

FOR SALE// 20 UNIT APARTMENT COMPLEX W/ APPROVALS FOR 14 ADDITIONAL UNITS



PROPERTY DESCRIPTION

Tower Realty Corp. is pleased to present the Newbury apartments at 1030 Federal Road, Brookfield CT. Two buildings consisting of 15,804 Sq Ft with 20 Units completely renovated in 2024. The property is approved for 14 additional units, pool, pool house and gym. The building is comprised of 17 one-bedroom and 3 two-bedroom apartments with ample parking. These spacious units have new floors, fresh paint, granite countertops, stainless steel appliances and bright lighting. Parking lot was just paved with stripes. The property is situated in the middle of bustling Four Corners Brookfield and beautiful Southern New Milford near many shops, restaurants and new food emporium.

PROPERTY HIGHLIGHTS

- 17 One-bedrooms
- 3 Two- bedrooms
- Ability To Build 14 more units
- City Water, Sewer
- Fully Leased
- Brand New (2024)

1030 FEDERAL ROAD, BROOKFIELD CT

Sale Price:	\$6,000,000
Number of Units:	20
Approved Additional Units:	14
Lot Size:	4.47 Acres
Building Size:	15,804 SF
NOI:	\$322,832.00

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	736	16,643	68,837
Total Population	1,883	43,317	183,395
Average HH Income	\$169,137	\$170,602	\$140,190

MICK CONSALVO

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203.241.5188
mconsalvo@towercorp.com

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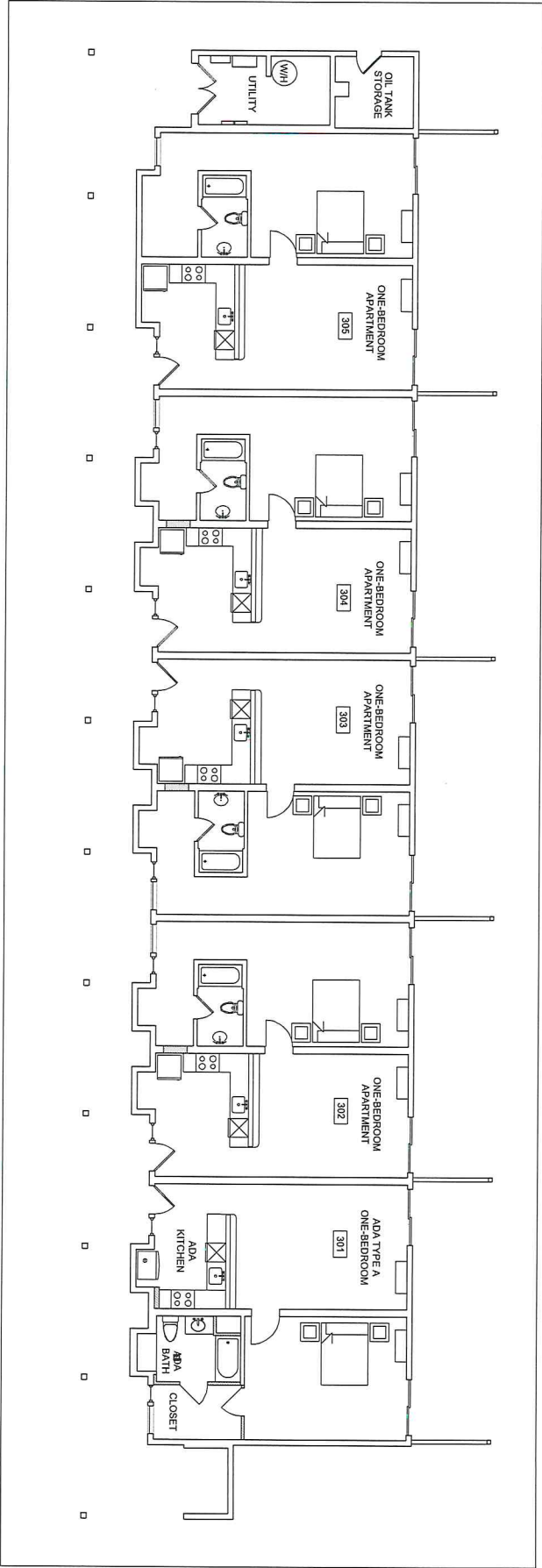
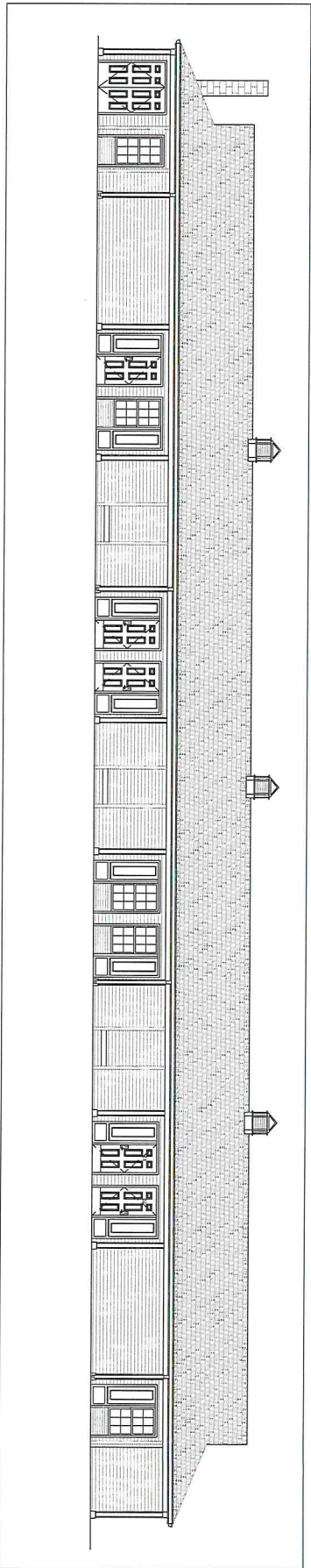
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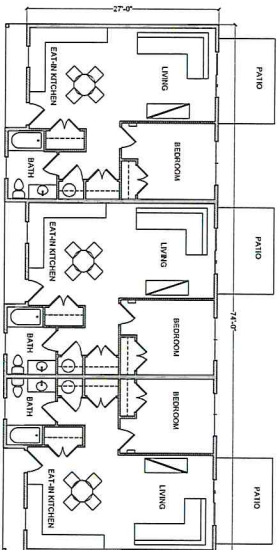
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FINISH MATERIALS, TYPICAL
ARCHITECTURAL ASPHALT SHINGLE ROOF
VINYL SIDING
FIBERGLASS OR VINYL CLAD WINDOWS
RECESSED DOWN IN CHIMNEY CEMENT

