

John M. Page Building

175 Church St, Naugatuck, CT 06770

Presented By:
Bronko Homes Real Estate LLC



John M. Page Building

175 Church St, Naugatuck, CT 06770

Property Details

Price: \$1,100,000

- Located in the heart of downtown Naugatuck
- Elevator in building

View the full listing here: <https://www.loopnet.com/Listing/175-Church-St-Naugatuck-CT/16546889/>

Price:	\$1,100,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Lot Size:	0.24 AC
Rentable Building Area	34,172 SF
:	
Rentable Building Area	34,172 SF
:	
No. Stories:	4
Year Built:	1880
Tenancy:	Multiple
Zoning Description:	Commercial
APN / Parcel ID:	NHVN-000242-000257-001503
Walk Score ®:	84 (Very Walkable)
Transit Score ®:	26 (Some Transit)

John M. Page Building

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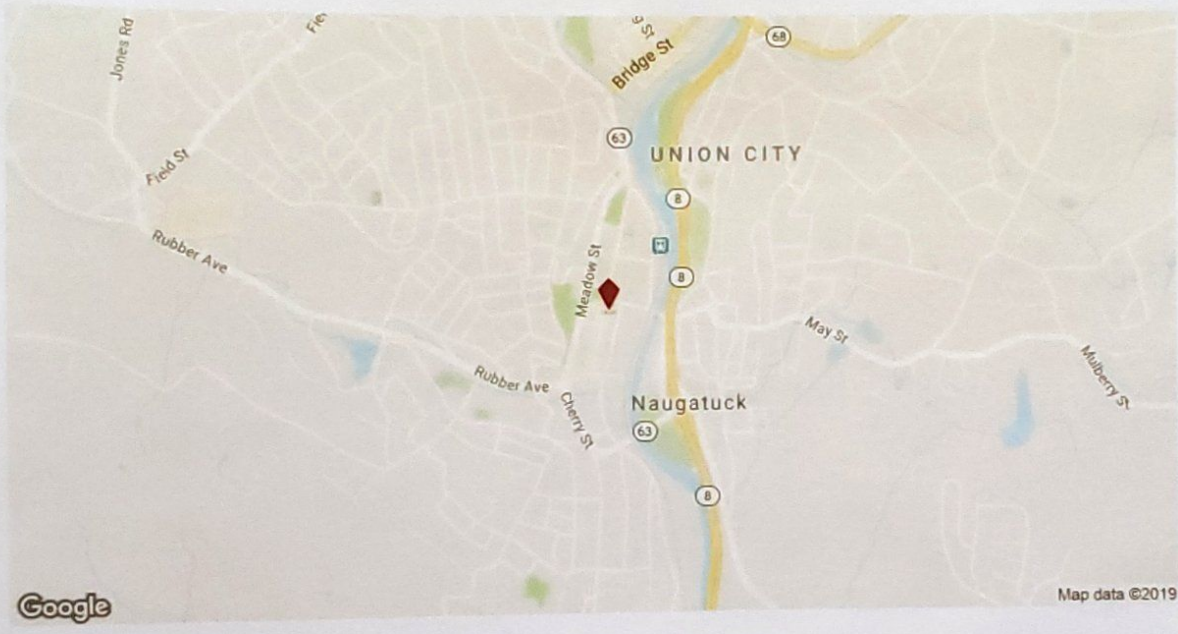
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bronko Homes Real Estate	-	
Guardian Ad Litem Service	-	
Guardian Ad Litem Services	-	
Law Offices of Fredrick Dlugokecki	-	
Peach Blossom Boutique	-	

