

**7.00%**  
**CURRENT**  
**CAP RATE**



**16 WILSON STREET**  
**STAMFORD, CT**

**3**  
**UNITS**

## DEAL CONTACT



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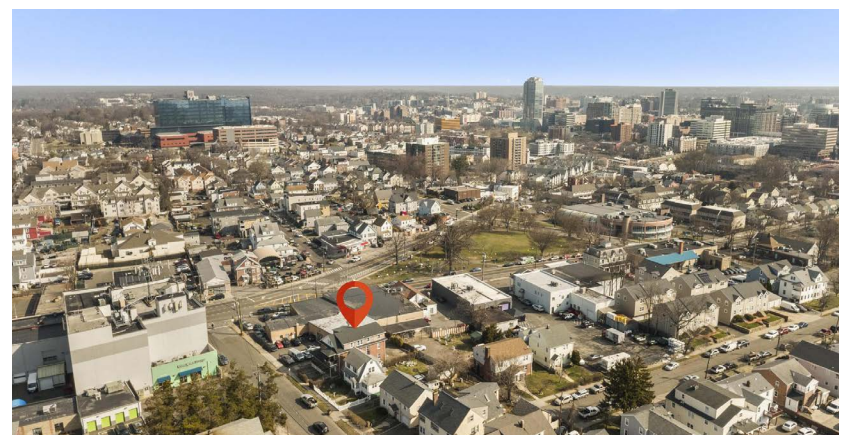
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# INVESTMENT OVERVIEW

National Multifamily is pleased to present 16 Wilson Street, a three-unit multifamily property located on the West Side of Stamford. The property is 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.

The 3-unit multifamily property contains 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.

The building offers strong value-add potential through natural unit renovations, the possibility to incorporate a partially built out basement to the 1st floor apartment, 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 property offers convenient access to local amenities and major transit options. The building is 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.

## VALUE ADD OPPORTUNITY:

16 Wilson Street offers the potential to increase income through unit renovations. In addition to basic upgrades the building currently has a partially built out basement. Through the proper permitting and build out of an interior staircase this space could be added to the 1st floor apartment according to the current owner. The property provides an opportunity for steady, incremental income gains over time.

## PARKING INCOME POTENTIAL:

With four off-street parking spaces located at the property, the investment presents an opportunity to generate additional revenue through parking fees.



\$1,290,000

PRICE



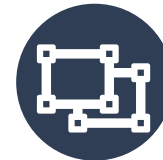
7.00%

CURRENT CAP RATE



3

UNITS



3,867

RENTABLE SF



1925

YEAR BUILT



4

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 is 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