FRONT ELEVATION

RIGHT ELEVATION

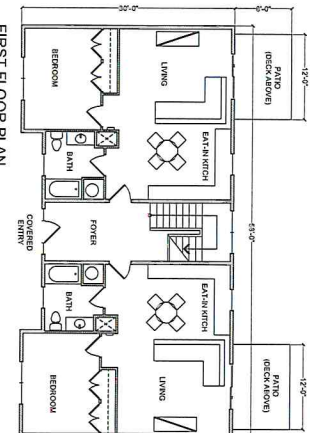
LEFT ELEVATION

REAR ELEVATION

THREE UNIT ONE-STORY BUILDING

CONCEPT: NEW APARTMENT BUILDINGS

1030 FEDERAL ROAD



FIRST FLOOR PLAN

SECOND FLOOR PLAN

FINISH MATERIALS, TYPICAL
ARCHITECTURAL ASPHALT SHINGLE ROOF
VINYL SIDING
FIBERGLASS OR VINYL CLAD WINDOWS
RECESSED DOWN IN CHIMNEY CEMENT

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

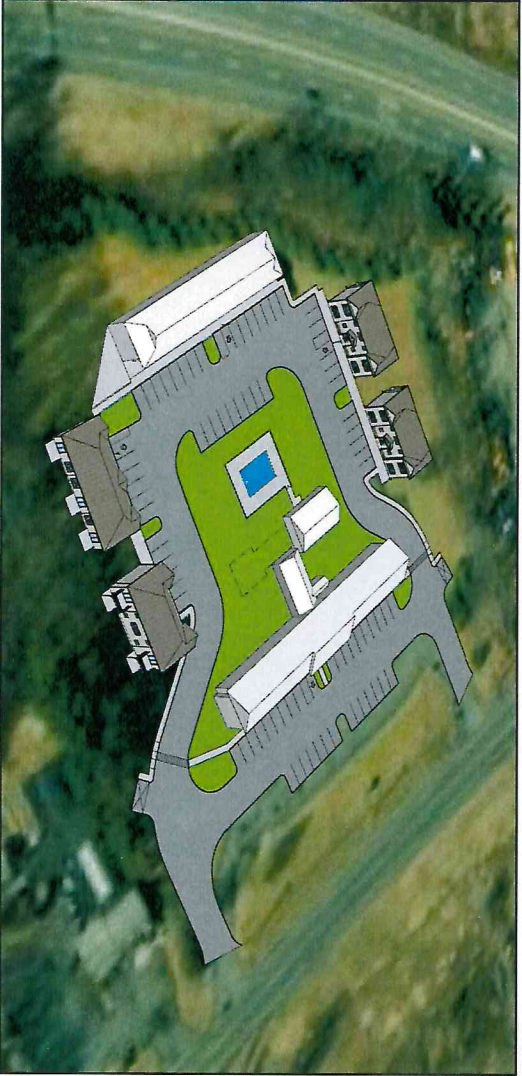
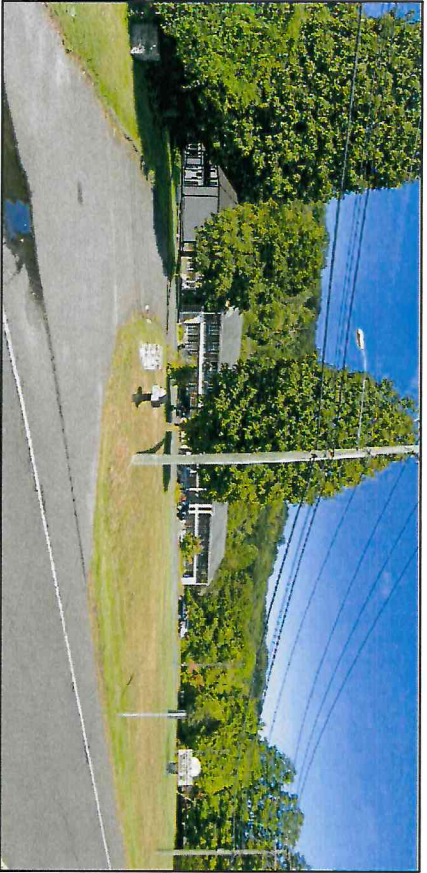
REAR ELEVATION

