

27 BROAD STREET — NEW LONDON, CT 06320

5-Unit Mixed-Use | 1 Commercial + 4 Residential | Asking Price: \$899,000

Section 1 — Current Rent Roll

Unit	Type	Monthly	Annual
COMMERCIAL			
1st Fl	Commercial — Dental Office (current lease)	\$4,423.49	\$53,081.88
RESIDENTIAL — Heat & Hot Water Included in Rent			
2F	2 Bedroom / 1 Bath	\$1,500.00	\$18,000.00
2R	1 Bedroom / 1 Bath	\$1,200.00	\$14,400.00
3F	2 Bedroom / 1 Bath	\$1,000.00	\$12,000.00
3R	1 Bedroom / 1 Bath	\$1,150.00	\$13,800.00
TOTAL CURRENT GROSS INCOME		\$9,273.49	\$111,281.88

Section 2 — Proforma Rent Roll (Estimated Market Rents)

Unit	Type	Monthly	Annual
COMMERCIAL			
1st Fl	Commercial — Dental Office (in-place, unchanged)	\$4,423.49	\$53,081.88
RESIDENTIAL — Heat & Hot Water Included in Rent			
2F	2 Bedroom / 1 Bath	\$1,800.00	\$21,600.00
2R	1 Bedroom / 1 Bath	\$1,600.00	\$19,200.00
3F	2 Bedroom / 1 Bath	\$1,800.00	\$21,600.00
3R	1 Bedroom / 1 Bath	\$1,600.00	\$19,200.00
TOTAL PROFORMA GROSS INCOME		\$11,223.49	\$134,681.88

Section 3 — Financial Summary

Operating Expenses

Expense Category	Annual (Est.)
Property Taxes (2025 Actual)	\$13,048.00
Insurance — Property (2026 Binder, Actual)	\$9,081.00
Gas — All Accounts (2025 Actual, Est.)	\$10,996.00
Electric — Common Areas (Actual)	\$804.00
Trash Removal — CWPM (Actual)	\$1,393.20
Property Management (Est.)	\$8,100.00
Repairs & Maintenance (Normalized, Est.)	\$6,500.00

Expense Category	Annual (Est.)
Snow & Landscaping (Est.)	\$2,700.00
Legal & Accounting (Est.)	\$2,550.00
Water & Sewer (2026 Actual, Annualized)	\$1,724.84
TOTAL OPERATING EXPENSES (Est.)	\$56,897.04

Water & Sewer based on City of New London / Veolia actual quarterly billing, account 052631-000030, quarter ending 07/07/2026 (\$431.21) annualized.

In-Place NOI — Current Rents

Line Item	Amount
Gross Annual Income (Current Rents)	\$111,281.88
Less: Vacancy & Credit Loss — 5% residential only (Est.)	(\$2,910.00)
Effective Gross Income	\$108,371.88
Less: Total Operating Expenses (Est.)	(\$56,897.04)
NET OPERATING INCOME — IN-PLACE (Est.)	\$51,474.84

Proforma NOI — Estimated Market Rents

Line Item	Amount
Gross Annual Income (Proforma Rents)	\$134,681.88
Less: Vacancy & Credit Loss — 5% residential only (Est.)	(\$4,080.00)
Effective Gross Income	\$130,601.88
Less: Total Operating Expenses (Est.)	(\$56,897.04)
NET OPERATING INCOME — PROFORMA (Est.)	\$73,704.84

DISCLAIMER: All financial figures marked (Est.) are estimates based on available information and should be independently verified. Proforma rents reflect estimated market rates and are not guaranteed. Operating expenses are estimates and may vary. Vacancy assumptions are used for underwriting purposes only. Buyers are advised to conduct their own due diligence, including independent inspection, review of all leases, verification of income and expenses, and consultation with their financial, legal, and tax advisors prior to making any investment decision.