## ADDRESS

Street	16 Wilson Street
City	Stamford
State	CT
Zip Code	06902

## THE PROPERTY

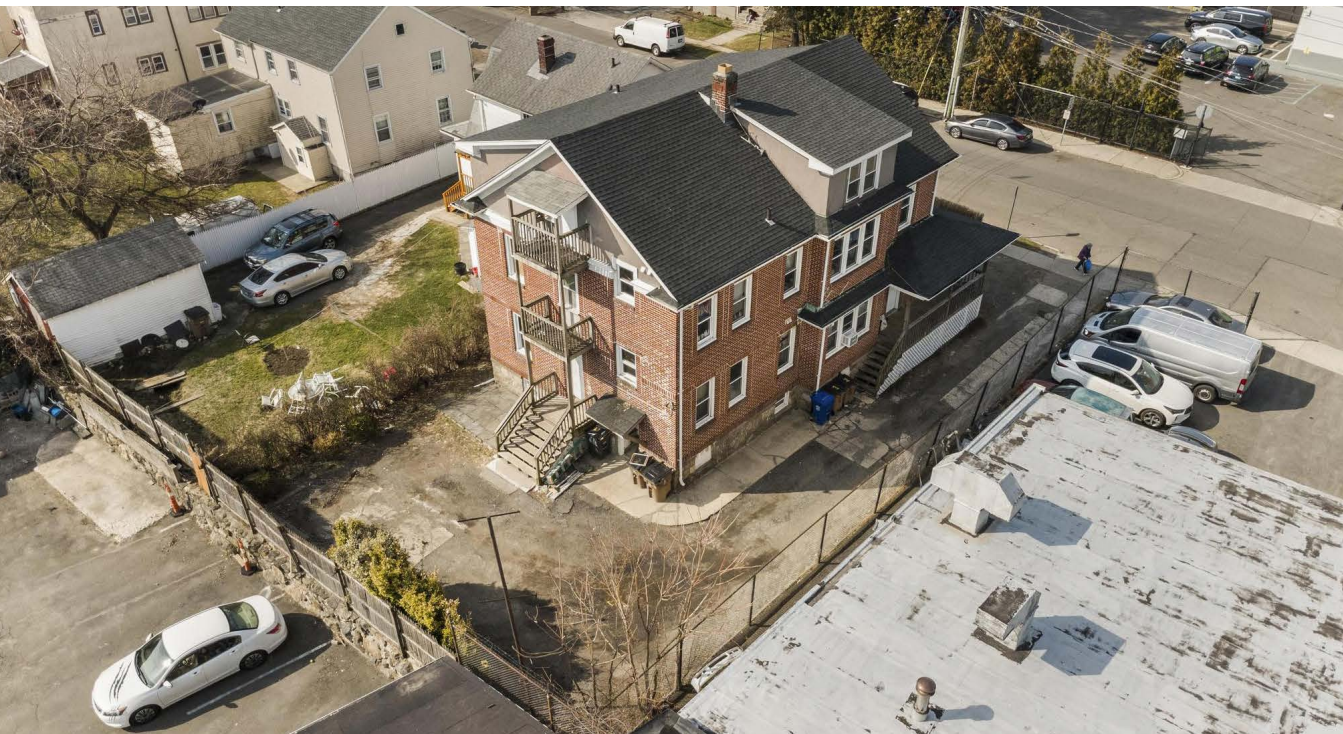
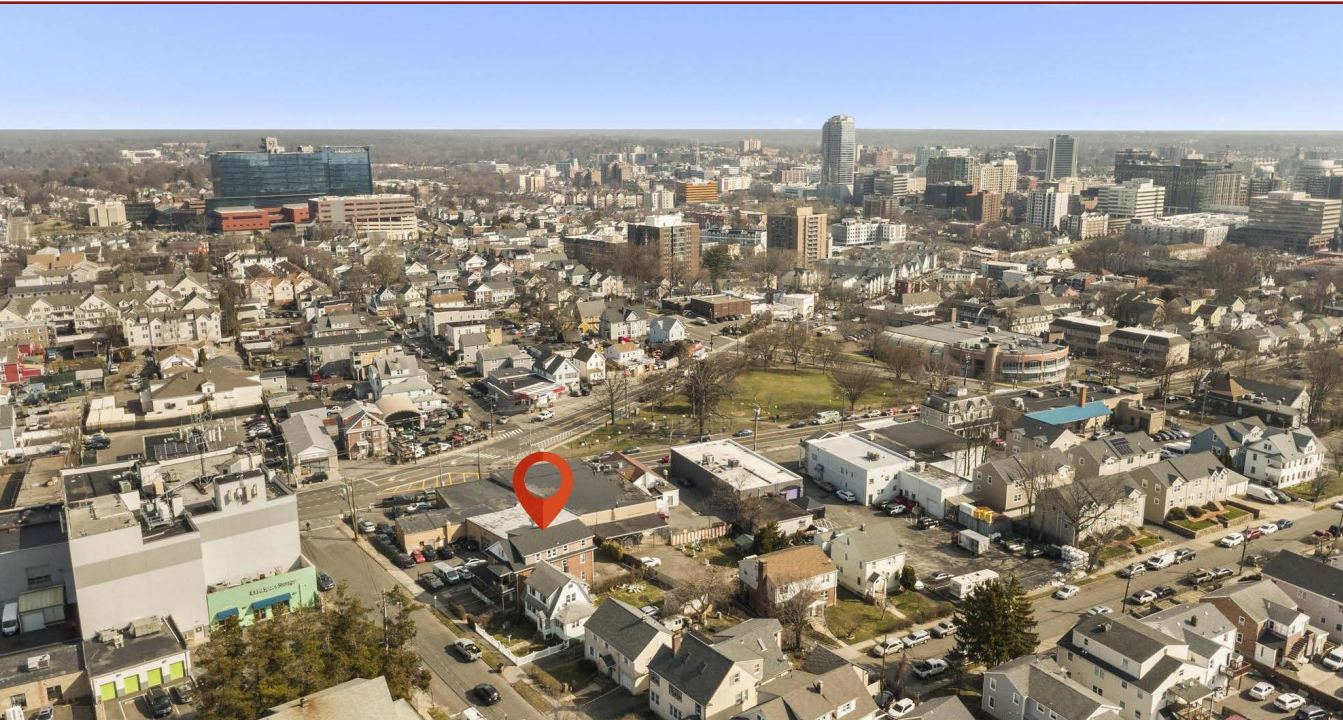
Year Built	1925
Unit Count	3
Buildings On Site	1
Gross Living Area	3,867 SF
Lot Size	0.11 Acres
Off-Street Parking	4 Spaces
Walk-Up	Yes
Laundry	Yes, In-Unit

