



PARTNERS INVESTMENT PROPERTIES

Contact: Joe Cawley 617-877-0945 or 1-800-965-9295

New Haven, CT- 15 Unit Retail/Residential

\$1,500,000.00

990 State Street

INVESTMENT SUMMARY

Price	\$1,500,000.00	Number of Units	15
Down Payment	\$300,000.00		
Price per Unit	\$100,000.00		

PROPERTY DESCRIPTION



This 100% occupied fifteen unit brick multi-use building is located in the East Rock area of New Haven and within walking distance of Yale University graduate school.

It consists of 8-retail and 7-residential units. All of the units are occupied. This property also offers off-street parking.

The seller may also offer owner financing.

OPERATING INFORMATION

INCOME

	Current	Potential
Gross Rents	\$157,896.00 AS PER OWNER	\$169,200.00
Vacancy Credit/Loss (5%)	\$7,894.80 ESTIMATE	\$8,460.00
Effective Gross Annual Income	\$150,001.20	\$160,740.00

OPERATING EXPENSES

Real Estate Taxes	\$15,500.00 AS PER OWNER	\$3,996.00
Insurance	\$4,200.00 AS PER OWNER	\$12,648.00
Utilities	\$2,200.00 AS PER OWNER	\$4,200.00
Water and Sewer	\$3,000.00 AS PER OWNER	\$3,240.00
Maintenance (5%)	\$7,894.80 ESTIMATE	\$8,610.00
Management (5%)	\$7,894.80 ESTIMATE	\$8,610.00
Effective Operating Expenses	\$40,689.60	\$41,304.00

NET OPERATING INCOME

Effective Gross Annual Income	\$150,001.20	\$160,740.00
Effective Operating Expenses	\$40,689.60	\$41,304.00

TOTAL NET OPERATING INCOME:

\$109,311.60	\$119,436.00
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This information has been provided by sources we believe to be reliable, but we make no representation or warranties expressed or implied as to the accuracy of the information and same is submitted to errors, omissions, change of price or other conditions. The Buyer must verify the information and bears all risk for any inaccuracies. Partners represents the Seller and does not co-broke with principals.

PARTNERS INVESTMENT PROPERTIES

1-800-965-9281 (PHONE)

1-800-965-9546 (FAX)

WWW.PIPRE.COM



New Haven, Ct - 15 Units

UNIT #	# OF BEDROOMS	CURRENT RENTS
1	1	\$800.00
2	2	\$800.00
3	2	\$900.00
4	3	\$975.00
5	3	\$1,000.00
6	3	\$1,200.00
7	3	\$1,000.00
Storefronts		
1 & 2	Flower shop	\$1,688.00
3	Pizza shop	\$1,184.00
4	Liquor Store	\$1,011.00
5	Studio	\$450.00
6	Office	\$800.00
7	Office	\$600.00
8	Gallery	\$750.00
TOTAL		\$13,158.00

CURRENT ANNUAL RENT ROLL: \$157,896.00

Note: The Flower Shop occupies two storefronts.



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:

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Maryann Pardo 1-800-965-9296

Tom Cawley 1-800-965-9294
Nancy Cawley 1-800-965-9281