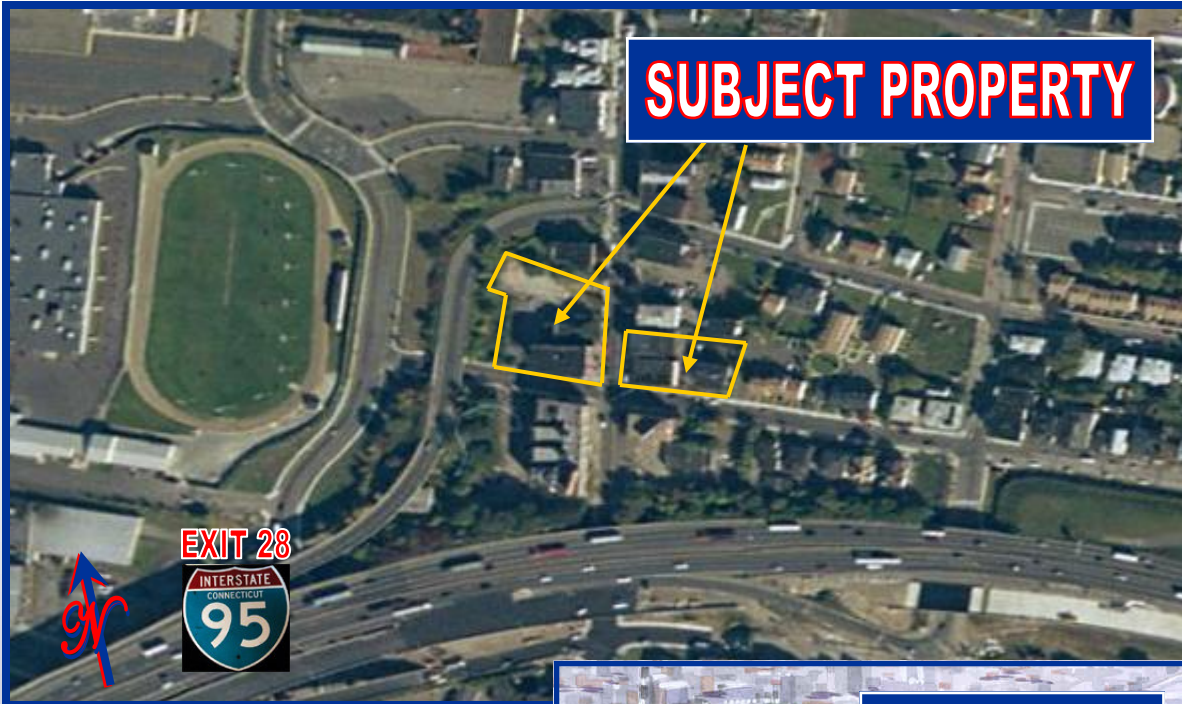


FOR SALE



\$1,500,000

- 27 Unit Mixed Use Income Property Plus Eight Garages & Commercial Lot
- Lower East Side, North of Steel Point Project
- Upside on Retail Units & Stability on Residential HUD Approved & CAO's in place

Steel Point is a planned \$800,000,000, three million square foot development that will be built on 50 acres of Bridgeport Harbor waterfront. The plan entails construction of a mixed-use community complete with a waterfront pedestrian promenade, fountains and a marina.

Jennifer Amory

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6 Stony Hill Road, Bethel, Connecticut

203.744.7077
Fax 203.797.2022

PRO-FORMA

Revenue	
Gross Potential Rent	243,240.00
Less 3% Vacancy	<u>7,297.20</u>
	<u>235,942.80</u>
Expense	
Real Estate Tax	23,000.00
Insurance	14,500.00
Electric	3,508.46
Gas	13,172.31
Water	7,722.00
Sewer	5,708.00
Refuse	4,352.62
Supply	1,097.00
Repairs	7,500.00
Maintenance	2,500.00
Management Fee	11,797.14
Advertising	<u>250.00</u>
	<u>95,107.53</u>
Net Operating Income	<u><u>140,835.27</u></u>

PROPERTIES

411-419 East Main Street (Corner w/Light)

9 Unit Residential
3 Unit Retail

425-427 East Main Street

2 Unit Residential

439-449 East Main Street

.65 acre Commercial Lot

410-416 East Main Street (Corner w/Light)

3 Unit Retail Building

420-428 East Main Street

4 Unit Residential
3 Unit Retail

245-247 Nichols Avenue

4 unit Residential
8 garages



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