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Location



John M. Page Building

175 Church St, Naugatuck, CT 06770

Property Photos



20190704_113916

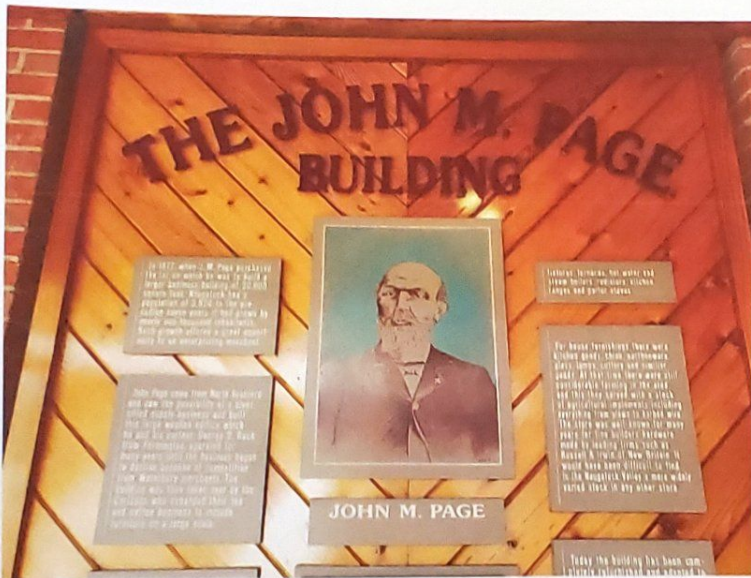


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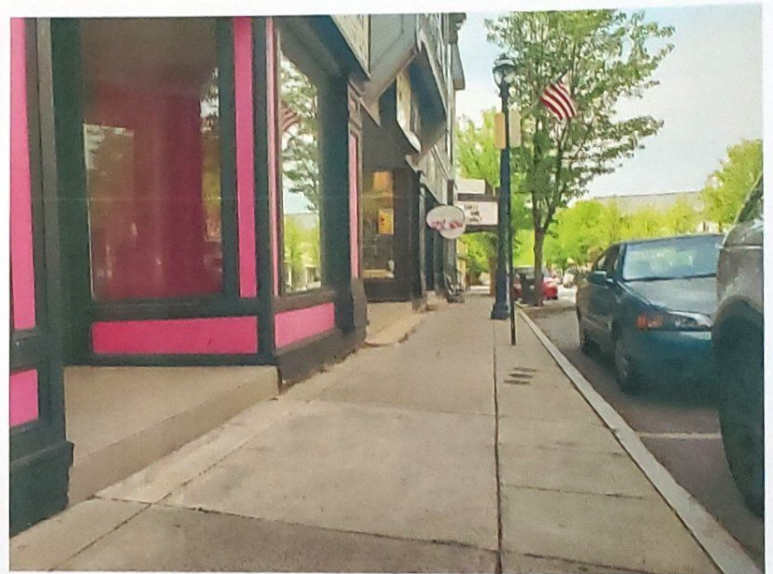
John M. Page Building

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Property Photos



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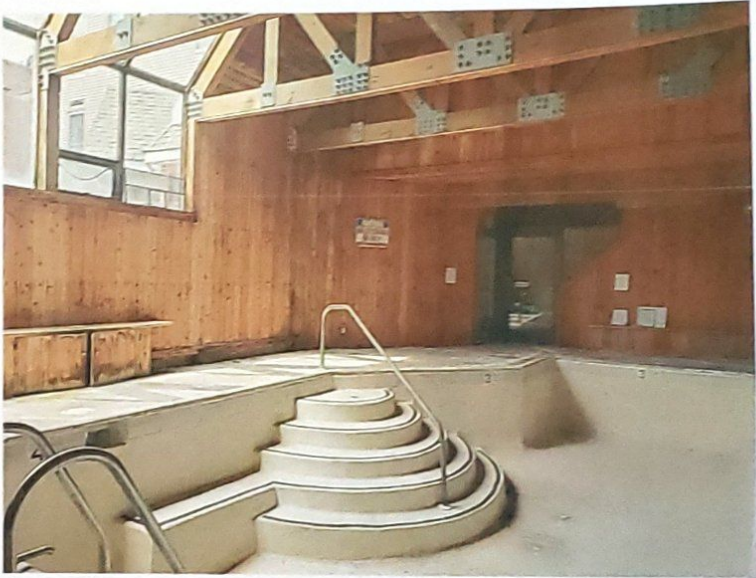
John M. Page Building