FOUR UNIT TWO-STORY BUILDINGS

JANUARY 6, 2022

SCALE 1/8"=1'-0"

BROOKFIELD, CT



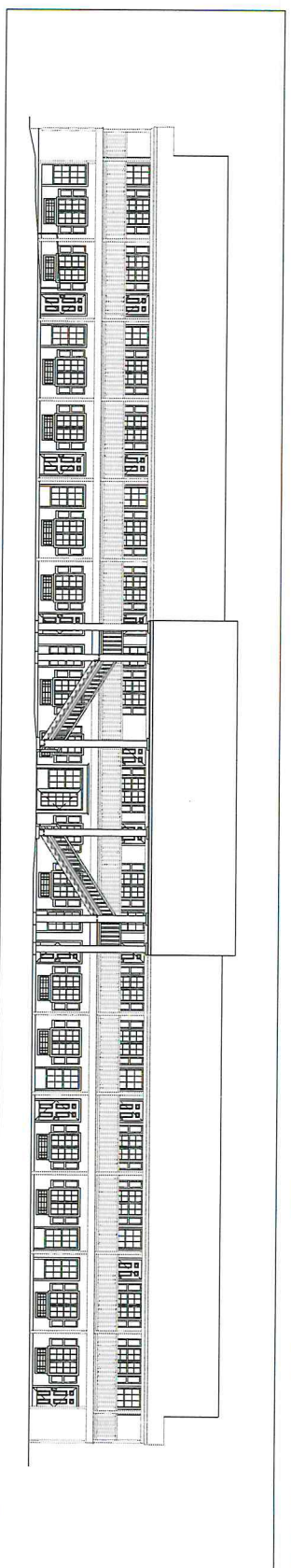
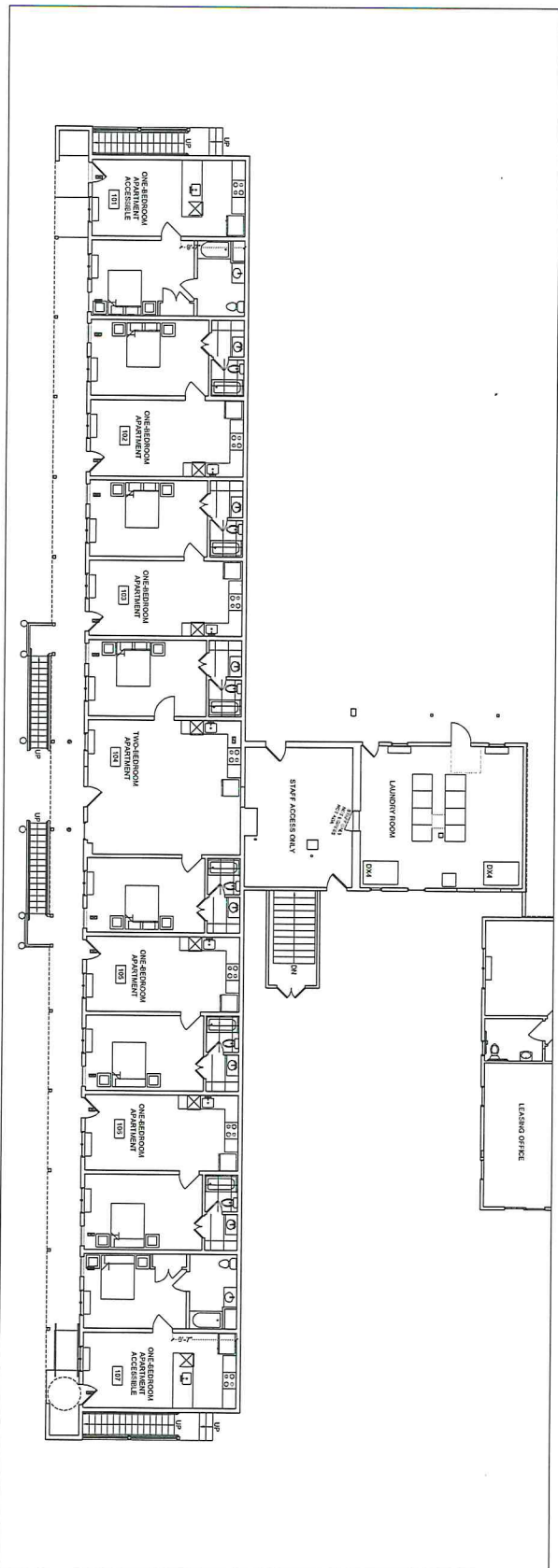
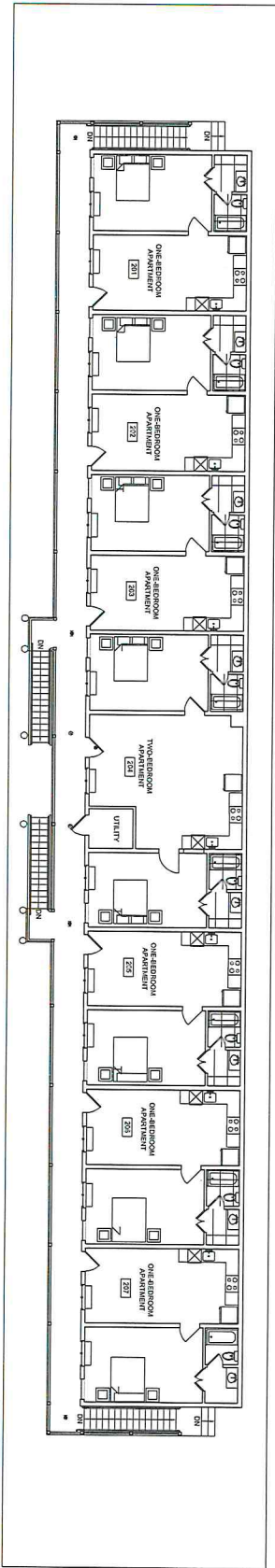
1030 FEDERAL ROAD

