

~ FOR SALE ~

**INVESTMENT PROPERTY**



**50 Kent Road  
New Milford, CT**

**Sale Price: \$695,000**

**NOI: \$50,780**

Investors see here! Two, 2 - bedrooms and 2 retail stores with great rental history! Owner has been operating his business here for 20+ years and with lease back for 10 years with options! Roof and HVAC system brand new! Net operating income \$50,780. 7.3% Cap rate.

Building Size:	+/- 6,383 Sq. Ft.
Land:	+/- 1.06 Acres
Zone:	B-1
Heating:	Propane Heat
Cooling:	Wall A/C
Utilities:	City Water and septic
Year Built:	1953
Roof:	New
Cap Rate:	7.3%



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*~ INCOME AND EXPENSE ~*

50 KENT ROAD  
NEW MILFORD, CT



INCOME:

2 Bedroom: \$16,800 yearly  
2 Bedroom: \$15,600 yearly  
Retail 1: \$18,000 yearly  
Retail 2: \$21,600 yearly  
(owner)

Gross Income: \$72,000

EXPENSES:

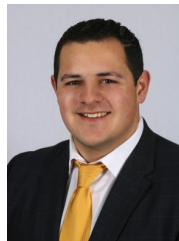
Taxes: \$10,800  
Electric: \$5,000 yearly (pays apartments utilities)  
Garbage: \$1,600  
Water \$400 yearly  
Parking: \$3,120 yearly  
Insurance: \$3,000 yearly

Total expenses: \$21,220

**Net Operating Income: \$50,780**



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*~ LOCATION MAP ~*

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