



The Tarallo Real Estate Team

25 Hickok Avenue | Bethel, Connecticut

Utility, Mechanical & Financial Information

Property Breakdown

- The property consists of:
 - Two Residential Units
 - One detached Two-Car Garage with electric service
 - Full basement with interior access from the common entrance hall and exterior walkout access through Bilco doors
 - Full basement providing additional storage for the Owner's Unit
 - Ample off-street parking
 - Shared outdoor green space
- Property Delivery & Occupancy:
 - Owner's Unit will be delivered vacant
 - Upstairs Unit will be delivered with the existing tenant in place
 - Detached Two-Car Garage will be delivered vacant
- The Residential Units consist of:
 - **Owner's Unit** - Open-concept, 2-bedroom, 2-full-bathroom unit featuring:
 - Primary bedroom suite with dressing room and full ensuite bathroom
 - Second bedroom
 - Second full bathroom
 - Formal dining room
 - Living room
 - Eat-in kitchen
 - Direct access to a rear deck and shared outdoor green space
 - Additional storage located within the basement
 - Unit will be delivered vacant
 - **Upstairs Unit** - 3-bedroom, 2-full-bathroom duplex featuring:
 - Three bedrooms
 - Two full bathrooms
 - Open-concept living and dining room



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- Completely remodeled custom kitchen with quartz countertops
 - Large sunroom
 - In-unit laundry
 - Rear access with stairs leading to the shared outdoor green space
 - Unit will be delivered with the existing tenant in place
- Separate laundry is provided for both Residential Units:
 - Owner's Unit laundry is located in the basement
 - Upstairs Unit features in-unit laundry
 - Both washer/dryer systems are electric
 - Access and entrances:
 - The main front entrance opens into a common entrance hall providing access to the main entrance for both Residential Units
 - The common entrance hall also provides access to an interior staircase leading to the basement
 - The basement provides additional storage for the Owner's Unit
 - The basement also has exterior walkout access through Bilco doors with a full-height interior door located at the interior end of the Bilco entrance
 - The Owner's Unit has direct rear access to the deck with stairs leading to the shared outdoor green space
 - The Upstairs Unit has separate rear access with stairs leading directly to the shared outdoor green space

Electric Service

The property has a total of **two electric meters and three electrical panels**.

- **Owner's Unit Electric Meter**
 - Supplies:
 - Owner's Unit
 - Basement
 - Exterior/outdoor lighting
 - Detached Two-Car Garage
 - The separate house electrical panel is tied into the Owner's Unit electric meter



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- **Upstairs Unit Electric Meter**
 - Supplies:
 - Upstairs Unit
 - All electrical components associated with the Upstairs Unit

Gas Service

The property has a total of **two gas meters**.

- One gas meter services the gas cooking range/stove, hot water heater in basement, and natural gas direct-vent wall furnace within the Owner's Unit
- One gas meter services the gas cooking range/stove and tankless hot water heater within the Upstairs Unit

Heating Systems

Owner's Unit

- Heating is provided by a combination of:
 - Ductless mini-split systems providing heating and air conditioning
 - Rinnai natural gas direct-vent wall furnace
- Ductless mini-splits provide both heating and air conditioning throughout the unit

Upstairs Unit

- Heating is provided through ductless mini-splits and electric baseboard in sunroom
- Ductless mini-splits provide both heating and air conditioning throughout the unit

Air Conditioning

Owner's Unit

- Air conditioning is provided through ductless mini-splits
- Ductless mini-splits provide cooling and supplemental heating



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Upstairs Unit

- Air conditioning is provided through ductless mini-splits
- Ductless mini-splits provide both heating and cooling throughout the unit

Hot Water Systems

Owner's Unit

- Separate AO Smith 75 gallon gas hot water heater
- Located in the basement
- Services the Owner's Unit

Upstairs Unit

- Separate Navien tankless gas hot water heater
- Located within the Upstairs Unit
- Services the Upstairs Unit

Rental Information

Upstairs Unit

- Upstairs Unit will be delivered with the existing tenant in place
- Current monthly rent: **\$2,942**
- Tenant participates in the City of Danbury Housing Authority rental assistance program
- Current monthly rent is comprised of:
 - **\$2,709 per month** paid by the City of Danbury Housing Authority
 - **\$233 per month** paid directly by the tenant
- Current annual gross rental income: **\$35,304**
- Rental increase is currently pending approval by the City of Danbury Housing Authority
- Long-term tenant
- Apartment is maintained in immaculate condition
- Landlord is responsible for the Upstairs Unit's electric and gas utilities



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Owner's Unit & Garage

- Owner's Unit will be delivered vacant
- Detached Two-Car Garage will be delivered vacant
- Full basement provides additional storage for the Owner's Unit

Property Expenses

- **Upstairs Unit Electric & Gas**
 - Approximately **\$265 per month**
 - Based upon the average utility cost over the most recent 12-month period
- **Water**
 - **\$862.20 per year**
- **Sewer**
 - **\$849.15 per year**
- **Trash Removal**
 - **\$763.07 per year**
- **Property Taxes**
 - **\$12,348.20 per year**
 - Bethel Schools

Financial Summary

- **Upstairs Unit Monthly Rental Income: \$2,942**
- **Upstairs Unit Annual Gross Rental Income: \$35,304**
- **Property Taxes: \$12,348.20 annually**
- **Water: \$862.20 annually**
- **Sewer: \$849.15 annually**
- **Trash Removal: \$763.07 annually**
- **Landlord-Paid Upstairs Unit Electric & Gas: Approximately \$265 per month**

All information provided by property ownership and deemed reliable but not guaranteed.