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Property Photos



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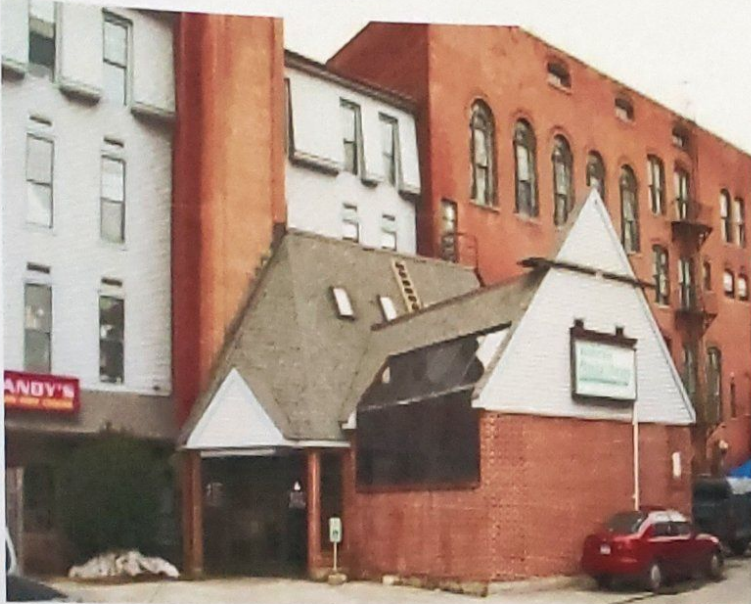


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John M. Page Building

175 Church St, Naugatuck, CT 06770

Property Photos



Building Photo

John M. Page Building
175 Church St, Naugatuck, CT 06770



Adam Bronko
bronkohomes@gmail.com
(203) 714-6479

**Bronko Homes Real
Estate LLC**
175 Church St
Naugatuck, CT 06770

RHAV PROPERTIES, LLC (175 Church Street)
60-22 Flushing Avenue, Maspeth, NY 11378
718 417-1555 VOICE, 714 417-4776 FAX

September 19, 2019

Active Tenants list:

Store Front- Peach Blossom	\$2,000/month.	Month to Month Lease
Second Floor- Guardian Ad Litam Services	\$2,350/month.	Lease expires 6-31-2023
Third Floor- Guardian Ad Litam Services	\$1,200/month.	Month to Month Lease
Third Floor- Frederick Dlugokecki	\$1,650/Month.	Month to Month Lease
Third Floor- Bronko Homes Real Estate	\$945/Month.	Lease Expires 7-31-2021
Total current rental income	\$8,145/month	\$97,740/year

Vacant List

Lower Level- Bar – Approximately 3,600 sqft.	Currently listed at \$3,500/month
Lower Level- Physical Therapy Space- Approximately 3,600 sqft.	Currently listed at \$2,600/Month
Store Front- Pink Space- Approximately 2,200 sqft.	Currently listed at \$1,800/Month
Second Floor- Office Space - Approximately 1,800 sqft.	Not currently listed

Annual Total Expenses: \$42,875

Net Operating Income: \$54,865

3:26 PM

09/10/19

Accrual Basis

Page Building 175 Church Street
Profit & Loss
January through December 2018

	Jan - Dec 18
Ordinary Income/Expense	
Income	
Rental	90,550.00
Total Income	90,550.00
Expense	
Bank Service Charges	-84.16
cleaning services	5,130.07
elevator contract	1,602.47
Garbage	
Equipment Renta-Dumpster	5,129.88
Total Garbage	5,129.88
Insurance	12,150.00
Interest Expense	
Mortgage	82,231.48
Total Interest Expense	82,231.48
Professional Fees	802.20
Repairs	
Building Repairs	200.00
Equipment Repairs	1,258.10
Repairs - Other	1,204.38
Total Repairs	2,662.48
Telephone	602.53
Utilities	
Gas and Electric	11,198.86
Water	3,681.18
Total Utilities	14,880.04
Total Expense	125,106.99
Net Ordinary Income	-34,556.99
Net Income	-34,556.99

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into as of this 11 day of April, 2013, by and between RHAV Properties, LLC, a Connecticut Limited Liability Company with an office and place of business at 60-22 Flushing Avenue, Maspeth, New York 11378 (the **ALandlord@**), and Guardian Ad Litem Services, Inc. and principal place of business at 175 Church Street, Naugatuck, CT 06770 (The **A Tenant@**).

WITNESETH

In consideration of the mutual premises, covenants and agreements herein contained and in consideration of the rents hereinafter reserved, Landlord does hereby let to Tenant, and Tenant does hereby take and lease from Landlord, the demised premises hereinafter described for use upon all of the terms, premises, covenants and agreements hereinafter set forth.

