

484 Pacific Street Stamford, CT

Offering Memorandum
For Sale / Investment
Opportunity



Presented by:
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Executive Summary

Kravet Realty, LLC is pleased to present an outstanding opportunity to purchase an irreplaceable asset in the heart of the Stamford's South end's dynamic and unprecedented growth area. This newly renovated vacant 17,200 s.f. building also sits one block from the train station on .81 of an acre. Its has outstanding visibility from dock street and Pacific Street and upon leaving the train station on the south side.

484 Pacific also known as the Pacific Plumbing Building is a 3-story 17,200 s.f Building consisting of 5,200 s.f. on the first floor, 4,000 s.f. basement, and 4,000 s.f. on the second and third floors . There is also an 1,848 s.f. building on the site currently being rented out as storage on a month to month basis. Additionally the seller has additional income from leasing the paved parking area to a local moving company.

The liberal MG zoning allows for most commercial uses, as of right. It is serviced by natural gas, city sewer and city water.

There is a Phase 1 environmental study completed within the last year which will be furnished upon request.





Building Interior



**Southern Side
of Building**



**Eastern Side
of Building**

South End Market Trends

One of the most extensive waterfront & transit oriented developments in the nation; Harbor Point encompasses over 100 acres on a 322 acre peninsula in Stamford's historic waterfront. The community will ultimately grow to over 7.5 million SF with over 4,100 residential units, 1.5 million SF of office, 490,000 SF of retail, hotel, marina and more than 15 acres of parks and open space. Add to that the convenience of national and regional retailers, restaurants and trolley service throughout; Harbor Point is setting the standard for transit-oriented development and smart growth. The Harbor Point Trolley links the South End to Downtown. The free trolley is a valuable amenity to commuters, and provides a quick and efficient way to get to get around, and supports Stamford Downtown's long-established goal to support a neighborhood where people can live, work, and play. The Harbor Point Trolley stops at several major destinations including Stamford Transportation Center, Stamford Government Center, UConn, Sacred Heart University Graduate Center, Ferguson Library, Stamford Town Center, Corporate Centers and Fairway Market.

The development consists of a few distinct neighborhoods:

Yale & Towne & Canal Street:

Located on Canal Street just a few blocks from I-95 and downtown Stamford, Yale & Towne is a historic mix and adaptive reuse of older, mill style industrial buildings, retailers, restaurants and new modern apartments. Yale & Towne has over 1,000 residential units, and over 160,000 SF of retail and office space. Tenants include Fairway Market's first location outside of Manhattan, Design Within Reach, Go Green Cleaners, Verizon, Harbor Point Dental, Robeks, The Style Bar, Harbor Point Nail & Spa, Subway, First Niagara Bank and restaurants Le Pain Quotidien, Asian Bistro, and Harlan Social; a highly rated new gastro pub from the former executive chef of Tribeca Grill in Manhattan.

Canal Street has over 700,000 SF of office and retail, including Starwood Hotels & Resorts new 425,000 SF Corporate Headquarters, Cornell Veterinary Specialists and Dinosaur Bar B Que, who opened their first location outside of NY in the fall of 2012 to rave reviews & has been wildly successful to date.

Harbor Point Square, Coastal Gardens & Commons Park:

Located on the waterfront and 3 blocks from the Stamford Transportation Center; Harbor Point Square, Coastal Gardens & Commons Park will contain over 1.2 million square feet of Class A corporate office, over 3,100 residential apartments, a 242 unit residential building with 2, 22-story towers and up to 76,000 SF of retail. To date we have signed leases with Exhale Fitness, Walgreens, Pinot's Palette, Corbo's Corner Deli, Henri's in the park, Top-This (salads, smoothies and frozen yogurt) World of Beer, Bare Burger (recently voted best burger 3 years in a row in NYC by Zagat) Fortina restaurant (Best new restaurant in Westchester 2014) and Sign of the Whale, opening their first location outside of Washington, D.C. which features a rooftop bar and patio and views of Long Island Sound.

Celebrity chef Aaron Sanchez, restaurateur and Food Network star of Chopped and Heat Seekers, brings his Mexican magic to Paloma, a high end restaurant, cocktail and wine lounge which opened in July. Other features of "The Square" will be two more waterfront restaurants, rooftop bars & cafés, green parks, a water taxi, walking and biking paths, public plazas & fountains, a two-level promenade & boardwalk that will ultimately stretch to a marina, boat slips and Long Island Sound.

The apartments offer commuters and locals alike the best in luxury living and amenities. Eight residential buildings have opened and we are over 95 % leased on our active rentals which now total over 2,100 units. Various stages of construction continue on another 600 units. Corporate office tenants throughout the peninsula include HQ for Starwood Hotels & Resorts, Castleton Commodities International, Building and Land Technology, McKinsey & Co., XL Reinsurance, McGladrey, Structured Portfolio Management, Kayak.com, Deloitte, Pitney Bowes, and Guess Inc. among others. With approximately 1.75 million square feet of corporate office space within the Harbor Point district and another 7.5 million square feet within a mile radius, Harbor Point truly is the only area destination for those who are seeking the "Live, Work & Play lifestyle."



