

PARTNERS INVESTMENT PROPERTIES

New Haven Connecticut 10 Unit Townhouse Complex Ask \$850,000.00

227 Quinnipiac Avenue
New Haven, CT



For Sale

CONTACT:

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PARTNERS INVESTMENT PROPERTIES

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227 Quinnipiac Avenue
New Haven, CT

TEN UNIT TOWNHOME OPPORTUNITY

Wonderful 10 Unit Townhouse opportunity in New Haven, CT.

The property consists of all Two-Bedroom units.

All of the units have their own basement access and 1.5 Baths.

The units all have hardwood floors and the windows are new.

Tenants pay all utilities and there is off street parking.



RENT ROLE

277 QUINNIPIAC

UNIT

	RENT/MONTH	Lease/M-M	Section 8
1	\$1,000.00	Lease	Yes
2	\$1,125.00	Lease	Yes
3	\$925.00	M-M	
4	\$1,075.00	Lease	Yes
5	\$960.00	M-M	
6	\$900.00	M-M	
7	\$1,075.00	Lease	Yes
8	\$1,025.00	Lease	Yes
9	\$850.00	M-M	
10	\$850.00	M-M	

\$9,785.00 Monthly
\$117,420.00 Annual



PARTNERS INVESTMENT PROPERTIES, LLC

RULES OF CONFIDENTIALITY

We have furnished you with the "Property Information Detail" in connection with discussions and negotiations concerning, a possible transaction involving the Property only on the condition that you treat such "Property Information Detail" confidentially as detailed below and confirm certain representations to us. Therefore, as a prerequisite to us furnishing to you the Evaluation Material, you hereby represent and agree as follows:

1. Although we have endeavored, for your convenience, to include in the "Property Information Detail", which we believe to be relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that we make and have made no representation or warranty to you as to the accuracy or completeness of the "Property Information Detail". You agree that we will not have any liability to you as a result of your use of the "Property Information Detail" and it is understood that you are expected to perform your own studies and are responsible for such diligence investigations and inspections of the Property.
2. Prospective Purchaser shall not disturb or discuss the sale of the Property with any of the staff or tenants at the Property. You will indemnify, defend and hold harmless the Owner and Partners Investment Properties, LLC from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than Partners Investment Properties, LLC; Prospective Purchaser will not look to Partners Investment Properties, LLC or Owner to compensate its third party Agent (s) in the event of a transaction. You acknowledge that Partners Investment Properties, LLC is the broker in this transaction and the only brokers with whom it has had dealings regarding the property.
3. To summarize the "Rules of Confidentiality" as stated above is to refrain from any verbal or written contact with the Seller and/or the tenants. All communication must be directed through Partners Investment Properties, LLC.
4. To schedule a viewing, receive more information or to present an offer on a specific property, please contact the associate provided within the Property Information Detail.

Partners:

Joe Cawley 1-800-965-9295
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Tom Cawley 1-800-965-9294
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