



**50 ALDEN STREET & 16 WILSON STREET
STAMFORD, CT**

**6
UNITS**

DEAL CONTACT



MATT CAWLEY
PRESIDENT
917-946-5425
matt.cawley@nationalmultifamily.com
CT License: REB.0791595



OLIVIA FRIEDBERG
ANALYST
914-539-1197
Olivia.Friedberg@nationalmultifamily.com



MICHAEL HEWES
ANALYST
914-539-6064
Michael.Hewes@nationalmultifamily.com

TABLE OF CONTENTS

Investment Overview	03
Investment Highlights	04
Location Summary: Stamford	05
Property Overview: 50 Alden St	06
Additional Building Photos	07
Property Overview: 16 Wilson St	08
Additional Building Photos	09
Rent Roll	10
2027 Stamford Tax Revaluation	11
Financial Review	12
Sales Comps	13
Disclaimer & Disclosure	15
National Multifamily & Connecticut Team	16

INVESTMENT OVERVIEW

National Multifamily is pleased to present a two-property, 6-unit multifamily portfolio located in Stamford, CT, consisting of 16 Wilson Street and 50 Alden Street. Both properties are situated approximately one mile from the Stamford Train Station, a major regional transit hub providing convenient access to New York City via Metro-North, Amtrak, and local bus service.

16 Wilson Street is a 3-unit multifamily property containing approximately 3,867 square feet of gross living area. Constructed in 1925, the building is situated on a 0.11-acre lot. There are 4 off-street parking spaces for the tenants. Tenants pay for heat and hot water through individual gas boilers and hot water heaters in two of the units and electric heat with gas hot water in one unit. In addition to the units there is a partially finished basement that is currently not in use.

50 Alden Street is a 3-unit multifamily property containing approximately 2,640 square feet of gross living area. Built in 2019, the property is situated on a 0.12-acre lot. There are 4 off-street parking spaces located in the rear. Tenants pay for heat and hot water through individual gas FHA systems and hot water heaters. Each unit also has central A/C. Coin-op laundry is located in the common basement.

The portfolio offers a compelling combination of value-add potential at 16 Wilson Street, new construction at 50 Alden Street, and the opportunity to generate additional income through parking, all within a highly accessible West Side location approximately one mile from Stamford Train Station.



INVESTMENT HIGHLIGHTS & BASE METRICS

HIGHLY ACCESSIBLE STAMFORD LOCATION:

Located in Stamford's West Side neighborhood, the properties offer convenient access to local amenities and major transit options. They are positioned approximately one mile from the Stamford Train Station, one of the busiest transit hubs in the region, providing Metro-North service to Grand Central Terminal in under 55 minutes, along with Amtrak service throughout the Northeast Corridor. Additional 50 Alden Street is located directly across from Stamford Hospital.

16 WILSON STREET - VALUE ADD:

16 Wilson Street offers the potential to increase income through rent growth and improved operations. The property provides an opportunity for steady, incremental income gains over time.

50 ALDEN STREET - NEW CONSTRUCTION:

50 Alden Street is a recently constructed (2019) asset offering newer systems and overall building efficiency. The property provides stable in-place income within a well-located Stamford submarket.

PARKING INCOME POTENTIAL:

With 8 off-street parking spaces located across both properties, the investment presents an opportunity to generate additional revenue through parking fees.