1. DEMISED PREMISES

- 1.1 Description. The premises subject to this Lease consisting of entire 3rd (Third) floor (the **ADemised Premises@**) in a certain building (the **ABuilding@**) situated at 175 Church Street, Naugatuck, Connecticut (the **AProperty@**). The Demised Premises are the same premises presently occupied by the Tenant.
- 1.2 Use of Common Areas. Tenant shall have the right, for the benefit of Tenant, its customers and invitees, and any assignees, subleases, successors and assigns, to the nonexclusive use of all sidewalks and walkways located in front of the Building and the lobby and hallways located in the Building (the **ACommon Areas@**) for the purposes of access to and egress from the Demised Premises.
- 1.3 Condition of the Premises. Tenant acknowledges that neither the Landlord nor any agent or any employee of the Landlord has made any representation or warranty with respect to the Demised Premises or the Property. Tenant warrants and represents that it has inspected the Demised Premises and the condition thereof and agrees to accept the Demised Premises in **As is@** condition. Landlord shall have no obligation to improve the Demised Premises in any way.

2. USE OF DEMISED PREMISES

- 2.1 Use. Tenant shall have the right to use and occupy the Demised Premises for a Retail and for no other purposes. Tenant shall not use any portion of the Demised Premises or the Property for purposes other than those specified herein without Landlord=s prior written consent, which consent may be withheld at Landlord=s discretion. Any increase in insurance due to the operation of office shall be paid by the Tenant. A Certificate of Insurance shall be supplies to the Landlord on an annual basis by the Tenant as required. The Tenant will indemnify the Landlord from any and all claims involving its use of the Demised Premises.

3.0 **TERM.** The term of the Lease shall be for a period of one (10) years commencing on July 1, 2013, and terminating June 31, 2023.

3.1 Existing lease agreement shall be in effect and existing monthly lease payments shall be paid in full until this new lease agreement takes over.

4. **RENT**

4.1 Rent. Beginning on the commencement date of this Lease, Tenant shall pay to the Landlord, free of set-off, counterclaim, abatement or reduction, except as otherwise expressly provided in this Lease, a monthly rent as set forth herein:
July 1, 2013 to June 31, 2023 - \$3,500.00 per month;

Tenant must notify Landlord with certified letter at list (90) days prior to lease expiration to notify termination or negation of new lease.

The monthly installments of the annual Rent shall be payable in advance on the first day of each month during the term of this Lease, except that the first month's rent shall be due and payable upon the execution of this Lease. All Rent installments, as well as all Additional Rent (as defined below) shall be paid to the Landlord at 60-22 Flushing Avenue, New York 11378, or at such other address as the Landlord, or Landlord=s assignee, may direct by written notice to the Tenant.

4.2 Late Charges. Tenant shall pay, as Additional Rent an amount equal to five percent (5%) of any installment of Base Rent or Additional Rent not paid to the Landlord within ten (10) days after such payment is due. In addition, Tenant shall pay Landlord interest on any amount more than thirty (30) days past due at the rate of two percent (2 %) per month (18% per annum). In the event that there are any bank charges for bounced checks, Tenant shall pay such charges as Additional Rent within ten (10) days after receipt of such charges from Landlord.

4.3 Tenant=s Expenses. Tenant shall pay directly and shall have full responsibility for (I) all utilities separately metered to the Demised Premises, including, without limitation, gas, electricity, telephone, heating, ventilating, air conditioning and any service costs associated therewith; the maintenance and repair of Tenant=s HVAC units, windows, plate glass, electrical wiring, plumbing and any other systems or equipment upon the Demised Premises, glass cleaning, repair or replacement, rubbish removal; pest control; Tenant=s liability insurance; Tenant=s personal property taxes levied or assessed against trade fixtures, equipment, furnishings, merchandise, and other personal property located within or installed in or upon the Demised Premises; trash collection and removal from the Demised Premises; and any interior cleaning or maintenance.

It is further agreed that Tenant's liability for repairs and maintenance of HVAC units shall be limited to the sum of \$2,000.00 per year per unit.

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into as of this day of July 29, 2018, by and between RHAV Properties, LLC, a Connecticut Limited Liability Company with an office and place of business at 60-22 Flushing Avenue, Maspeth, New York 11378 (the **ALandlord@**), and Mr. Adam Bronko, (leaving Fairfield Court, Naugatuck, CT 06770) having a principal place of business located at 175 Church Street, Naugatuck, CT 06770 (The **Tenant**).

WITNESETH

In consideration of the mutual premises, covenants and agreements herein contained and in consideration of the rents hereinafter reserved, Landlord does hereby let to Tenant, and Tenant does hereby take and lease from Landlord, the demised premises hereinafter described for use upon all of the terms, premises, covenants and agreements hereinafter set forth.

