

19 CAPEN STREET

HARTFORD, CT 06120

OFFICE: 860-721-0005

COMMERCIAL SERVICES REALTY

FAX:860-563-3315



Listing Agent:

John A. Stefanik, Jr.

Office: 860-721-0005

Cell: 860-517-6030

Email: jstefx@aol.com

19 Capen Street For Sale

Description: Brick building, 12 units, 1 BR apartments, with 12 gas fired furnaces, 12 hot water tanks, separate utilities and replacement windows.

Property

Characteristics:

Building sq ft. 7,623

Land Area: 0.19 acres

Price: \$529,900

Comments: Listing Agent must be present for showings. 24 hours notice. Tenants pay all utilities.



**Commercial
Services Realty**

Peter D'Addeo CCIM

156 New Britain Ave

Rocky Hill, CT 06067

www.commercialservicesrealty.com

Income and Expenses

17& 19 Capen St.

| Hartford ,CT | <u>Rents</u> | <u>Section 8</u> | <u>Lease</u> | <u>Ten. pays</u> | <u>Apt Size</u> | <u># OF BDRMS</u> |
|-----------------------|--------------------|------------------|--------------|------------------|-----------------|-------------------|
| A-1 | \$599.00 | No | yes | 599 | 504 | 1 |
| B-2 | \$553.00 | YES | yes | 28 | 504 | 1 |
| C-3 | \$599.00 | No | yes | 599 | 504 | 1 |
| D-4 | \$550.00 | NO | yes | 501 | 504 | 1 |
| E-5 | \$553.00 | YES | yes | 28 | 504 | 1 |
| F-6 | \$553.00 | YES | yes | 232 | 504 | 1 |
| Monthly Income | \$ 3,407.00 | | | | | |

21 & 23 Capen Street

| | | | | | | |
|----------------------------|---------------------|-----|-----|-----|-----|---|
| A-1 | \$615.00 | YES | yes | 0 | 504 | 1 |
| B-2 | \$553.00 | YES | yes | 0 | 504 | 1 |
| C-3 | \$585.00 | YES | yes | 140 | 504 | 1 |
| D-4 | \$600.00 | YES | yes | 60 | 504 | 1 |
| E-5 | \$565.00 | NO | yes | 0 | 504 | 1 |
| F-6 | \$550.00 | NO | yes | 550 | 504 | 1 |
| Monthly Income | \$ 3,468.00 | | | | | |
| Total Annual Income | \$ 83,196.00 | | | | | |

ANNUAL EXPENSES

| | |
|-----------------------|----------------------------------|
| Trash: | City |
| Electric: | \$360.00 |
| Water/Sewer: | \$1,300.00 |
| Insurance: | \$1,600.00 |
| Taxes: | \$6,500.00 |
| Mgmt fees: | \$4,133.00 |
| Heat: | Tenants pay own heat |
| Vacancy @ 5% | \$4,133.00 |
| Total | <u><u>\$18,026.00</u></u> |
| Total Expenses | \$18,026.00 |

NOI
\$65,470.00

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

For Information contact:
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