\$2,575,000

PRICE



6.63%

CURRENT CAP RATE



6

UNITS



6,507

RENTABLE SF



1925 & 2019

YEAR BUILT



8

PARKING SPOTS

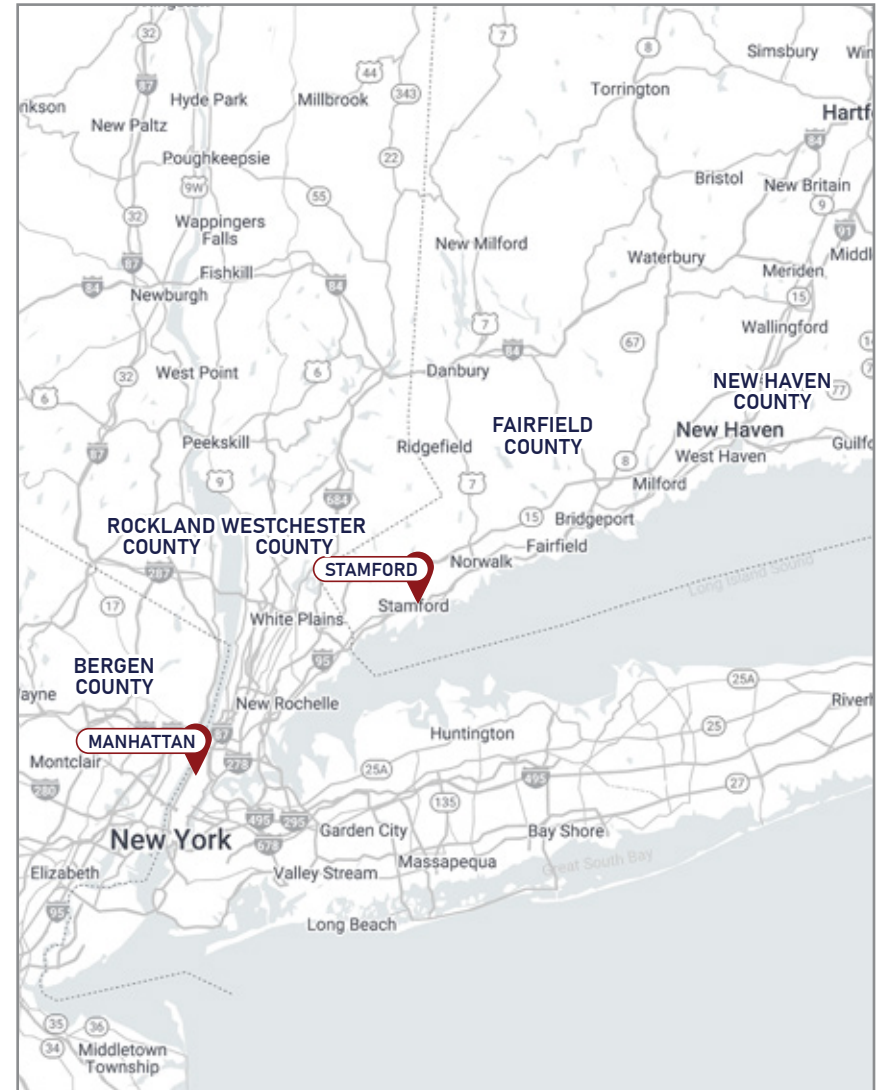
LOCATION SUMMARY

STAMFORD

Located along the Long Island Sound in Fairfield County, Stamford is one of the largest and most economically active cities in Connecticut. It is the second-most populous city in the state, with a population of around 136,000. Stamford is approximately 34 miles from Manhattan, with direct access to New York City via I-95, the Merritt Parkway, and the Metro-North Railroad.

The property are located in the West Side neighborhood, a residential area just west of Downtown Stamford. The location offers convenient access to major transportation routes and is approximately 1.0 miles from the Stamford Train Station, one of the busiest transit hubs in the region. The station provides Metro-North, Amtrak, and regional bus service with efficient connections to Manhattan and destinations throughout the Northeast.

Stamford benefits from a diverse and expanding economic base supported by strong employment in finance, technology, and professional services, along with numerous corporate headquarters. Residents enjoy convenient access to major business centers including Downtown Stamford, Greenwich (6 miles), White Plains (16 miles), and New York City (34 miles).



34 MILES
NORTH OF MANHATTAN



135,470
POPULATION



HIGHWAY & TRAIN
TRANSPORTATION HUB

PROPERTY OVERVIEW: 50 ALDEN STREET

ADDRESS

Street	50 Alden Street
City	Stamford
State	CT
Zip Code	06902

THE PROPERTY

Year Built	2019
Unit Count	3
Buildings On Site	1
Gross Living Area	2,640 SF
Lot Size	0.12 Acres
Off-Street Parking	4 Spaces
Walk-Up	Yes
Laundry	Yes, Coin-Op

UTILITIES

Electric (Unit)	Tenant Paid
Electric (Common)	Landlord Paid
Heating (Gas)	Tenant Paid
Hot Water (Gas)	Tenant Paid
Water	Landlord Paid
Sewer	Landlord Paid
Trash	City Pickup



