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Horvath & Tremblay sells three multifamily properties for \$2.465 million

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New Britain, CT Horvath & Tremblay has completed the sale of three multifamily properties for a total of \$2.465 million.

Greenview Apartments - 123-131 Green Street - New Birtain, CT

Tim Hines of Horvath & Tremblay has arranged the sale of the Greenview Apartments a 19-unit multifamily property. Hines exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$1.585 million. The multifamily property is located at 123-131 Green St. The Greenview Apartments are comprised of two, three-story brick buildings and contain 19 total units. The unit matrix consists of 16, one-bedroom/one-bathroom units; two, two-bedroom/one-bathroom units; and one, studio unit in 12,600 s/f of living area (14,528 s/f of gross area), on a .46-acre parcel. The property has been well maintained and has landscaping, green space, off street parking for 24 vehicles, an on-site laundry facility and individual private storage units in the basements. The Greenview Apartments are located on the edge of a residential neighborhood with access to area highways, public transportation, and an abundance of retail amenities along the Berlin Tpke. The property is also located two-miles from the New Britain Train

Station (CTFastrak), three-miles from Central Connecticut State University, and 12 miles from downtown Hartford.

67 Booth Street - New Britain, CT

Hines also arranged the sale of a six-unit multifamily property. Hines exclusively represented the buyer to complete the transaction at a sale price of \$445,000. The multifamily property is located at 67 Booth St. The property consists of a three-story, building with six one-bedroom/one-bathroom units in 4,224 s/f of living area in 7,405 gross s/f. The property is located on a .17-acre lot with off street parking for six vehicles. 67 Booth St. is separately metered for electricity and gas (heat and hot water), which the tenants pay directly. The landlord is solely responsible for domestic water and sewer. 67 Booth St. has access to area highways (I-84, and CT Rtes. 9 and 72), public transportation, and numerous retail amenities. The property is situated two miles from Central Connecticut State University and 11 miles from downtown Hartford. 67 Booth St. also benefits from strong rental demographics, 159,300 people live within five miles of the property with an average household income of \$92,900.

Hines also completed the sale of a six unit multifamily property. Hines exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$435,000. The multifamily property is located at 105 West St. The property consists of a three-story, brick building with six two-bedroom/one-bathroom units in 6,405 s/f of living area in 8,712 gross s/f. The property is located on a .2-acre lot with off street parking for two vehicles. 105 West St. is separately metered for electricity and gas (heat and hot water), which the tenants pay directly.

The landlord is solely responsible for domestic water and sewer. 105 West St. has access to area highways (I-84, and CT Rtes. 9 and 72), public transportation, and numerous retail amenities. The property is situated one mile from Central Connecticut State University and 11 miles from downtown Hartford. 105 West St. also benefits from strong rental demographics, 165,900 people live within five miles of the property with an average household income of \$93,980.