## 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 - 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	5/31/27	
3rd Floor	3 BR / 1 BA	\$3,400.00	\$3,600.00	1 Year Lease	5/31/27	Section 8
		<b>\$10,204.00</b>	<b>\$10,800.00</b>			

Type	Rental Range	Average Rent	Market Rent	Current Rent Below Market (%)
3 BR / 1 BA	\$3,304-\$3,500	\$3,401.33	\$3,600	-5.52%

# 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.

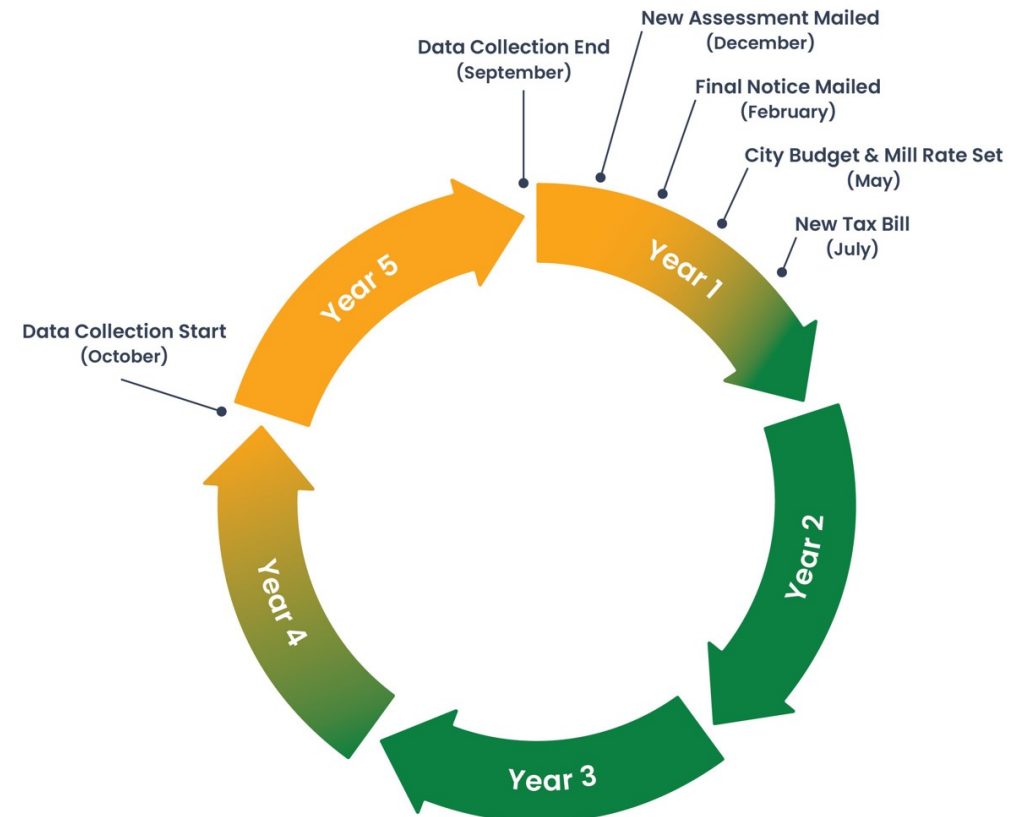
## STAMFORD TAX REVALUATION YEAR 2027

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

### ESTIMATED CURRENT VS. POTENTIAL TAX ANALYSIS

	CURRENT	POTENTIAL
City Appraisal	\$758,590	\$1,290,000
City Assessment (70%)	\$531,010	\$903,000
City Mill Rate	23.92	19.00
<b>R.E. Tax</b>	<b>\$12,701.76</b>	<b>\$17,157.00</b>

## TAX REVALUATION PROCESS



# FINANCIAL REVIEW

Income	Current	Potential		Notes
Gross Schedule Rent	\$122,448.00	\$129,600.00		
Less Vacancy & Credit Loss	-\$2,448.96	-\$2,592.00	2.00%	[1]
Plus: Laundry	\$0.00	\$0.00		
Plus: Parking	\$0.00	\$2,400.00		[2]
<b>Total Operating Income</b>	<b>\$119,999.04</b>	<b>\$129,408.00</b>		
Expenses				
Real Estate Taxes	\$12,701.76	\$17,157.00		[3] [4]
Insurance	\$3,709.00	\$3,709.00		[5]
Heat & Hot Water (Gas & Electric)	\$0.00	\$0.00		[6]
Electric (Common)	\$206.77	\$206.77		
Water	\$1,642.02	\$1,642.02		
Sewer	\$1,596.63	\$1,596.63		
Trash Removal	\$0.00	\$0.00		[7]
Landscape	\$800.00	\$800.00		[8]
Snow Removal	\$1,200.00	\$1,200.00		[9]
Maintenance & Repairs	\$3,000.00	\$3,000.00		[10]
Management	\$4,799.96	\$5,176.32	4.00%	[11]
<b>TOTAL EXPENSES</b>	<b>\$29,656.14</b>	<b>\$34,487.74</b>		
<b>NET INCOME</b>	<b>\$90,342.90</b>	<b>\$94,920.26</b>		
<b>PRICE</b>	<b>\$1,290,000.00</b>	<b>\$1,290,000.00</b>		
<b>CAP RATE</b>	<b>7.00%</b>	<b>7.36%</b>		

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 (4)
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