ADDITIONAL BUILDING PHOTOS



PROPERTY OVERVIEW: 16 WILSON STREET

ADDRESS

Street	16 Wilson Street
City	Stamford
State	CT
Zip Code	06902

THE PROPERTY

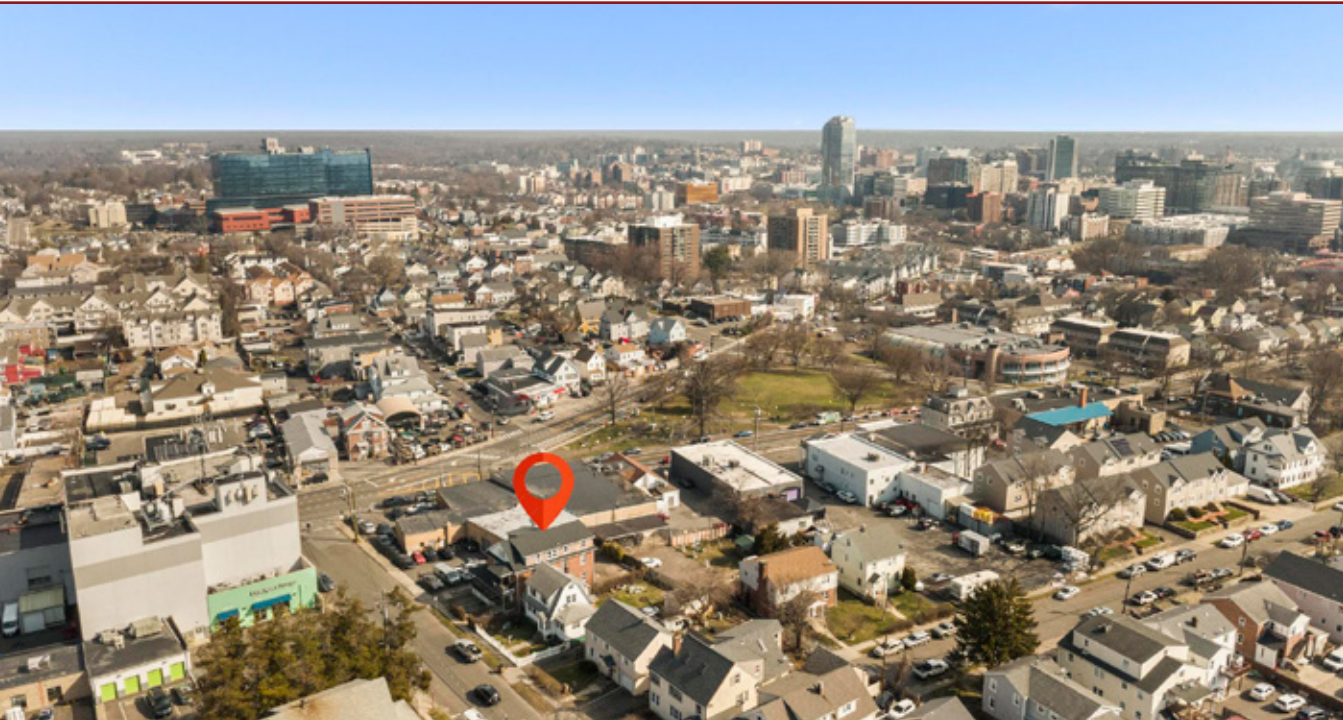
Year Built	1925
Unit Count	3
Buildings On Site	1
Gross Living Area	3,867 SF
Lot Size	0.11 Acres
Off-Street Parking	4 Spaces
Walk-Up	Yes
Laundry	Yes, In-Unit

UTILITIES

Electric (Unit)	Tenant Paid
Electric (Common)	Landlord Paid
Heating Apt 1 & 2 (Gas)	Tenant Paid
Heating Apt 3(Electric)	Tenant Paid
Hot Water (Gas)	Tenant Paid
Water	Landlord Paid
Sewer	Landlord Paid
Trash	City Pickup



ADDITIONAL BUILDING PHOTOS



RENT ROLL



Current & Potential Rent Roll - 50 Alden Street, Stamford CT						
Unit	Type	Current Rent	Potential Rent	Status	Lease Expiration	Program
1st Floor	3 BR / 1 BA	\$3,300.00	\$3,400.00	2 Year Lease	7/31/27	
2nd Floor	3 BR / 1 BA	\$3,200.00	\$3,400.00	MTM		
3rd Floor	3 BR / 1 BA	\$3,100.00	\$3,500.00	1 Year Lease	11/30/26	
		\$9,600.00	\$10,300.00			