BROOKFIELD, CT

MARCH 24, 2022

NOT TO SCALE

ZONING COMMISSION



PROJECTED INCOME / EXPENSE

1030 Federal Road,
Brookfield, CT 06804

INCOME:

9 One Bedroom Units - \$1,750 per unit
4 One Bedroom Units - \$1,850 per unit
2 Two Bedroom Units - \$2,700 per unit
3 One Bedroom Units - \$2,000 per unit
1 One Bedroom Unit - \$1,90 per unit
1 Two Bedroom Unit - \$3,000 per unit

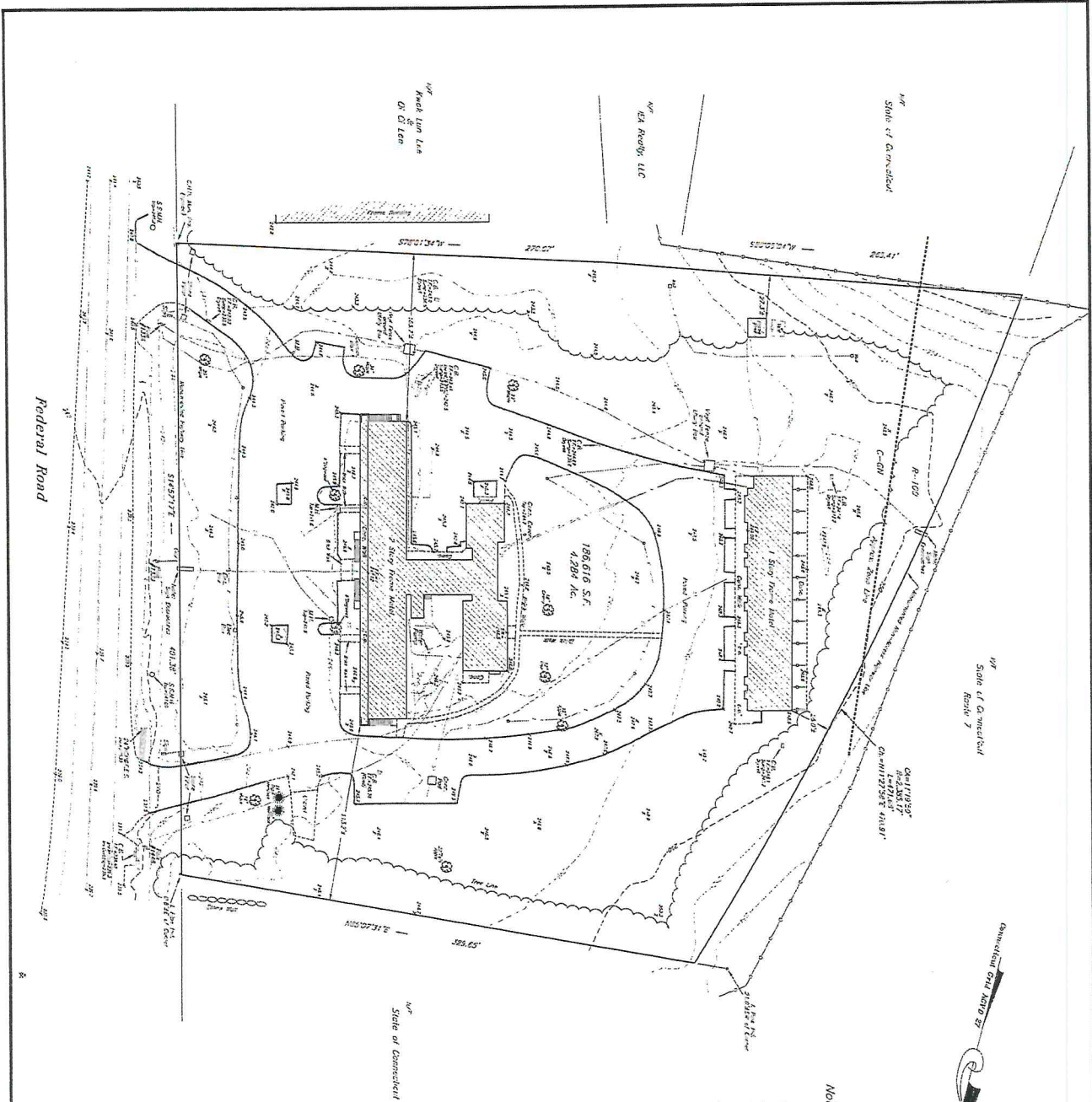
Gross Annual Income \$473,400

EXPENSES:

Taxes - \$41,000
Insurance - \$16,000
Water - \$4,917
Sewer - \$10,640
Electric - \$5,225
Refuse - \$3,990
Hot Water - \$11,850
Lawn, Snow, Repairs - \$14,250
Superintendent - \$3,600
Commissions - \$2,400
4% Management Fee \$18,912
3% Vacancy - \$14,184
Professional Fees - \$3,600

Total Expenses \$150,568

NET OPERATING INCOME \$322,832



State of Connecticut
 Book 7

State of Connecticut

GA Realty, LLC

Knock Linn L&A
 Or G. Lee

Federal Road



Notes:

1. This map represents a boundary and topographical survey based on a Connecticut Boundary and Topographical Survey conducted in accordance with Class A-2 & Class A-3 Standards, NAD 83 (1983) Vertical Datum.
2. Refer to Vol. 279 Pgs. 311 - Exhaustive Land Records.
3. Refer to Maps: Bx. 4 Meas. 16 & 10, Ex. B Map 82, Ex. 16 Map 2 and Map No. 1655 - B.L.R.
4. Refer to map entitled: "Map Proposed For Landon Stronach, U.S. Route 2, Brookfield, Connecticut" dated 10/17/201, revised 11/6/201, prepared by Carmeco-Carl & Associates, Inc.
5. Refer to Connecticut State Highway Department RM of Hwy. Map, Town of Brookfield, Brookfield, Vermont Road from the low water mark from the low water mark about 6-60 feet, Route No. 129, Scale: 1"=40', Number 680, Sheet No. 1 of 2, dated May 28, 1928, revised July 20, 1968.
6. Underground utilities were marked in the field by Hydrographical Surveying.