Valuation

Ideally as the building is vacant an owner/user for restaurants, health club, medical, school, church, veterinary, or any other commercial would be the highest and best use. For the value investor it is anticipated the building will be net leased to single user for no less than \$45 per square foot for the main floor, \$35 per square foot for two upper floors and \$20 per square foot for the basement. For the purpose of this valuation we anticipated the rear storage building would be demolished to support the 60-70 car parking for the main tenant.

5,200 sf @ \$45	=	\$234,000
4,000 sf @ \$35	=	\$140,000
4,000 sf @ \$35	=	\$140,000
4,000 sf @ \$20	=	\$80,000
Total potential gross income		\$494,000
Taxes		\$ 37,280
Insurance		\$3,500
Sprinkler system inspection		\$700
Potential NOI		\$452,000
Cap Rate 10%		\$4,528,000
offering price		\$4,500,000

Valuation / Leased Property

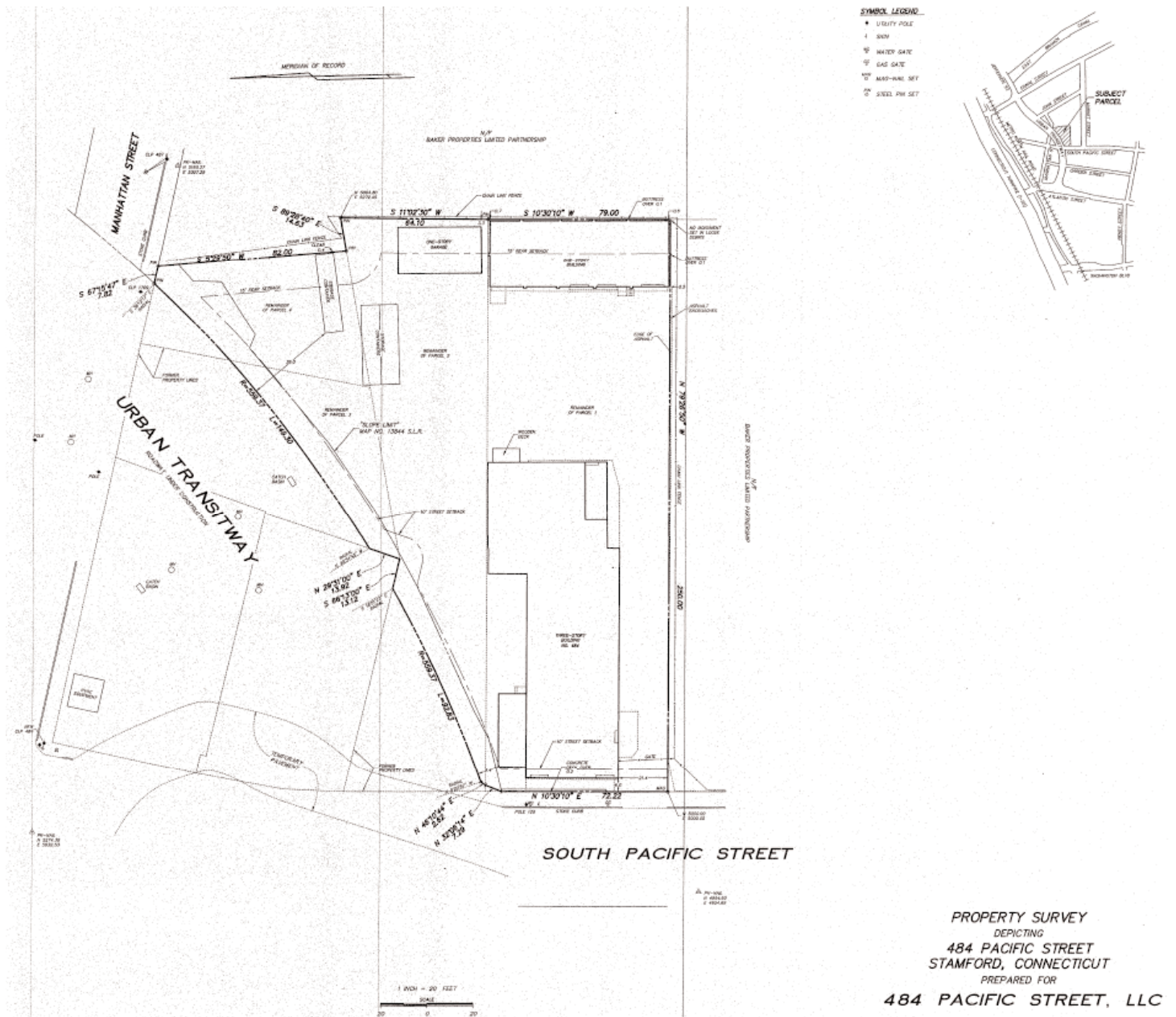
7 Market Street, Stamford



It should be noted that this totally renovated property, which neighbors 484 Pacific Street, is completely leased to Kayak, a subsidiary of Priceline, at \$45 per square foot, which supports the valuation on the preceding page.

The seller has the property marketed for sale with the expectation of achieving a sub 6% Capitalization rate.