1. DEMISED PREMISES

- 1.1_ Description. The premises subject to this Lease consisting of approximately one thousand (1,000) square feet of space located on the third floor (the **ADemised Premises@**) in a certain building (the **ABuilding@**) situated at 175 Church Street , Naugatuck, Connecticut (the **AProperty@**). The Demised Premises are the same premises presently occupied by the Tenant.
- 1.2_ Use of Common Areas. Tenant shall have the right, for the benefit of Tenant, its customers and invitees, and any assignees, subleases, successors and assigns, to the nonexclusive use of all sidewalks and walkways located in front of the Building and the lobby and hallways located in the Building (the **ACommon Areas@**) for the purposes of access to and egress from the Demised Premises.
- 1.3_ Condition of the Premises. Tenant acknowledges that neither the Landlord nor any agent or any employee of the Landlord has made any representation or warranty with respect to the Demised Premises or the Property. Tenant warrants and represents that it has inspected the Demised Premises and the condition thereof and agrees to accept the Demised Premises in **As is@** condition. Landlord shall have no obligation to improve the Demised Premises in any way.

2. USE OF DEMISED PREMISES

- 2.1 Use. Tenant shall have the right to use and occupy the Demised Premises for a office and for no other purposes. Tenant shall not use any portion of the Demised Premises or the Property for purposes other than those specified herein without Landlord=s prior written consent, which consent may be withheld at Landlord=s discretion. Any increase in insurance due to the operation of office shall be paid by the Tenant. A Certificate of Insurance shall be supplies to the Landlord on an annual basis by the Tenant as required. The Tenant will indemnify the Landlord from any and all claims involving its use of the Demised Premises.

3. **TERM.** The term of the Lease shall be commencing on **August 1, 2018** and terminating July 31, 2021

4. **RENT**

- 4.1 Rent. Beginning on the commencement date of this Lease, Tenant shall pay to the Landlord, free of set-off, counterclaim, abatement or reduction, except as otherwise expressly provided in this Lease, monthly rent as set forth herein:
August 1, 2018 to July 31, 2019 - \$900.00 per month;
August 1, 2019 to July 31, 2020 - \$945.00 per month;
August 1, 2020 to July 31, 2021 - \$992.00 per month;

First Option: None

Tenant must notify Landlord with certified letter at list (90) days prior to lease expiration to notify termination or negation of new lease.

The monthly installments of the annual Rent shall be payable in advance on the 1st day of each month during the term of this Lease, except that the first months rent shall be due and payable upon the execution of this Lease. All Rent installments, as well as all Additional Rent (as defined below) shall be paid to the Landlord at 60-22 Flushing Avenue, New York 11378, or at such other address as the Landlord, or Landlord=s assignee, may direct by written notice to the Tenant.

- 4.2 Late Charges. Tenant shall pay, as Additional Rent an amount equal to five percent (5%) of any installment of Base Rent or Additional Rent not paid to the Landlord within ten (10) days after such payment is due. In addition, Tenant shall pay Landlord interest on any amount more than thirty (30) days past due at the rate of ten percent (10%) per month (18% per annum). In the event that there are any bank charges for bounced checks, Tenant shall pay such charges as Additional Rent within ten (10) days after receipt of such charges from Landlord.
- 4.3 Tenant=s Expenses. Tenant shall pay directly and shall have full responsibility for (I) all utilities separately metered to the Demised Premises, including, without limitation, gas, electricity, telephone, heating, ventilating, air conditioning and any service costs associated therewith; the maintenance and repair of Tenant=s HVAC units, windows, plate glass, electrical wiring, plumbing and any other systems or equipment upon the Demised Premises, glass cleaning, repair or replacement, rubbish removal; pest control; Tenant=s liability insurance; Tenant=s personal property taxes levied or assessed against trade fixtures, equipment, furnishings, merchandise, and other personal property located within or installed in or upon the

MDT RESTAURANT GROUP (WINGS IT ON)

LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into as of this 1 day of Oct, 2015, by and between RHAV Properties, LLC, a Connecticut Limited Liability Company with an office and place of business at 60-22 Flushing Avenue, Maspeth, New York 11378 (the **ALandlord@**), and MDT Restaurant Group, LLC., Mr. Michael Woodruff, Mr. Dennis Garafola and Mr. Thomas Boisvert individually Restaurant and Bar business with a principal place of business located at 175 Church Street, Naugatuck, CT 06770 (The Tenant).