Current & Potential Rent Roll - 16 Wilson Street, Stamford CT						
Unit	Type	Current Rent	Potential Rent	Status	Lease Expiration	Program
1st Floor	3 BR / 1 BA	\$3,304.00	\$3,600.00	MTM		Section 8
2nd Floor	3 BR / 1 BA	\$3,500.00	\$3,600.00	1 Year Lease	5/31/26	
3rd Floor	3 BR / 1 BA	\$3,500.00	\$3,600.00	Vacant		
		\$10,304.00	\$10,800.00			

Building	Type	Rental Range	Average Rent	Market Rent	Current Rent Below Market (%)
50 Alden Street	3 BR / 1 BA	\$3,100 - \$3,300	\$3,200.00	\$3,433.33	-6.80%
16 Wilson Street	3 BR / 1 BA	\$3,304 - \$3,500	\$3,434.67	\$3,600.00	-4.59%

2027 STAMFORD TAX REVALUATION

WHAT IS A TAX REVALUATION?

- Connecticut law requires each municipality to conduct a general revaluation of real estate at least once every five years. The purpose of a revaluation is for the municipality to determine the market value of real estate to calculate property taxes.
- Once a property's value is set in a general revaluation, it remains constant over the entire five-year cycle, absent appeal, demolition, improvement or expansion. Of course, the annual taxes usually increase, as a municipality's mill rate increases incrementally from year to year. Municipalities across the state are on differing revaluation cycles.

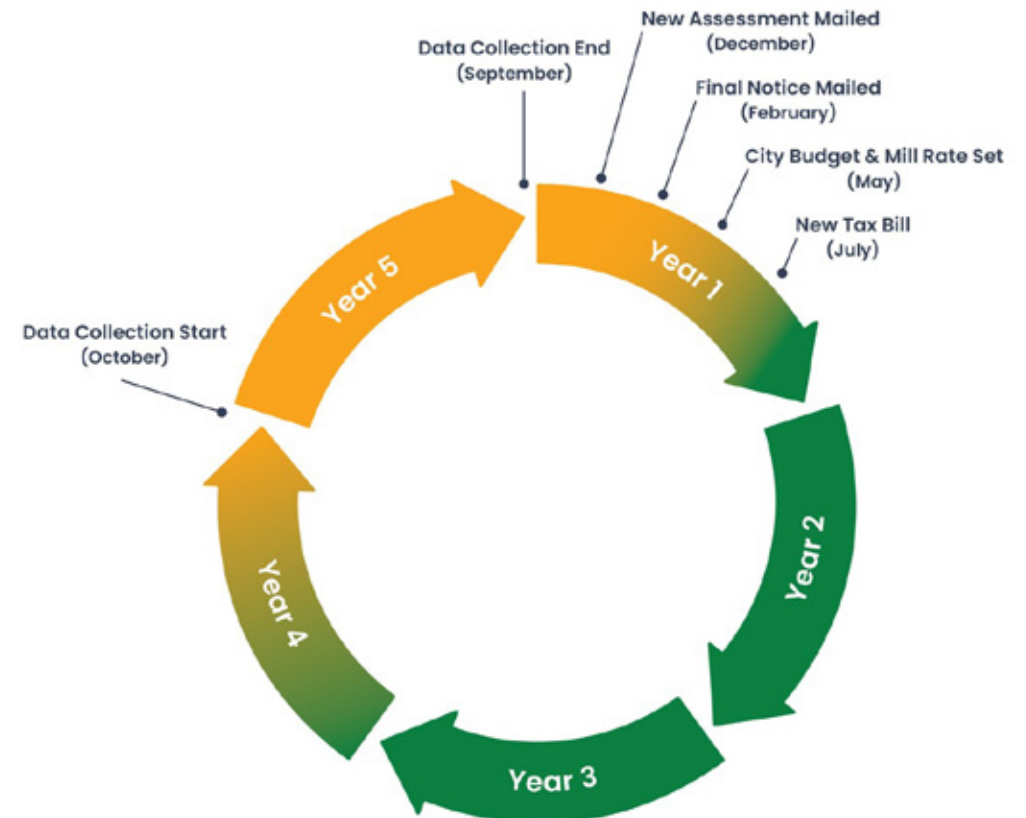
STAMFORD TAX REVALUATION YEAR 2027

Data Collection Start	October 2026
Data Collection End	September 2027
New Assessment Mailed	December 2027
Final Notice Mailed	February 2028
City Budget & Mill Rate Set	May 2028
New Tax Bill	July 2028

