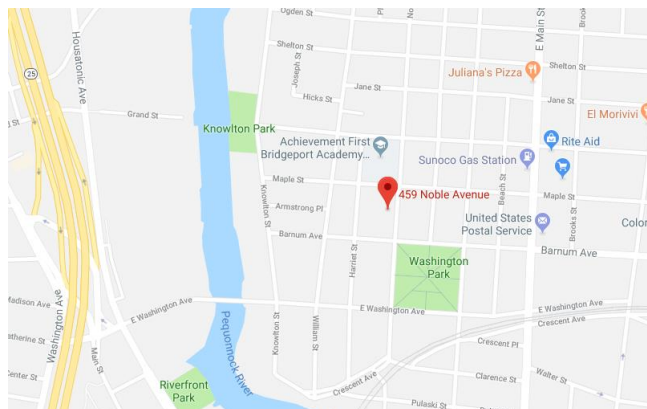


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Property Information

Total Building SF	3,848 SF
Available SF	3,848 SF
Year Built	1887
Ceiling Height	N/A
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	TBD
Loading Dock	0
Overhead Door	0
Construction	Brick
HVAC	Steam/No AC
Electric Service	Yes - 200 amp
Gas	Oil
Column Spacing	N/A
# of Floors	2
Land Area	0.16 A
Parking	Attached Lot
Bathrooms	5
Frontage	55' +/-
Zoning	RC
Assessment	\$174,810
Environmental	TBD
Mill Rate	54.37
Taxes	\$9,504.42



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Pro Forma Income & Expense Statement

459 Noble Avenue, Bridgeport, CT 06608		
UNIT	RENT/WEEK	RENT/YR
1	\$ 150.00	\$ 7,800.00
2	\$ 150.00	\$ 7,800.00
3	\$ 150.00	\$ 7,800.00
4	\$ 150.00	\$ 7,800.00
5	\$ 150.00	\$ 7,800.00
6	\$ 150.00	\$ 7,800.00
7	\$ 150.00	\$ 7,800.00
8	\$ 150.00	\$ 7,800.00
9	\$ 150.00	\$ 7,800.00
10	\$ 150.00	\$ 7,800.00
11	\$ 150.00	\$ 7,800.00
12	\$ 150.00	\$ 7,800.00
13	\$ 185.00	\$ 9,620.00
14	\$ 185.00	\$ 9,620.00
15	\$ 240.00	\$ 12,480.00
Gross Income	\$ 2,410.00	\$ 125,320.00

Vacancy (8%)	\$10,025.60
Net Income	\$115,294.40
Taxes	\$9,504.42
Insurance	
Utilities	
Snow	
Landscaping	
<u>Maintenance</u>	
Total Expense	\$33,000.00
Net Operating Income	\$82,294.40

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Comments: Pride of ownership, investors take notice. This 15 room, licensed rooming house has been meticulously owned and maintained for over 40 years by current owner. There are 3 efficiency apartments with kitchens and private bathrooms and 12 separate rooms with full size refrigerators and sinks in each room. There is 1 full kitchen for tenants use and 2 full bathrooms that are shared (One on each floor). All doors are solid wood core doors with steel commercial door jams. Roof replaced in 2010 (50 year roof), Furnace 12 years old, and all plumbing updated and sewer line replaced less than 20 years ago. Fully rented, several long term tenants. This Rooming House is IMMACULATE. Fantastic income with this investment. 19% CAP.

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