Site Overview

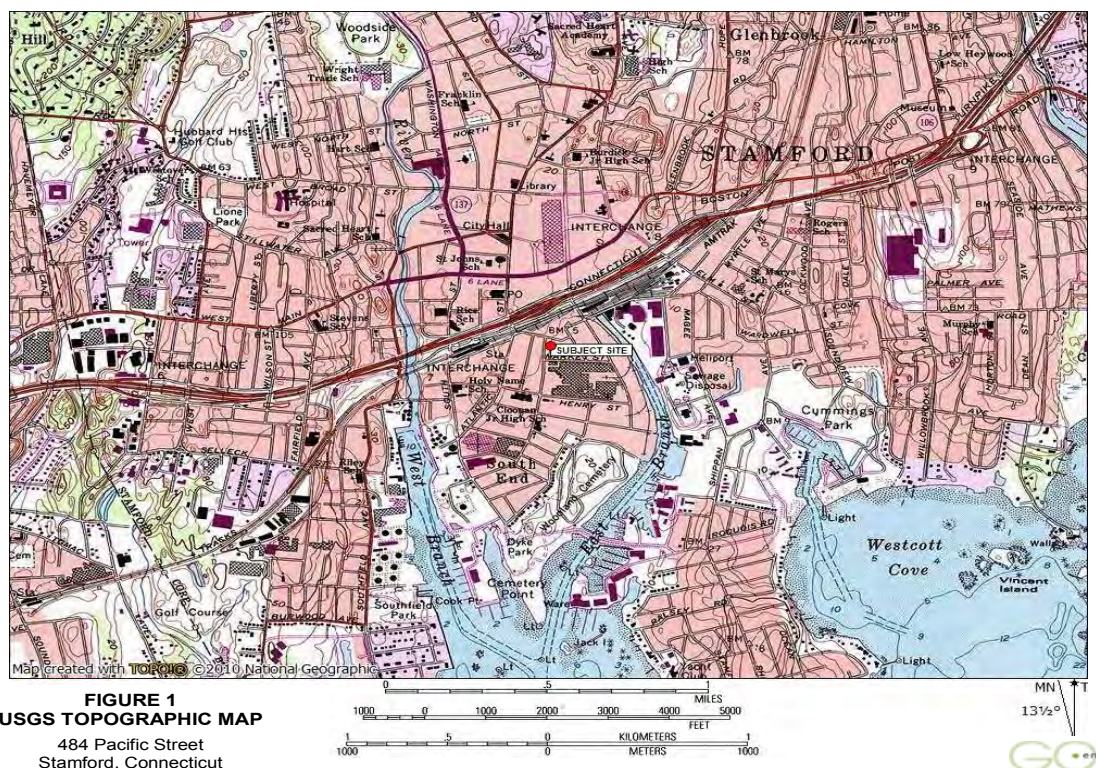


The subject site consists of four (4) contiguous properties. **Parcel #1**, at 484 Pacific Street (aka 482, 486 and 490 Pacific Street), has been occupied by the current three (3)-story industrial building (**Building #1**) since approximately 1892. The building originally housed the Schleicher & Son Piano Manufacturing Company through the early 1900's. It then housed a furniture manufacturer through the 1930's. In 1938, the structure began to house Pacific Plumbins and Heating Supply, a business which occupied the structure until 2008. **Building #1** has been vacant since 2008. **Building #2**, on the eastern end of **Parcel #1**, consists of a four (4)-bay storage garage. This structure was historically utilized for the storage of plumbing supplies, and is currently rented to several antiques dealers for storage of inventory.

Parcel #2, at 474 Pacific Street, is currently developed with a three (3)-bay storage garage (**Building #3**). This structure is also utilized for the storage of antiques. A former structure on the western end of **Parcel #2** was demolished in 2006, as part of the realignment and replacement of Manhattan Street, which historically ran along the northern portion of the Site, with Dock Street, which now runs through the former footprints of several of the Site Parcels. The historic building, known as 474-480 Pacific Street, housed residential apartments, restaurants, tobacco stores and a barber shop.

Parcel #3, which remains known as 115 Manhattan Street, is currently undeveloped. This parcel was historically abutted to the north by Manhattan Street. A large portion of the northern end of the lot was acquired by the City of Stamford in 2006 for the construction of Dock Street, which currently abuts the northern boundary of the Parcel. Two (2) former structures on **Parcel #3**, which were demolished in 2006, included a residential dwelling/retail store and an associated automobile garage.

Parcel #4, which continues to be known as 119 Manhattan Street, is currently undeveloped. This parcel was historically abutted to the north by Manhattan Street. A large portion of the northern end of the lot was acquired by the City of Stamford in 2006 for the construction of Dock Street, which currently abuts the northern boundary of the Parcel. Two (2) former structures on **Parcel #4**, which were demolished in 2006, historically housed an awning and venetian blind manufacturer.



As shown on the Topographic Map (above) for the Stamford Quadrangle, the elevation of the Site is approximately nine (9) feet above mean sea level. Topographically the Site slopes southeasterly towards East Branch of Stamford Harbor.

A full basement, which is at grade along the eastern end of the structure, underlies **Building #1**. The space is constructed with a concrete floor and brick walls. One (1) natural gas-fired heating boiler is located in the eastern end of the basement. Several 1-gallon and 5-gallon containers of latex paint are neatly stored in the southwestern corner of the basement. These containers were in good condition, with no signs of leaks or spills.