7. Monuments found or set are depicted herein.

Legend:

- 1" = 150' Pole
- 2" = 300' Pole
- 3" = 450' Pole
- 4" = 600' Pole
- 5" = 750' Pole
- 6" = 900' Pole
- 7" = 1050' Pole
- 8" = 1200' Pole
- 9" = 1350' Pole
- 10" = 1500' Pole
- 11" = 1650' Pole
- 12" = 1800' Pole
- 13" = 1950' Pole
- 14" = 2100' Pole
- 15" = 2250' Pole
- 16" = 2400' Pole
- 17" = 2550' Pole
- 18" = 2700' Pole
- 19" = 2850' Pole
- 20" = 3000' Pole
- 21" = 3150' Pole
- 22" = 3300' Pole
- 23" = 3450' Pole
- 24" = 3600' Pole
- 25" = 3750' Pole
- 26" = 3900' Pole
- 27" = 4050' Pole
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- 29" = 4350' Pole
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- 34" = 5100' Pole
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- 38" = 5700' Pole
- 39" = 5850' Pole
- 40" = 6000' Pole
- 41" = 6150' Pole
- 42" = 6300' Pole
- 43" = 6450' Pole
- 44" = 6600' Pole
- 45" = 6750' Pole
- 46" = 6900' Pole
- 47" = 7050' Pole
- 48" = 7200' Pole
- 49" = 7350' Pole
- 50" = 7500' Pole
- 51" = 7650' Pole
- 52" = 7800' Pole
- 53" = 7950' Pole
- 54" = 8100' Pole
- 55" = 8250' Pole
- 56" = 8400' Pole
- 57" = 8550' Pole
- 58" = 8700' Pole
- 59" = 8850' Pole
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- 77" = 11550' Pole
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- 79" = 11850' Pole
- 80" = 12000' Pole
- 81" = 12150' Pole
- 82" = 12300' Pole
- 83" = 12450' Pole
- 84" = 12600' Pole
- 85" = 12750' Pole
- 86" = 12900' Pole
- 87" = 13050' Pole
- 88" = 13200' Pole
- 89" = 13350' Pole
- 90" = 13500' Pole
- 91" = 13650' Pole
- 92" = 13800' Pole
- 93" = 13950' Pole
- 94" = 14100' Pole
- 95" = 14250' Pole
- 96" = 14400' Pole
- 97" = 14550' Pole
- 98" = 14700' Pole
- 99" = 14850' Pole
- 100" = 15000' Pole