WITNESETH

In consideration of the mutual premises, covenants and agreements herein contained and in consideration of the rents hereinafter reserved, Landlord does hereby let to Tenant, and Tenant does hereby take and lease from Landlord, the demised premises hereinafter described for use upon all of the terms, premises, covenants and agreements hereinafter set forth.

1. DEMISED PREMISES

- 1.1 Description. The premises subject to this Lease consisting of approximately thirty five hundred (3,500) square feet of space located on the ground floor (the **ADemised Premises@**) in a certain building (the **ABuilding@**) situated at 175 Church Street, Naugatuck, Connecticut (the **AProperty@**). The Demised Premises are the same premises previously occupied by Smokin' Sandy's.
- 1.2 Use of Common Areas. Tenant shall have the right, for the benefit of Tenant, its customers and invitees, and any assignees, subleases, successors and assigns, to the nonexclusive use of all sidewalks and walkways located in front of the Building and the lobby and hallways located in the Building (the **ACommon Areas@**) for the purposes of access to and egress from the Demised Premises.
- 1.3 Condition of the Premises. Tenant acknowledges that neither the Landlord nor any agent or any employee of the Landlord has made any representation or warranty with respect to the Demised Premises or the Property. Tenant warrants and represents that it has inspected the Demised Premises and the condition thereof and agrees to accept the Demised Premises in **As is@** condition. Landlord shall have no obligation to improve the Demised Premises in any way, except deliver to tenant all HVAC equipment in good working condition.

2. USE OF DEMISED PREMISES

- 2.1 Use. Tenant shall have the right to use and occupy the Demised Premises for a Bar and Restaurant and no other purposes. Tenant shall not use any portion of the Demised Premises or the Property for purposes other than those specified herein without Landlord=s prior written consent, which consent may be withheld at Landlord=s discretion. Any increase in insurance due to the operation of bar and restaurant shall be paid by the Tenant. A Certificate of Insurance shall be supplies to the Landlord on an annual basis by the Tenant as required.

3. **TERM.** The term of the Lease shall be commencing on October 1, 2015 and terminating September 30, 2020 with (1) One 5 (five) years option. In the case of vacating the demised premises the MDT Restaurant Group, LLC and all the individual partners as listed the above unconditionally agreed to be personally responsible for all monthly payments and charges for entire lease period and all personal properties and all the fixtures automatically will become Landlord's property. In the case Landlord leases the above demised space to others, collected rent amounts will be deducted from this Tenant owned amount or responsibilities.

4. **RENT**

4.1 **Base Rent.** Beginning on the commencement date of this Lease, Tenant shall pay to the Landlord, free of set-off, counterclaim, abatement or reduction, except as otherwise expressly provided in this Lease, monthly rent as set forth herein:

October 1, 2015 to September 30, 2016 - Annual \$32,400.00 - \$2,700.00 per month;
October 1, 2016 to September 30, 2017 - Annual \$33,600.00 - \$2,800.00 per month;
October 1, 2017 to September 30, 2018 - Annual \$34,800.00 - \$2,900.00 per month;
October 1, 2018 to September 30, 2019 - Annual \$36,000.00 - \$3,000.00 per month;
October 1, 2019 to September 30, 2020 - Annual \$37,200.00 - \$3,100.00 per month;

Option (1) 5-Years Starting October 1, 2020 and terminated September 30, 2025

Monthly payment of \$3,200.00 per month and each year on anniversary

Monthly amount will be increased \$100.00 till end of the lease

Tenant must notify Landlord with certified letter at least (90) days prior to lease expiration to notify termination or negotiation of new lease.

The monthly installments of the annual Rent shall be payable in advance on the 1st day of each month during the term of this Lease, except that the first months rent shall be due and payable upon the execution of this Lease. All Rent installments, as well as all Additional Rent (as defined below) shall be paid to the Landlord at 60-22 Flushing Avenue, New York 11378, or at such other address as the Landlord, or Landlord's assignee, may direct by written notice to the Tenant.

4.2 Additional charge #1

The Tenant shall purchase service contract for his personal use only the Dumpster and cost will be her/his sole responsibility.