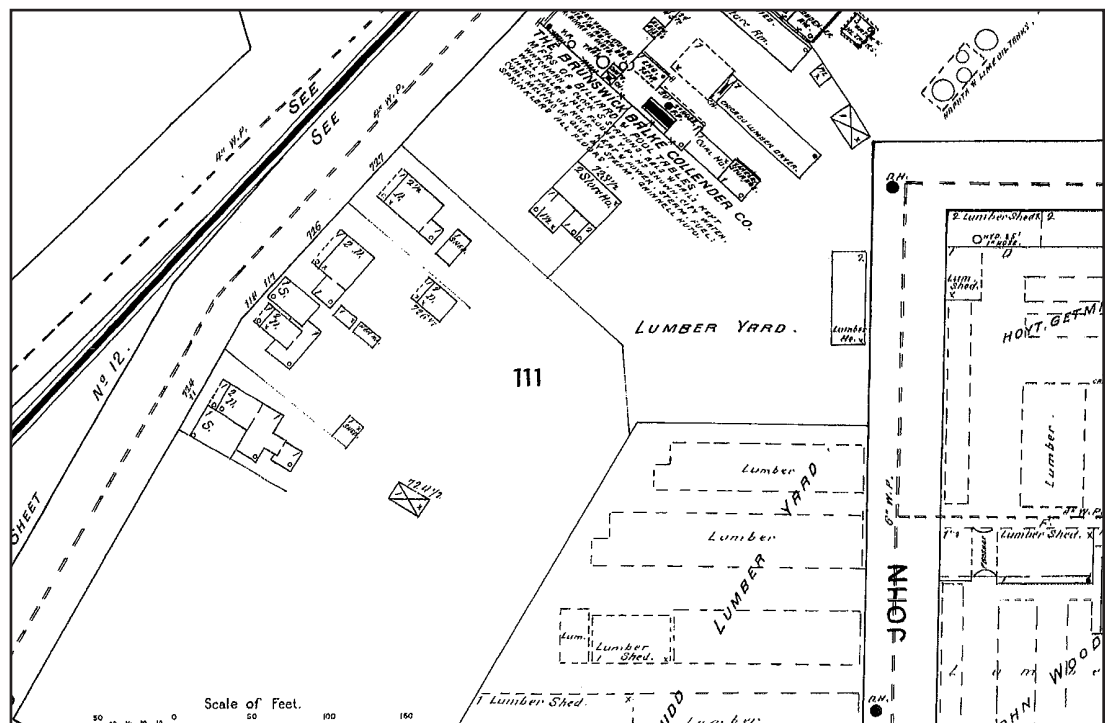
A one (1)-story addition on the northern side of **Building #1** was historically utilized for storage. A two (2)-story addition on the northeastern corner of the building was also used for storage of plumbing supplies. The second floor is not currently accessible as a former wood platform structure was removed because it was unsafe. The first floor is constructed with stone and brick walls and a bare dirt floor. This space is currently utilized by the property owner for the storage of tools and construction supplies. Stone walls to the south of this addition represent the former location of an additional storage structure, which was demolished in the early 2000's.

The exterior of **Building #1** is clad in brick, with built-up tar roofs. An asphalt driveway adjoins the structure to the south. The western end of the building abuts the public sidewalk. Gravel parking lots adjoin the structure to the east and north.

Building #2 is located on the eastern end of **Parcel #1**. This 1,848 square foot, four (4)-bay storage garage is currently utilized for the storage of antiques. **Building #2** has been historically unheated. The building is constructed with concrete block walls, a concrete floor and a built-up tar roof. The eastern and southern sides of the structure abut the property lines. A gravel lot adjoins the building to the west. **Building #3**, described below, abuts **Building #2** to the north.

Parcel #2 at 474 Pacific Street, is currently developed with an approximately 900 square foot, three (3)-bay storage garage (**Building #3**). This structure, which is constructed with brick walls, a concrete floor and a tar roof, is also utilized for the storage of antiques. A former structure on the western end of **Parcel #2** was demolished in 2006.

Parcel #3 (115 Manhattan Street) and **Parcel #4** (119 Manhattan Street) are located on the northeastern portion of the Subject Site. Former structures on these parcels were demolished in 2006. The area is currently covered with a gravel parking lot.



Zoning

The Subject Site is situated at 484 Pacific Street (**Parcel #1**), 474 Pacific Street (**Parcel #2**), 115 Manhattan Street (**Parcel #3**), and 119 Manhattan Street (**Parcel #4**), City of Stamford, Fairfield County, in the State of Connecticut and is identified as Parcel Map 127, Block 81, Lots 38 (**Parcel #1**), 37 (**Parcel #2**), 15 (**Parcel #3**), and 16 (**Parcel #4**) on the Stamford Tax Maps. The Subject Site is zoned "MG", a General Industrial District. The legal description of the property is on file with Stamford Town Clerk.