Boundary & Topographical Map
 Prepared For
Lad Numero Duo, LLC
 1030 Federal Road
 Brookfield, Connecticut

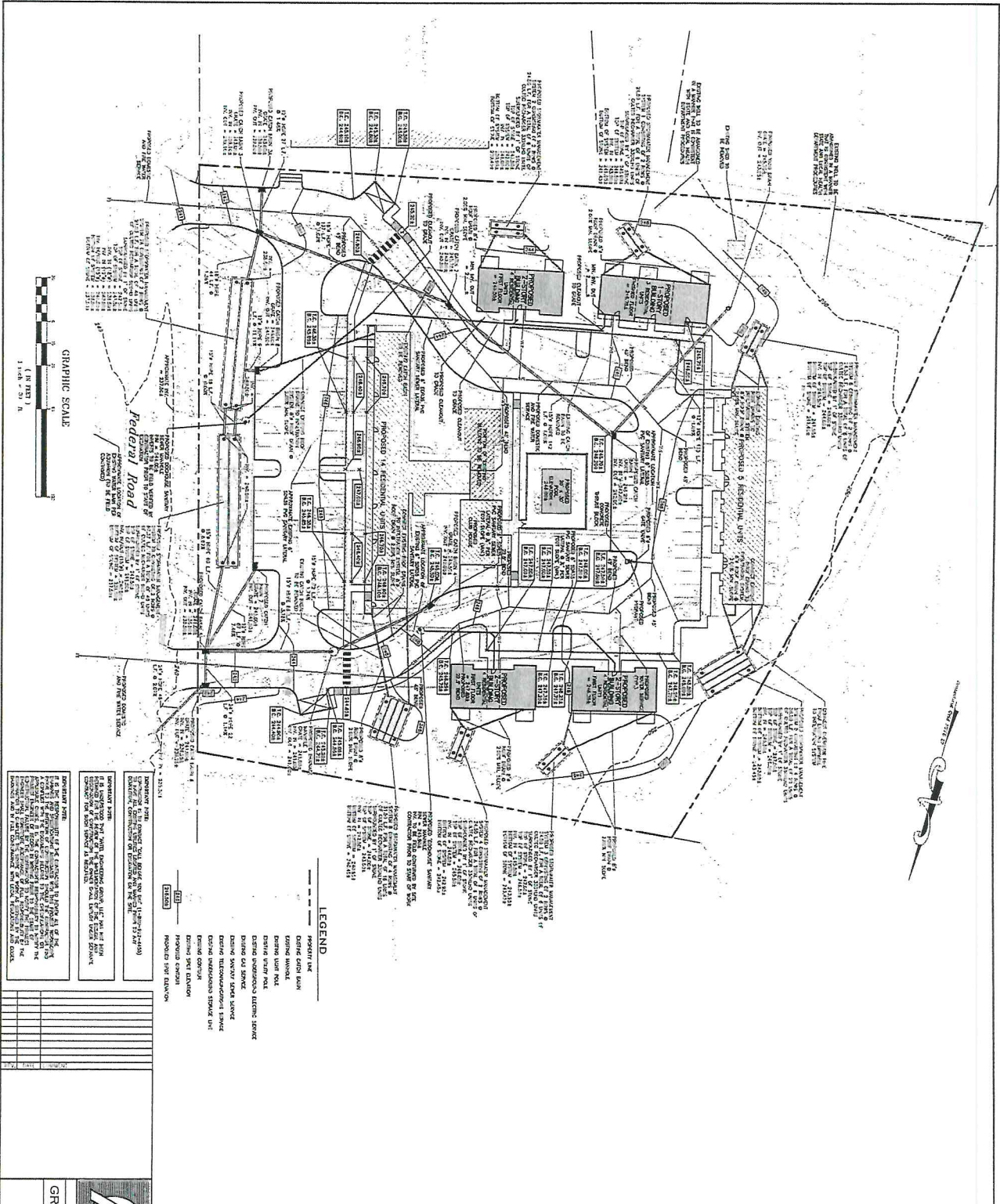
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 Date: 4/28/24
 C.O./R-100
 Date: Oct. 14, 2027
 Rep: 0/05