**If the Tenant agreed to share Landlord's Dumpster monthly additional charge will be \$100.00 (one hundred dollars)

4.3 Additional charges #2:

The Tenant agreed to pay his portion of real estate tax increases, if any.

As of 2015 - 2016 period, there is no taxes increases, therefore will be no extra charges.

RHAV Properties, LLC (175 Church Street)
60-22 Flushing Avenue, Maspeth, NY 11378
718 417-1555; 718 417-4776

October 11, 2015

MDT Restaurant Group, LLC
175 Church Street
Naugatuck, CT 06770

Re: Lease agreement and addendum to lease

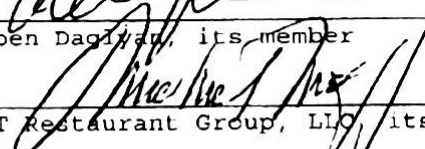
1. Security deposit equal to the sum of \$5,400.00 (Five thousand four hundred dollars) shall be due and payable upon the signing of the Lease.
2. Additionally to rent as we agreed, Tenant will pay to Landlord amount of \$10,800.00 (Ten Thousand eight hundred dollars) amount will be payable in (4) mounts period Addition to every month rent.
3. Tenant unconditionally agreed to solve any liens or any issues regarding previously leased kitchen equipment or fixtures.
4. Additional charges, The Tenant shall purchase service contract for his personal Dumpster for his use only and cost will be her/his sole responsibility.
If the Tenant agreed to share Landlord's Dumpster, monthly additional Charge will be \$100.00 (one hundred dollars) addition to the rent.
5. The Tenant agreed to pay his portion of real estate tax increases, if any. As of 2015 - 2016 period, there is no taxes increases, therefore will be no extra charges.
6. The Tenant has to purchase and provide insurance certificates to landlord.

IN WITNESS WHEREOF, the parties hereto have hereunder set their names, and seals on the day first above written.



Ruben Dagupan, its member

By RHAV Properties, LLC



MDT Restaurant Group, LLC, its members

By Michael Woodruff

The undersigned personally and unconditionally guarantee all obligations of the tenant Under this lease Agreement.

Cont...


26.09 Real Estate commissions and finding fees.

Landlord does not hire any Real Estate as Broker involved on this transaction and will not pay any commission fees. If any commission fee due its will be sole responsibility of the tenant.

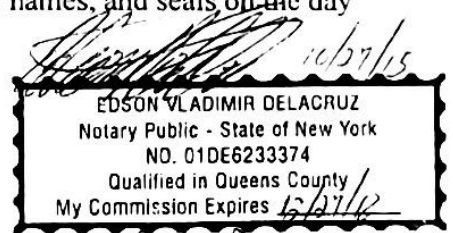
26.10 Lease Signing. No rights are to be conferred upon the Tenant until this Lease has been signed by Landlord, and an executed copy of the Lease has been delivered to Tenant.

IN WITNESS WHEREOF, the parties hereto have hereunder set their names, and seals on the day first above written.

Signed, sealed, and delivered in the presence of:

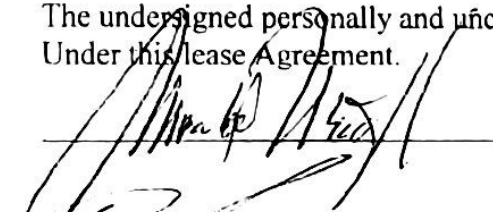


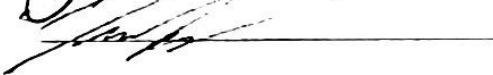
Landlord
RHAV Properties, LLC



By: Ruben Daglyan, its member *FOR RUBEN DAGLYAN ONLY*
MDT Restaurant Group, LLC, its members

The undersigned personally and unconditionally guarantee all obligations of the tenant Under this lease Agreement.





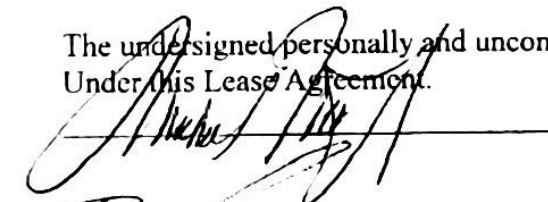
Mr. Michael Woodruff, Individually – Personally & Jointly and Severally with tenant

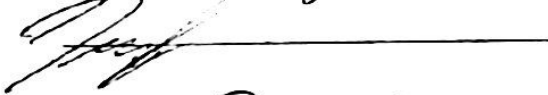
Mr. Dennis Garafola, Individually – Personally & Jointly and Severally with tenant

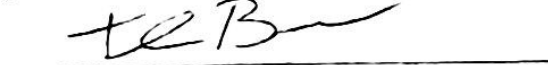


Mr. Thomas Boisvert Individually – Personally & Jointly and Severally with tenant

The undersigned personally and unconditionally guarantees all obligations of tenant Under this Lease Agreement.