The following uses are approved for MG zoning by the Stamford Zoning Board, but Section 7.5 "Review of Large Scale Development" should be consulted to determine if Special Exception approval is required. Where such use is marked with an "**XM**", such use is permitted with a maximum of 1,500 square feet of gross floor area for each such establishment, and a total of 30,000 square feet of gross floor area for all such establishments in the CC-S District. Where such use is marked with an "**A**", it is subject to approval by the Zoning Board of Appeals, in accordance with procedures and standards as set forth in the statutes and as provided for under Section 19 of these Regulations. Where such use is marked with a "**B**", it is subject to approval by the Zoning Board, in accordance with procedures and standards as set forth under Section 9 and Section 19 of these Regulations. Where such use is marked with an "**XR**", such retail use shall not exceed 5,000 square feet of gross floor area for each such separate retail establishment; and in the aggregate, such retail use shall not exceed 50 percent of maximum permitted floor area for any parcel, excluding retail which is accessory to an industrial use.

Adult Entertainment Establishment - "**A**"

Agencies - Real Estate, Insurance, Employment

Amusements - Outdoor Temporary, Circus, Fairs, etc

Amusements - Dance Hall, Billiard Parlor; Indoor

Amusements - Theatre, Pools, Arena; Outdoor

Auto & Airplane Assembly

Auto Parking Area, Commercial & Municipal

Auto Rental Service Facility

Auto Sales Agency, New with Used

Auto Sales Area, Used

Auto Service Station - "**A**"

Auto Wrecking Area, Junk Yard - "**B**"

Automatic Car Wash Establishments - "**A**"

Automotive Equipment & Service

Bakeries, Commercial or Wholesale

Bakeries, Retail - "**XR**"

Bank & Financial Institutions

Barber, Beauty Shops - "**XR**"

Boat, Marine Accessories; Outboard Motor Sales & Repairs

Boat Storage & Repair

Bottling Plant

Brewery, Distillery

Brick, Tile, Terra Cotta, Cement Block, Cast Stone Mfg

Building Material, Sales & Storage

Cafe, includes Entertainment & Liquors

Cafe, excludes Entertainment but includes Liquors

Canvas Products Mfg

Carpentry, Woodworking Shop

Casting, Foundry

Chemical Mfg. & Storage- "**A**"

Child Day Care Center - "**A**"

Christmas Trees, Holly Wreaths & Similar Christmas Decorations, the sale of

Churches & Religious Institutions

Clubs -Country, Golf, Yacht, Beach

Clubs & Lodges Non-Profit

Coal Storage and Sales

Color Scanning Shop

Community Center

Contractor's Material & Equipment Storage Yard & Bldg

Crematory, except in cemetery

Drug Store

Electronics Scientific Instrument Mfg

Emergency Shelter - "**A**"

Equipment Rental, General

Family Day Care Home - "**A**"

Food Catering, including preparation of all foods for off-premises consumption

Food Processing, Live & Dressed Poultry

Food Processing, Retail on Premises

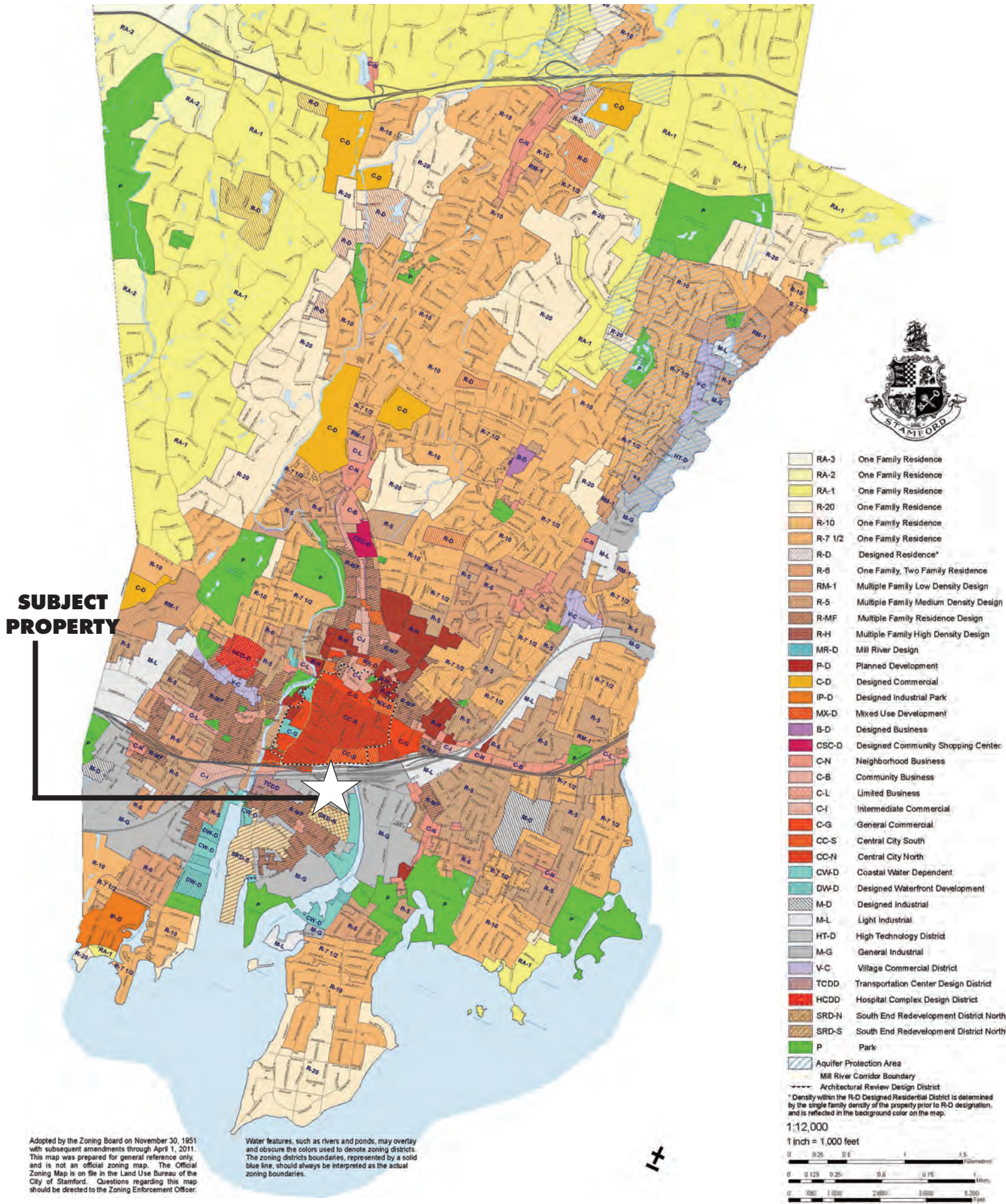
Food Processing, Wholesale, excludes Meat, Fish, Vinegar, Yeast, Fat

