



PROFESSIONAL OFFICE BUILDING

SALE - LEASE BACK AVAILABLE

COMMERCIAL

45 Court Street New Haven, CT 06511 A.k.a 98 Olive



For Sale: \$1,575,000

- Year built 1990/1988
- Ideal for lawyer & other professional services, not profit
- Access from two Streets; Court & Olive
- Walking distance to State St station, central business district of NH, & Yale University
- Easy access to I-91

**14,194 SF Office Building
Presently owner occupied w/
2 tenants willing**

**To sign long-term leases
Also willing to sign a 3 yr
Sale Leaseback**

Frank D'Ostilio
Broker
(203) 641-7072
Frank@wdsells.com

47 High Street
New Haven CT 06510
(203) 787-7800



Real Living Wareck D'Ostilio

New Haven * Milford * Woodbridge



COMMERCIAL

Property Information

Available SF	14,194 SF
Year Built	1990/1988
Ceiling Height	Unknown
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	0
Overhead Door	0
Construction	Brick
HVAC	Central Air
Electric Service	Yes - 600 amp
Gas	Yes
Column Spacing	N/A
# of Floors	3
Roof	Gable/Asphalt
Parking	Asphalt-12
Land Area	0.34 Acres
Bathrooms	5
Frontage	61'+/- on Court St & 92'+/- westerly side of Olive St.
Zoning	BA
Assessment	\$888,440
Environmental	Phase I available
Mill Rate	29.42
Taxes	\$26,137.90

45 Court Street New Haven, CT 06511

Comments: 14,194 SF of finished office space, including 3,000 SF finished lower level (basement) area. 1st floor is comprised of reception area, conference rooms, law library, office area, lunch room & lavatories. 2nd & 3rd floor also contain private & open office spaces, conference rooms, & storage areas. Basement features 2 large open office spaces, four private offices, & two-fixture lavatory. Additional features include security system, monitored fire alarm, interior emergency lighting, & on-site parking! Easy access to I-91 via Trumbell St Connector.
Directions: Corner of Court and Olive street; near Wooster Square



COMMERCIAL

Financial Summary

Operating Income	Freeman	Latanzi	Tobin (Owner)	Vacant	Total
Annual Rental Income	\$28,500	\$30,000	\$25,000	\$45,000	\$178,500
Square Footage	2,200	1,600	5,000	3,000	14,194
Lease Term	12/15-12/16	12/15-12/16	Owner	Vacant	

*All Rents Plus Utilities

Proposed Rental Income	\$178,500
Expenses (Actual 2015)	
Electric	\$4,920
Gas	\$1,030
Water	\$575
Sewer	\$1,167
Snow Removal	\$865
Insurance	\$4,488
Taxes	\$40,606
Total 2015 Expenses	\$53,651
Net Operating Income	\$124,849



Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge



COMMERCIAL

Financial Summary – Expenses

COMMON SPACE UNITED ILLUMINATING

DATE	ZONE 1	ZONE 1-3	ZONE 1-2	ZONE H-M	TOTAL
16-Dec	\$199.09	\$82.62	\$94.87	\$59.64	\$436.22
16-Nov	\$173.24	\$75.21	\$77.64	\$42.94	\$369.03
16-Oct	\$175.82	\$71.34	\$65.09	\$35.40	\$347.65
16-Sep	\$148.69	\$76.80	\$65.03	\$39.11	\$329.63
16-Aug	\$169.03	\$80.22	\$360.81	\$55.05	\$665.11
16-Jul	\$157.35	\$70.60	\$81.08	\$60.05	\$369.08
16-Jun	\$164.15	\$76.48	\$59.75	\$66.47	\$366.85
16-May	\$156.11	\$86.75	\$84.60	\$56.08	\$383.54
16-Apr	\$169.54	\$80.74	\$96.90	\$58.30	\$405.48
16-Mar	\$184.29	\$119.06	\$54.60	\$92.48	\$450.43
16-Feb	\$202.42	\$96.18	\$58.30	\$56.82	\$413.72
16-Jan	\$188.70	\$84.17	\$70.65	\$43.59	\$387.11
12 MO AVERAGE					\$410.32