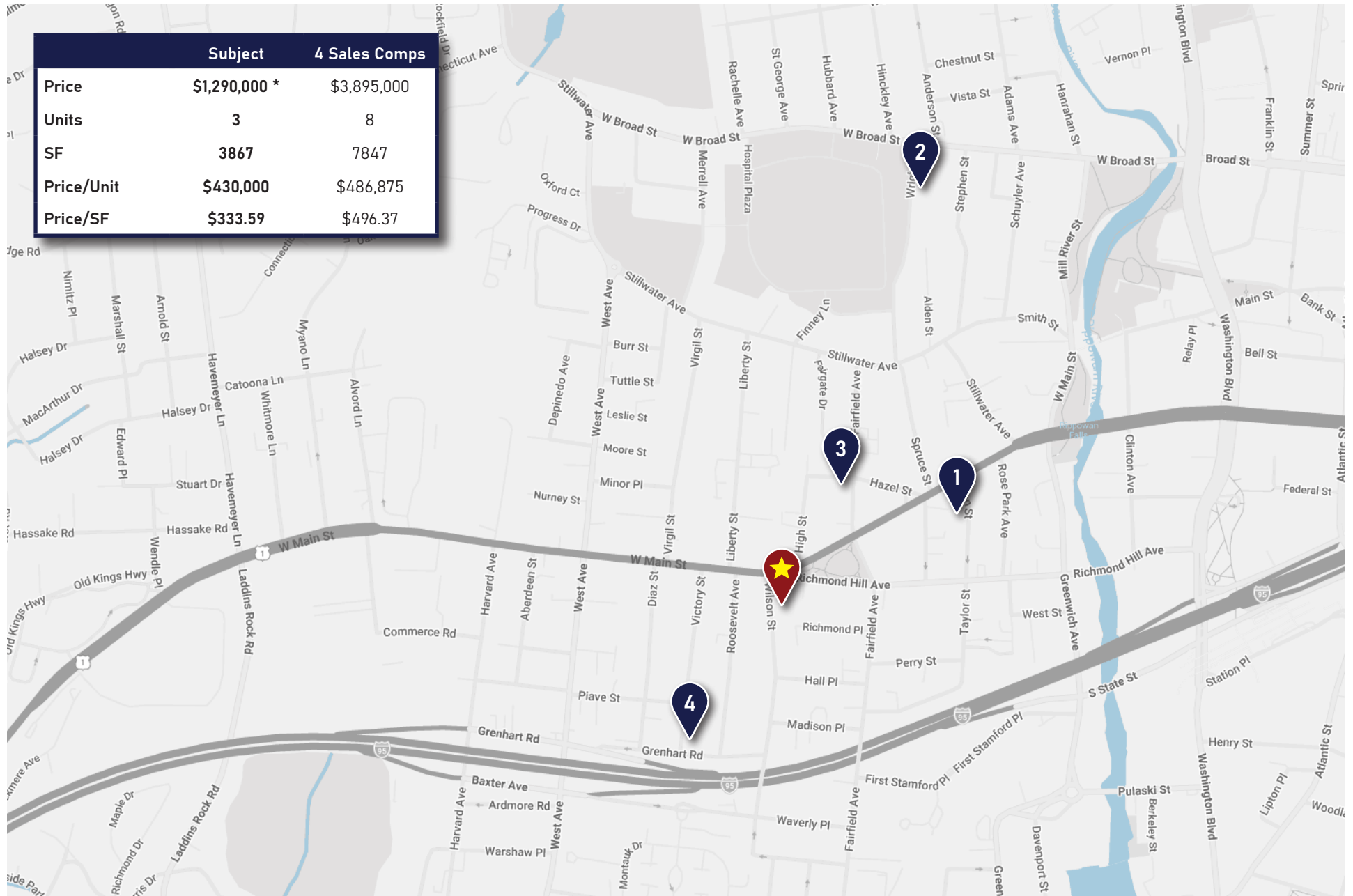
# SALES COMPS



Address	16 Wilson Street	19 Ann Street	24 Wright Street	59 Fairfield Avenue	90 Victory Street
City	Stamford	Stamford	Stamford	Stamford	Stamford
State	CT	CT	CT	CT	CT
Year Built	1925	1893	1925	1920	1940
Lot Size (Acres)	0.11	0.25	0.38	0.17	0.12
Units	3	2	2	2	2
SF	3867	1862	1800	2269	1916
Sale Date		7/14/25	12/4/25	7/2/25	7/14/25
Sale Price	\$1,290,000 *	\$1,050,000	\$950,000	\$950,000	\$945,000
Price/Unit	\$430,000	\$525,000	\$475,000	\$475,000	\$472,500
Price/SF	\$333.59	\$563.91	\$527.78	\$418.69	\$493.22

\* Asking Price

# SALES COMPS MAP



	Subject	4 Sales Comps
Price	\$1,290,000 *	\$3,895,000
Units	3	8
SF	3867	7847
Price/Unit	\$430,000	\$486,875
Price/SF	\$333.59	\$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.

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## 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.