ESTIMATED CURRENT VS. POTENTIAL TAX ANALYSIS

	CURRENT	POTENTIAL
City Appraisal	\$1,618,890	\$2,575,000
City Assessment (70%)	\$1,133,220	\$1,802,500
City Mill Rate	23.92	19.00
R.E. Tax	\$27,106.62	\$34,247.50

TAX REVALUATION PROCESS



FINANCIAL REVIEW



Income	Current	Potential		Notes
Gross Schedule Rent	\$238,848.00	\$253,200.00		
Less Vacancy & Credit Loss	-\$7,165.44	-\$7,596.00	3.00%	[1]
Plus: Parking	\$0.00	\$4,800.00		[2]
Total Operating Income	\$231,682.56	\$250,404.00		
Expenses				
Real Estate Taxes	\$27,106.62	\$34,247.50		[3] [4]
Insurance	\$7,554.00	\$7,554.00		[5]
Heat & Hot Water (Gas & Electric)	\$0.00	\$0.00		[6]
Electric (Common)	\$1,659.26	\$1,659.26		
Water	\$2,849.91	\$2,849.91		
Sewer	\$3,918.81	\$3,918.81		
Trash Removal	\$0.00	\$0.00		[7]
Landscape	\$1,600.00	\$1,600.00		[8]
Snow Removal	\$2,400.00	\$2,400.00		[9]
Maintenance & Repairs	\$4,500.00	\$4,500.00		[10]
Management	\$9,267.30	\$10,016.16	4.00%	[11]
TOTAL EXPENSES	\$60,855.90	\$68,745.64		
NET INCOME	\$170,826.66	\$181,658.36		
PRICE	\$2,575,000.00	\$2,575,000.00		
CAP RATE	6.63%	7.05%		

1. Vacancy & Credit Loss - Standard estimate for Stamford, CT
2. No Current Charge for Parking, Potential Parking Charge of \$50 Per month for each parking spot (8)
3. Current Actual Taxes
4. Estimated Projected July 1, 2028 Tax Bill
5. Current Insurance Premium
6. Tenants pay for heat and hot water through individual gas and electric systems
7. City Pickup Trash Removal
8. Landscape estimated by broker at \$100 per month per property for 8 months
9. Snow Removal estimated by broker at \$300 per month per property for 4 months
10. Maintenance & Repairs estimated at \$1,000/unit (16 Wilson) and \$500/unit (50 Alden) Annually
11. Management - Standard estimate for Stamford, CT