JOB NO. 1416
 1/16/21

ROBERT H. EMMERT, L.S. # 12942

NEW ENGLAND LAND SURVEYING, P.C.
 1030 Federal Road
 Brookfield, Connecticut 06007
 Phone: 860-459-5597
 Fax: 860-459-5598
 www.nelandsurveying.com

Important Note:
 A 25' buffer is required around all utility lines and easements. Contact: 2011 ESTATE, Vol. 152, 1-2-00-922-4453 or 811



ARTEL ENGINEERING GROUP, LLC
 500 FEDERAL ROAD, SUITE 305
 BROOKFIELD, CONNECTICUT 06004
 PROJECT NUMBER: 14020217
 PROJECT NAME: LUD NUMBER 010, LLC
 SHEET NUMBER: 4

GRADING AND UTILITY PLAN

DATE: 7/1/12
 DRAWN BY: M. W.
 CHECKED BY: M. W.
 PROJECT MANAGER: M. W.
 ENGINEER: M. W.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER: 14020217

LEGEND

- PROPOSED DRIVE
- EXISTING DRIVE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM SEWER
- EXISTING WATER MAIN
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- EXISTING SEWER MAIN
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM SEWER

GRADING NOTES:

1. GRADING IS BASED UPON THE SURFACE OF EXISTING TERRACE AND EXISTING DRIVE PAVEMENT. ALL GRADING SHALL BE TO THE SURFACE OF EXISTING TERRACE AND EXISTING DRIVE PAVEMENT.
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20. GRADING SHALL BE TO THE SURFACE OF EXISTING TERRACE AND EXISTING DRIVE PAVEMENT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SEDIMENTATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE AND FLOOD CONTROL MEASURES.
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PROPOSAL FOR CONCRETE PAVING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE CONSTRUCTION OF CONCRETE PAVING.

PROPOSAL FOR CONCRETE DRIVEWAY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR NECESSARY FOR THE CONSTRUCTION OF CONCRETE DRIVEWAY.

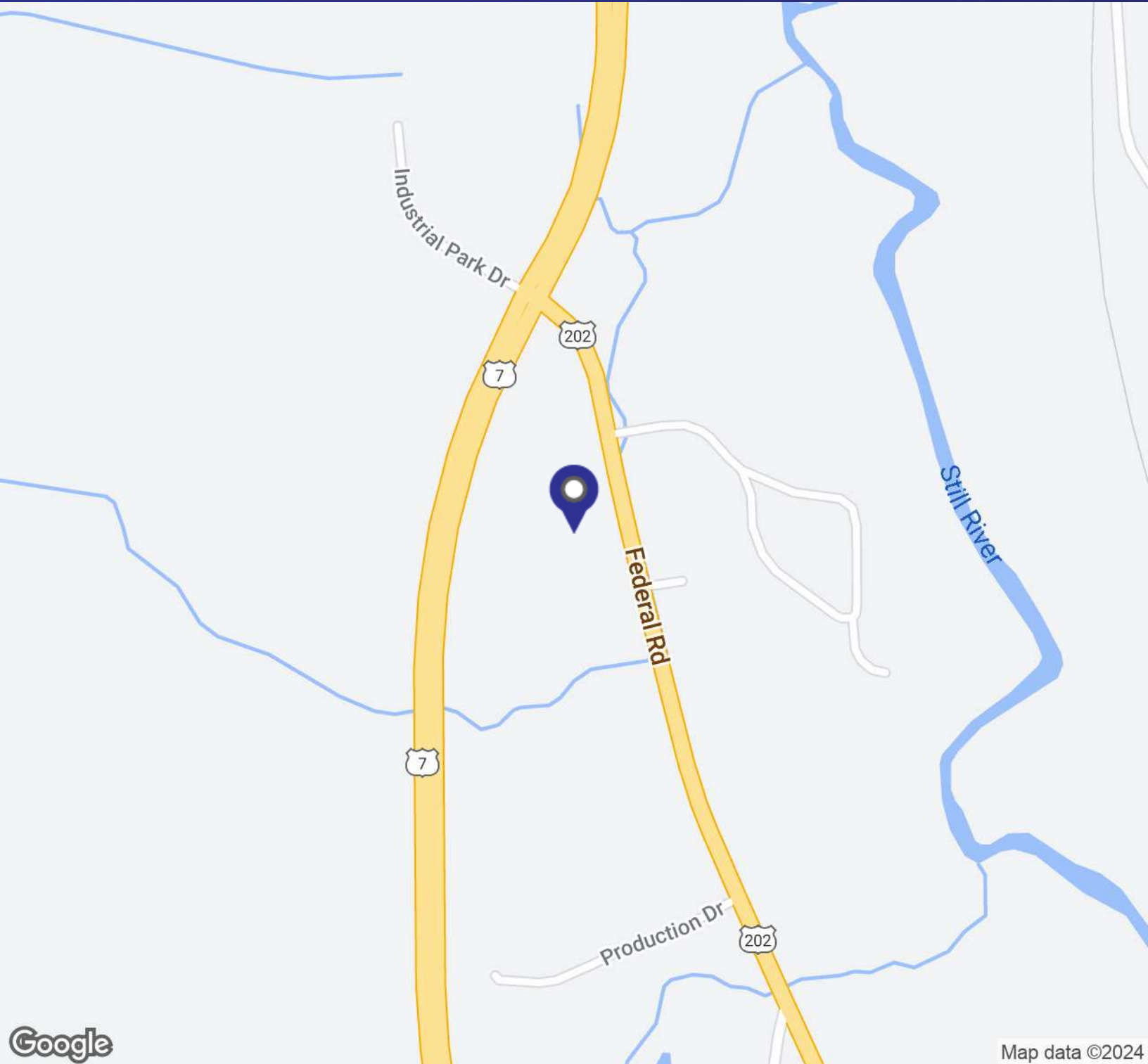
PROPOSAL FOR EXISTING UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL EXISTING UTILITIES ON THE SITE.