Food Shops, Retail

Fire Station Volunteer - "**A**"

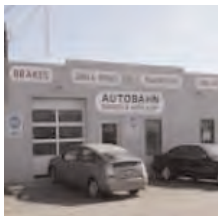
Freight Classification Yard	Photo Engraving
Garages, Private	Plating, Lacquering & Finishing of Metals
Garages, Public	Plumbing & Heating Shop
Garages, Bus & Taxi Service	Printing; Industrial; Wall Paper
Gas Mfg. & Storage	Printing; Job Shop, Publisher
Glass Fabricators & Installation	Professional Offices, Medical
Glass Mfg. or Processing	Professional Offices, Principal Use
Golf Course, Miniature or Simulated	Professional Pharmacy
Group Day Care Home - "A"	Public & Charitable Agencies
GymnasiumPhysicalCultureEstablishment	Public Libraries or Branch thereof - "A"
Hardware Store - "XR"	Public Utility Buildings
Historic Site - "A"	Public Utility Generating Plant - "A"
Ice Dispensing Service, Retail	Public Utility Service Yards
Ice Skating Rink - Indoor	Public Utility Transformer & Pump Stations
Jewelry Mfg	Pulp, Paper, Cardboard, Building Board Mfg
Laboratories, research	Racquetball Facility
Laundry, Cleaning & Dyeing Agency	Radio Controlled Miniature Car Facility
Laundry, Cleaning & Dyeing Establishment	Radio & television Broadcasting Stations & Masts - "A"
Laundry & Dry Cleaning Establishment, Retail	Rag, Bag & Carpet Cleaning
Laundry, Self-Service; Dry Cleaning ,Self-Service	Recycling Preparation Operation - "B"
Machine Shop, Blacksmith Shop	Restaurant, includes Entertainment & Liquors
Manufacture & Assembly of:	Restaurant, excludes Entertainment but includes Liquors
Art Goods; Boxes; Candy; Clothing; Cosmetics; Drugs;	Restaurant, Carry-Out
Electrical Goods; Excelsior; Felt; Fibre; Firearms;	Restaurant, Drive-In
Flavoring; Furniture; Glass Products; Hats; House,	Restaurant, Fast-Food
Office and Theatre Equipment; Ladders; Leather &	Roller Skating Rink - "A"
Sporting Goods; Mattresses; Models, Tools &	Sand & Gravel Bank, No Crushing
Appliances; Musical Instruments; Novelties; Paper	Sand & Gravel Pit; No Crushing- "A"
Products; Perfumes; Playground Equipment; Signs;	School,Non-Public - "A"
Staging; Stationery; Store & Office Equipment;	School, Public
Synthetic & Plastics Products; Textiles; Toilet	Schools, Vocational & Secretarial
Preparations; Toys	Ship & Boat Building
Meat Processing excluding Slaughtering, Curing & Smoking	Shoe Repair Shop
Metal Fabrication of Light Sheet Metal Ducts,	Sign PaintingSorting, Baling, Processing or Storage of
Gutters, Leaders	Junk, Wood, Metal, Paper
Microwave Transmission Facilities, Commercial;	Stone & Monument Works, Mfg., Display & Sale
Principal or Accessory Use	Storage of Road Construction & Grading Equipment
Newsstand, Variety Store - "XR"	Tavern
Nursing Home	Tennis Courts, Indoor - "A"
Millwork, Cabinet Work	Truck & Terminal, Classification Bldg. and/or Yard
Offices, Business & Professional	Upholsterer
Official Emissions Inspection Station - "A"	Veterinary, Dog & Cat Hospitals, Kennels
Optical & Scientific Instrument Mfg	Veterinary, Domestic Cats Only
Package Liquor Stores - "XR"	Vinegar & Sauerkraut Mfg
Paint Stores, Retail - "XR"	Vitreous Ware, Pottery & Porcelain Mfg
Paint Stores including wholesale paint stores for	Wearing Apparel Fabrication & Processing
Resale off Premises	Welding Supplies & Equipment Including
Passenger Terminals & Stations	Welding Gases, Storage and Sale
Personal Wireless Service Facility	Wholesale, Closed Storage Bldg. & Warehouses
Petroleum Products, Bulk Storage	

