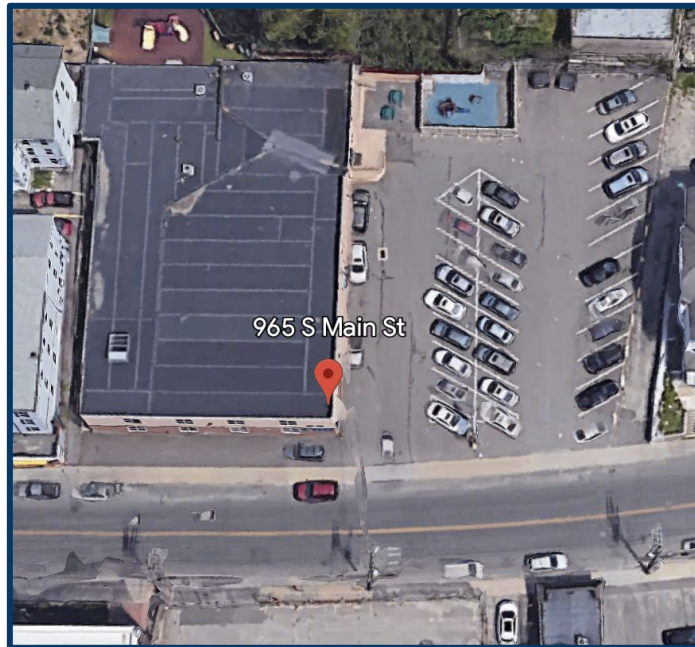


FOR SALE

965 South Main St, Waterbury CT

MATTHEWS COMMERCIAL PROPERTIES

INVESTMENT PROPERTY! SALES PRICE \$800,000.00



FULLY LEASED PROPERTY WITH EXCELLENT LONG TERM TENANTS

- Catholic Charities Inc, ArchDiocese of Hartford.
- Tenant since 2006, currently in Year 2 of a 4/Yr Option
- Lease Expires April 30, 2026 with 1 - 4/Yr Option

- Center For Human Development
- Tenant since 2012
- Currently in Year 1 of a 3/Yr Option
- Lease Expires October 31, 2025

- Luso-Brasileira SDA Mission
- Tenant since 2017
- Currently in Year 1 of a 5/Yr Option
- Lease Expires July 31, 2027

Contact:
GERRY MATTHEWS
Office: 203-753-5800
matthewscre@gmail.com

FOR SALE

965 South Main St., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

Southern Waterbury Associates, LLC
965 South Main Street, Waterbury, CT

6/29/2023

CATHOLIC CHARITIES, INC - ARCHDIOCESE OF HARTFORD

3,800 SF+/-

RENT 3,771.27

4 YEAR RENEWAL OPTION
May 1, 2023 thru Apr 30, 2024

3,884.41

4 YEAR RENEWAL OPTION
May 1, 2024 thru Apr 30, 2025

4,000.94

4 YEAR RENEWAL OPTION
May 1, 2025 thru Apr 30, 2026

4,120.97

4,244.60

4,371.94

4,503.09

4 YEAR RENEWAL OPTION
May 1, 2026 thru Apr 30, 2027
May 1, 2027 thru Apr 30, 2028
May 1, 2028 thru Apr 30, 2029
May 1, 2029 thru Apr 30, 2030

LU SO-BRASILEIRA SDA MISSION

RENT 1,976.03

5/YR RENEWAL OPTION
Aug 1, 2022 thru July 31, 2023

2,035.22

2,096.28

2,159.17

2,223.94

YR 2 Aug 1, 2023 thru July 31, 2024
YR 3 Aug 1, 2024 thru July 31, 2025
YR 4 Aug 1, 2025 thru July 31, 2026
YR 5 Aug 1, 2026 thru July 31, 2027

CENTER FOR HUMAN DEVELOPMENT

8,393 SF+/-

RENT 3,689.62

3/YEAR LEASE RENEWAL
Nov 1, 2022 thru Oct 31, 2023

3,800.30

3,914.31

Nov 1, 2023 thru Oct 31, 2024
Nov 1, 2024 thru Oct 31, 2025

	MONTHLY INCOME		ANNUAL INCOME
RENTAL INCOME	\$9,436.92	12	<u>\$113,243.04</u>

EXPENSES JANUARY THRU DECEMBER 2022

EXPENSES

Insurance	6,361.00
Repairs & Maintenance	5,300.00
Sewer & Water	1,498.53
Snow Removal	1,302.80
Taxes - Property	29,000.36
	<u>43,462.69</u>

