



23 Ryan Street



ASKING
\$1,425,000



Occupancy
Vacant



PROJECTED CAP
7.9%



LOCATION
Stamford

INVESTMENT OPPORTUNITY

Exodus Capital is pleased to offer a two-story turnkey, industrial opportunity to market in Stamford, Connecticut. The building is zoned MG and sits on .12 acreage. The asset is currently 3 tenants – 2 of which are occupied with the ability to be delivered vacant and a vacant office. There are 3 drive-in garage bays. The opportunity is ideal for an owner operator or an investor who will stabilize at nearly an 8% return.

PRICING

LISTING PRICE

\$1,425,000

	\$/SF	\$/UNIT	Square Feet	Units
	\$250	\$356,250	5,700	4
LISTING PRICE METRICS				
			CURRENT	PRO FORMA
Net Operating Income (NOI)			\$58,179	\$112,137
Gross Rent Multiplier			16.51	10.23
Cap Rate			4.1%	7.9%

RENT ROLL

COMMERCIAL RENT

UNIT	CURRENT RENT	PRO FORMA	SF	ACTUAL \$/PSF	LEASE EXPIRATION	ADDITIONAL NOTES
Sub 90 Golf	\$3,605	\$3,800	1,200	\$36	3/31/2029	Can be delivered vacant*
JF Huges Builder	\$3,400	\$3,550	850	\$48	11/30/2026	Rent includes 2 garage spaces - can be delivered vacant*
Garage 1 - JF Hughes Tenant		\$0	450	\$0	11/30/2026	
Garage 2 - JF Hughes Tenant		\$0	460	\$0	11/30/2026	
Garage 3 & 4	Vacant	\$1,050	2,050			
Office	Vacant	\$2,900	1,000	\$35		Delivered Vacant
Monthly Commercial Income	\$7,005	\$11,300	6,010			
Annual Commercial Income	\$84,060	\$135,600				

EXPENSES

INCOME	CURRENT	\$/PER UNIT	PRO FORMA
Potential Gross Commercial Income	\$84,060	\$21,015	\$135,600
Vacancy Loss (7%)	\$5,884	\$1,471	\$9,492
Additional Income - CAM	\$2,251	\$563	\$3,696
Effective Gross Income	\$92,195		\$148,788

EXPENSES	CURRENT	\$/PER UNIT	PRO FORMA
Real Estate Taxes (20%)	\$18,000	\$4,500	\$18,540
Fuel - Gas <i>Paid by Tenants</i>	\$0	\$0	\$0
Insurance	\$3,100	\$775	\$3,193
Water and Sewer <i>Paid by Tenants</i>	\$0	\$0	\$0
Repairs and Maintenance	\$3,000	\$750	\$3,090
Common Electric (PPSF)	\$750	\$188	\$773
Super Salary	\$3,600	\$900	\$3,708
Snow/Landscaping/Trash	\$2,800	\$700	\$2,884
Management (3%)	\$2,766	\$277	\$4,464
Total Expenses (37%)	\$34,016	\$8,089	\$36,651
Net Operating Income	\$58,179		\$112,137



exiting clients out of **assets** and into **opportunities**

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