PROPOSAL FOR EXISTING DRIVEWAY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL EXISTING DRIVEWAYS ON THE SITE.

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Map data ©2024

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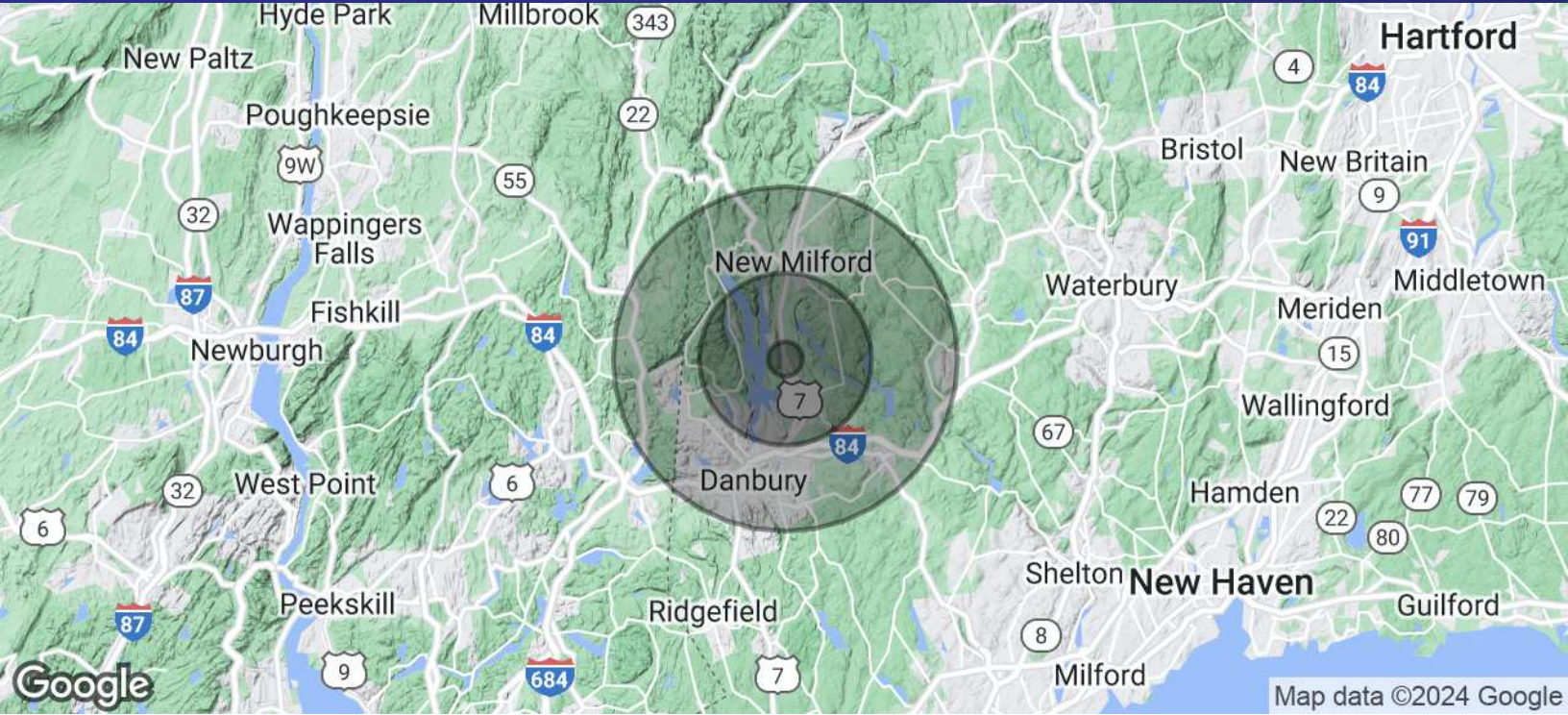
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,883	43,317	183,395
Average Age	45	44	43
Average Age (Male)	44	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	736	16,643	68,837
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$169,137	\$170,602	\$140,190
Average House Value	\$539,581	\$539,592	\$472,013

Demographics data derived from AlphaMap

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