Mr. Michael Woodruff Individually, Personally & Jointly and Severally with Tenant

Mr. Dennis Garafola, Individually - Personally & Jointly and Severally with Tenant

Mr. Thomas Boisvert, Individually - Personally & Jointly and Severally with Tenant

On this 11 day of October, 2015, before me, the undersigned officers Mr. Michael Woodruff, Mr. Dennis Garafola and Mr. Thomas Boisvert personally appeared, Whose acknowledged them self's to be officer's of Office, a Connecticut, signer and sealer of the foregoing instrument, and that there are being authorized so to do, acknowledged the execution of the same to be there free act and deed as such and the free act and deed of said MDT Restaurant Group, LLC.

IN WITNESS WHEREOF, I hereunto set my hand.

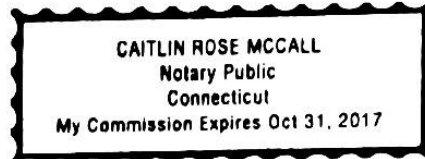
Commissioner of the Superior Court

Caitlin Rose McCall

Notary Public

My Commission Expires:

STATE OF Connecticut)
) ss: Wolcott
COUNTY OF New Haven



On this _____ day of _____, 2015, before me, the undersigned officer, personally appeared Ruben Daglyan, who acknowledged himself to be a Member of RHAV Properties, LLC, a Connecticut limited liability company, signer and sealer of the foregoing instrument, and that he as such member, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such member and the free act and deed of said company.

IN WITNESS WHEREOF, I hereunto set my hand.

Notary Public

My Commission Expires:

STATE OF CONNECTICUT)
) ss:
COUNTY OF NEW HAVEN)

IN WITNESS WHEREOF, I hereunto set my hand.

On this 27th day of October, 2015, before me, the undersigned officer, personally appeared Ruben Daglyan, who acknowledged himself to be a Member of RIIAV Properties, LLC, a Connecticut limited liability company, signer and sealer of the foregoing instrument, and that he as such member, being authorized so to do, acknowledged the execution of the same to be his free act and deed as such member and the free act and deed of said company.

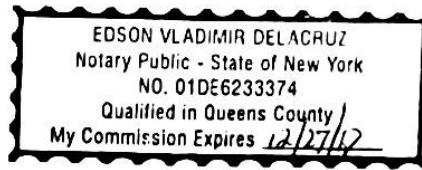
IN WITNESS WHEREOF, I hereunto set my hand

Notary Public



My Commission Expires: December 27th, 2012

STATE OF CONNECTICUT
) ss:
COUNTY OF NEW HAVEN



[Signature] Mr. Michael Woodruff,
Individually - Personally & Jointly and Severally with tenant

[Signature] Mr. Dennis Garafola,
Individually - Personally & Jointly and Severally with tenant

[Signature] Mr. Thomas Boisvert
Individually - Personally & Jointly and Severally with tenant

On this 11 day of October, 2015, before me, the undersigned officers Mr. Michael Woodruff, Mr. Dennis Garafola and Mr. Thomas Boisvert personally appeared, whose acknowledged them self's to be officer's of Office, a Connecticut, signer and sealer of the foregoing instrument, and that there are being authorized so to do, acknowledged the execution of the same to be there free act and deed as such and the free act and deed of said MDT Restaurant Group, LLC.

IN WITNESS WHEREOF, I hereunto set my hand.

Commissioner of the Superior Court

Caitlin Rose McCall

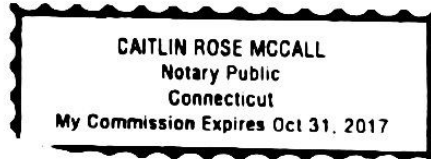
Notary Public

My Commission Expires: Oct 31 2017

STATE OF Connecticut

COUNTY OF New Haven

) ss: Wolcott



Cont..