ANNUAL EXPENSES 2022	<u>(43,462.69)</u>
NOI	\$69,780.35
CAP RATE	8.2

CONTACT: GERRY MATTHEWS 203-753-5800

MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

matthewscommercial.com

FOR SALE

965 South Main St., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



MATTHEWS COMMERCIAL PROPERTIES
LLC

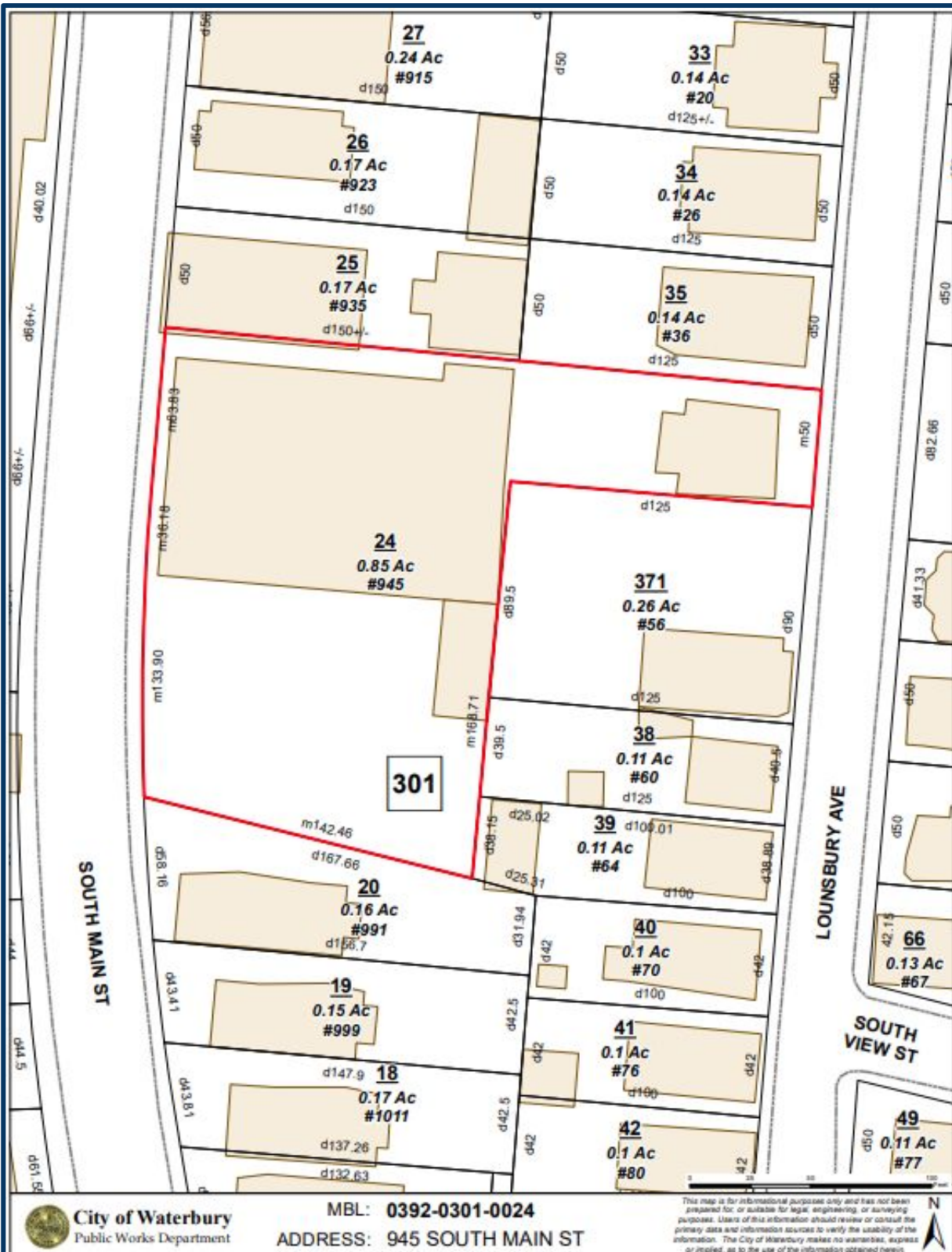
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