COMMON SPACE SOUTHERN CT GAS

DATE	ZONE 01	ZONE 12			TOTAL
16-Dec	\$48.59	\$38.51			\$87.10
16-Nov	\$38.51	\$38.51			\$77.02
16-Oct	\$38.51	\$38.51			\$77.02
16-Sep	\$38.51	\$38.51			\$77.02
16-Aug	\$38.51	\$38.51			\$77.02
16-Jul	\$38.51	\$38.51			\$77.02
16-Jun	\$38.51	\$38.51			\$77.02
16-May	\$38.51	\$108.39			\$146.90
16-Apr	\$38.41	\$44.88			\$83.29
16-Mar	\$38.40	\$41.92			\$80.32
16-Feb	\$38.40	\$50.29			\$88.69
16-Jan	\$38.40	\$43.30			\$81.70
12 MO AVERAGE					\$85.84

Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge



COMMERCIAL

Financial Summary – Expenses

15-Feb					\$298.84
16-May					\$298.84
16-Aug					\$169.56
16-Nov					\$169.56
12 MO AVERAGE					\$143.69

GREATER NEW HAVEN WATER POLLUTION CONTROL

15-Dec					\$251.30
16-Apr					\$563.46
16-Jul					\$278.21
16-Oct					\$452.83
12 MO AVERAGE					\$291.81

SNOW REMOVAL

2016 TOTAL COSTS					\$865.00
12 MO AVERAGE					\$72.08

BUSINESS OWNER'S INSURANCE COVERAGE

2016 ANNUAL PREMIUM					\$4,488.00
12 MO AVERAGE					\$374.00

TAXES

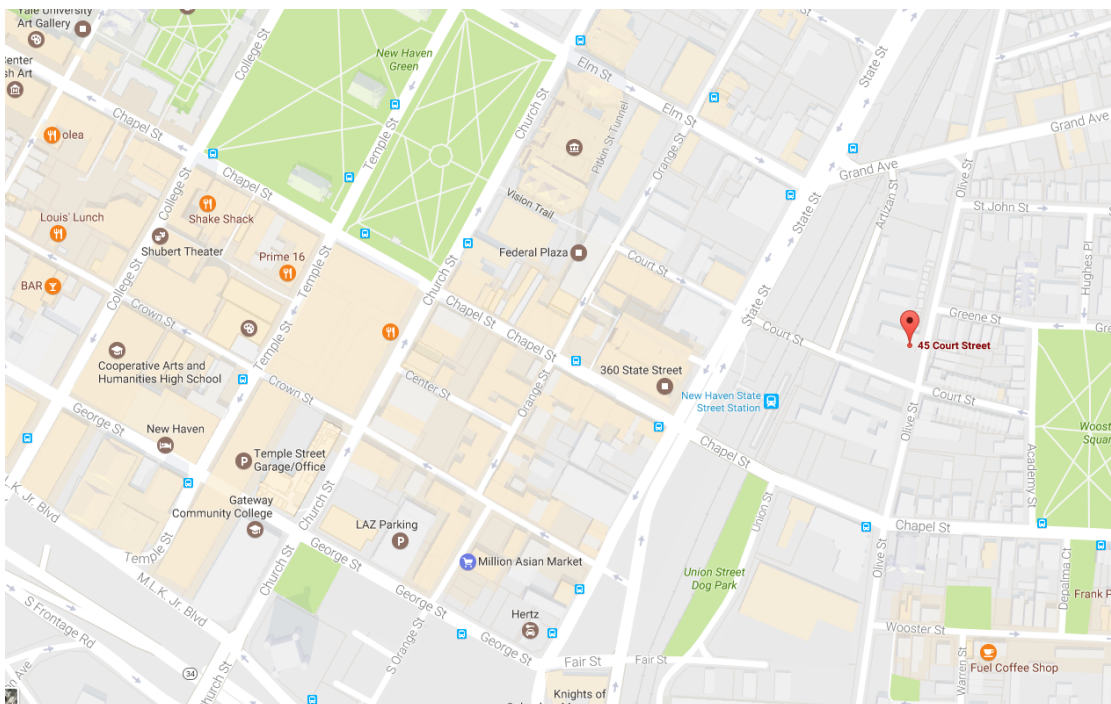
NEW HAVEN PROPERTY TAX					\$40,606.16
12 MO AVERAGE					\$3,383.85

AVERAGE MONTHLY EXPENSES \$4,351.27



COMMERCIAL

Aerial & Regional Map



Real Living Wareck D'Ostilio New Haven * Milford * Woodbridge

This information has been obtained from sources believed reliable. Real Estate broker has not verified it and makes no guarantee, warranty, or representation about it. All buyers and investors should conduct an independent and diligent investigation of the property before making investment decisions.