Zoning Map



Market Overview

Comparable Available Properties



Address/Sq Ft	Price	Acres	# Floors	Age
207 Greenwich Av 7,200 Sq Ft \$222²²/sq ft	\$1,600,000		2	1951
12 Largo Dr 88,000 Sq Ft \$255⁸¹/ft	\$22,000,000		1	1975
56 Magee Av 3,600 Sq Ft \$415²⁸/sq ft	\$1,495,000	.20	1	1975
64 Magee Av 3,759 Sq Ft \$265⁷⁶/sq ft	\$1,335,000	.23	1	1985
63-69 Myrtle Av 9,880 Sq Ft \$232⁷⁹/sq ft	\$2,300,000	.70	1	1945
553 Pacific St 3,912 Sq Ft \$677⁴⁰/sq ft	\$2,650,000	.42	1	1910
73 Southfield Av 5,570 Sq Ft \$251³⁵/sq ft	\$1,400,000		1	1945
57 Viaduct Rd 25,320 Sq Ft \$256⁷¹/sq ft	\$6,500,000		1	1972

For Lease



Address/Sq Ft	Asking Price
845 Canal St 9,250 Sq Ft	Unpublished
860 Canal St 88,000 Sq Ft	Unpublished
860 Canal St 70,000 Sq Ft	\$48/sq ft
1 Dock St 1,827 sq ft	Unpublished
Pacific St 3,000 sq ft	Unpublished
459-461 Pacific St 5,238 sq ft	\$40/sq ft
553 Pacific St 3,912 sq ft	Unpublished

Deomographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	39,965		125,020		175,628	
2014 Estimate	38,204		120,622		169,315	
2010 Census	36,135		117,622		164,675	
Growth 2014 - 2019	4.61%		3.65%		3.73%	
Growth 2010 - 2014	5.73%		2.55%		2.82%	
2014 Population by Hispanic Origin	15,036		29,863		33,747	
2014 Population By Race	38,204		120,622		169,315	
White	23,927	62.63%	89,043	73.82%	132,517	78.27%
Black	9,043	23.67%	17,693	14.67%	19,186	11.33%
Am. Indian & Alaskan	443	1.16%	818	0.68%	878	0.52%
Asian	3,625	9.49%	10,412	8.63%	13,404	7.92%
Hawaiian & Pacific Island	132	0.35%	202	0.17%	214	0.13%
Other	1,034	2.71%	2,455	2.04%	3,115	.84%
Households						
2019 Projection	16,364		48,010		66,774	
2014 Estimate	15,572		46,261		64,340	
2010 Census	14,533		45,006		62,577	
Growth 2014 - 2019	5.09%		3.78%		3.78%	
Growth 2010 - 2014	2.36%		-0.42%		-0.36%	
Owner Occupied	3,996	25.66%	23,952	51.78%	37,722	58.63%
Renter Occupied	11,576	74.34%	22,309	48.22%	26,617	41.37%
2014 Households by HH Income	15,572		46,263		64,340	
Income: <\$25,000	3,939	25.30%	8,057	17.42%	9,977	15.51%
Income: \$25,000 - \$50,000	2,968	19.06%	7,449	16.10%	9,091	14.13%
Income: \$50,000 - \$75,000	3,104	19.93%	7,754	16.76%	9,797	15.23%
Income: \$75,000 - \$100,000	1,804	11.58%	4,960	10.72%	6,496	10.10%
Income: \$100,000 - \$125,000	1,104	7.09%	4,089	8.84%	5,741	8.92%
Income: \$125,000 - \$150,000	712	4.57%	2,982	6.45%	4,511	7.01%
Income: \$150,000 - \$200,000	956	6.14%	3,253	7.03%	5,044	7.84%
Income: \$200,000+	985	6.33%	7,719	16.69%	13,683	21.27%
2014 Avg Household Income	\$77,412		\$111,039		\$125,041	
2014 Med Household Income	\$55,899		\$74,543		\$87,719	

Property Information

484 Pacific Street

Location	484 PACIFIC STREET
Mblu	001/ 7217/ / /
Acct#	001-7217
Owner	484 PACIFIC STREET LLC
Assessment	\$1,044,950
PID	6097
Building Count	2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$577,230	\$467,720	\$1,044,950

Ownership History

Owner	Sale Price	Book & Page	Sale Date
PACIFIC PLUMB & HT SUPPLY CO	\$0	0626/214	09/15/1948

Building Information

Building 1 : Section 1

Year Built: 1892
Living Area: 17200

Building Attributes

Field	Description
STYLE	Industry Light
Stories:	3
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas/LP
Heating Type	Hot Air-no Duc
AC Type	None
Bldg Use	Commercial MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	
1st Floor Use:	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Mn Wall
Rooms/Prtns	Average
Wall Height	10
% Comn Wall	



Building Layout



Building Sub-Areas

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	8000	8000
BAS	First Floor	5200	5200
FBM	Finished Basement - Comm	4000	4000
		17200	17200