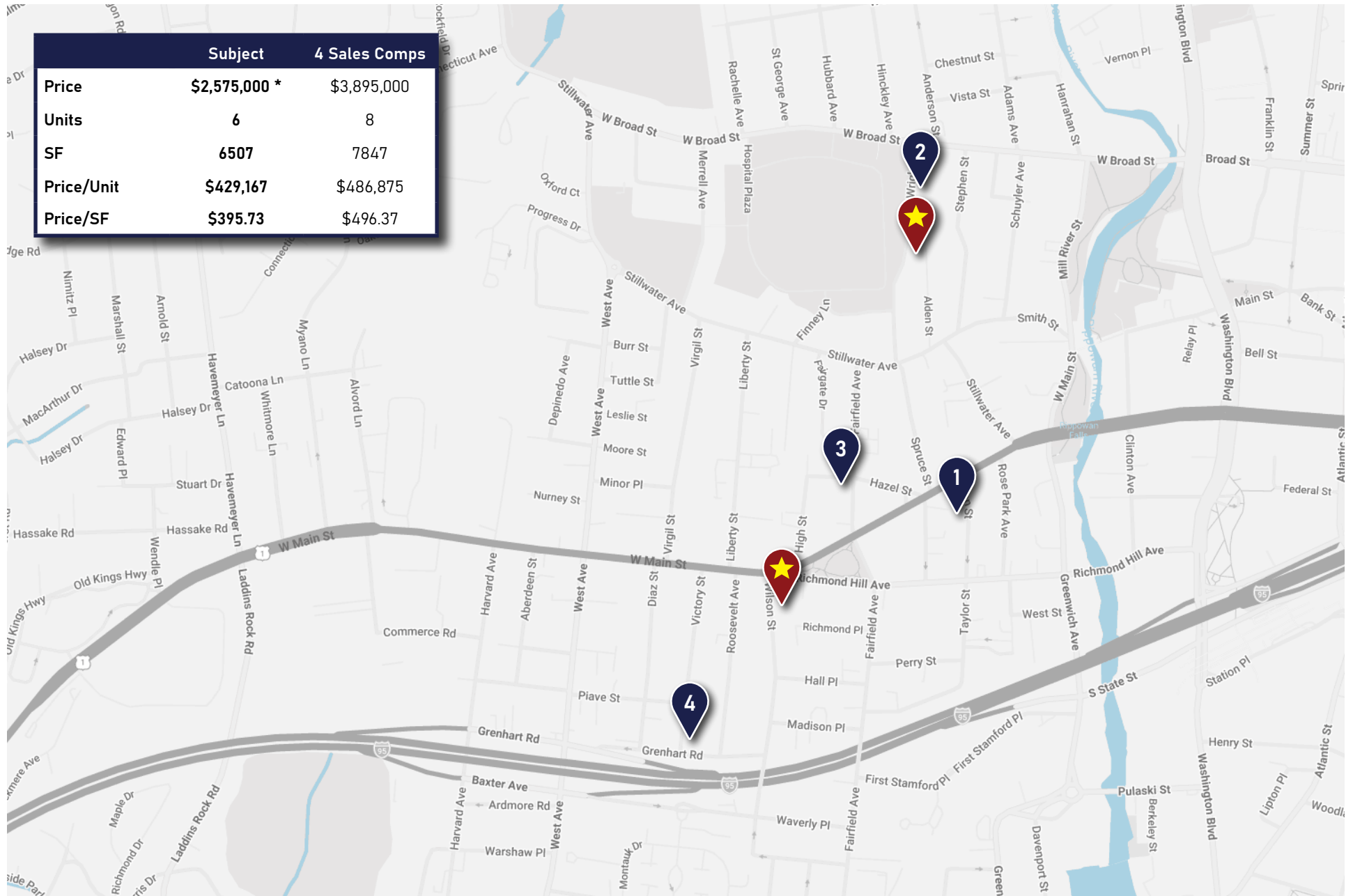
SALES COMPS



Address	50 Alden Street	16 Wilson Street	19 Ann Street	24 Wright Street	59 Fairfield Avenue	90 Victory Street
City	Stamford	Stamford	Stamford	Stamford	Stamford	Stamford
State	CT	CT	CT	CT	CT	CT
Year Built	2019	1925	1893	1925	1920	1940
Lot Size (Acres)	0.12	0.11	0.25	0.38	0.17	0.12
Units	3	3	2	2	2	2
SF	2640	3867	1862	1800	2269	1916
Sale Date			7/14/25	12/4/25	7/2/25	7/14/25
Sale Price	\$2,575,000 *		\$1,050,000	\$950,000	\$950,000	\$945,000
Price/Unit	\$429,167		\$525,000	\$475,000	\$475,000	\$472,500
Price/SF	\$395.73		\$563.91	\$527.78	\$418.69	\$493.22

* Asking Price

SALES COMPS MAP



	Subject	4 Sales Comps
Price	\$2,575,000 *	\$3,895,000
Units	6	8
SF	6507	7847
Price/Unit	\$429,167	\$486,875
Price/SF	\$395.73	\$496.37

* Asking Price

National Multifamily Corp. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchasers may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchases may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by National Multifamily Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of National Multifamily Corp. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

DEAL CONTACTS



MATT CAWLEY
PRESIDENT
917-946-5425
matt.cawley@nationalmultifamily.com
CT License: REB.0791595



OLIVIA FRIEDBERG
ANALYST
914-539-1197
Olivia.Friedberg@nationalmultifamily.com



MICHAEL HEWES
ANALYST
914-539-6064
Michael.Hewes@nationalmultifamily.com

ABOUT NATIONAL MULTIFAMILY

National Multifamily exclusively focuses on the investment sales of multifamily and mixed-use properties. The company is based in New York and was launched by Matt Cawley in 2022. In addition to being licensed in New York, both President Matt Cawley and the company are additionally licensed in the states of Connecticut, Rhode Island, Massachusetts, New Hampshire, New Jersey, Pennsylvania, Colorado, Florida, Georgia, South Carolina, & North Carolina.