Building 2 : Section 1

Year Built: 1960
Living Area: 1848

Building Attributes : Bldg 2 of 2

Field	Description
STYLE	Warehouse
Stories:	1
Occupancy	4
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete Slab
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Type	None
Bldg Use	Commercial MDL-96
Total Rooms	1
Total Bedrms	00
Total Baths	00
1st Floor Use:	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Ceil & Mn Wall
Rooms/Prtns	Average
Wall Height	12
% Comn Wall	



Building Layout



Building Sub-Areas

Code	Description	Gross Area	Living Area
BAS	First Floor	1848	1848
		1848	1848

Land Use

Use Code : 2001 **Description :** Commercial MDL-96 **Zone :** MG **Neighborhood :** 0250 **Alt Land Appr :** No **Category**

Land Line Valuation

Size (Acres) : 0.45 **Depth :** **Assessed Value :** \$467,720

Valuation History

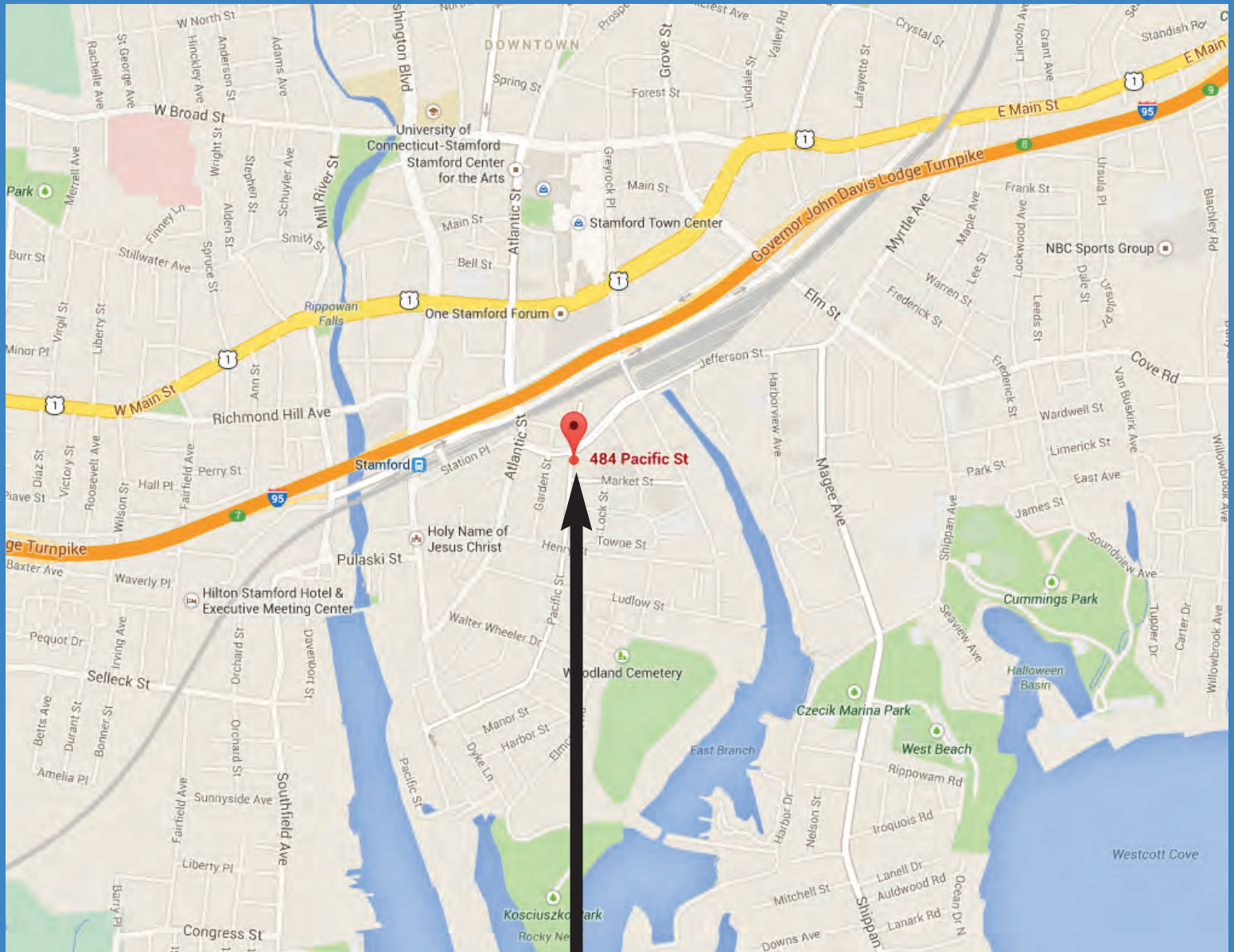
Assessment			
Valuation Year	Improvements	Land	Total
2012	\$577,230	\$467,720	\$1,044,950
2011	\$243,970	\$799,470	\$1,043,440
2010	\$243,970	\$799,470	\$1,043,440

Extra Features

Code	Description	Size	Value	Legend Bldg #
OH2	Door Overhd Re	4 UNITS	\$10,780	2
RG1	Att Garage	760 S.F	\$26,330	2

484 Pacific Street, Stamford, CT

Offering Memorandum • For Sale / Investment Opportunity



**SUBJECT
PROPERTY**