

# River Campus Storage



169 Flanders St, Rochester, NY 14619  
<https://www.rivercampusstorage.com/>



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# Property Summary

**Assessors Parcel Number**

**135.24-1-7**

**Net Rentable SF**

**8675**

**Total Units**

**115**

**Lot Size**

**0.49 ac**

**Year Built/Renovated**

**1917/2018**

**Number of Buildings**

**1**

**Current Physical Occupancy Rate**

**40%**

**Pro Forma Cap Rate**

**5.50%**

**Price**

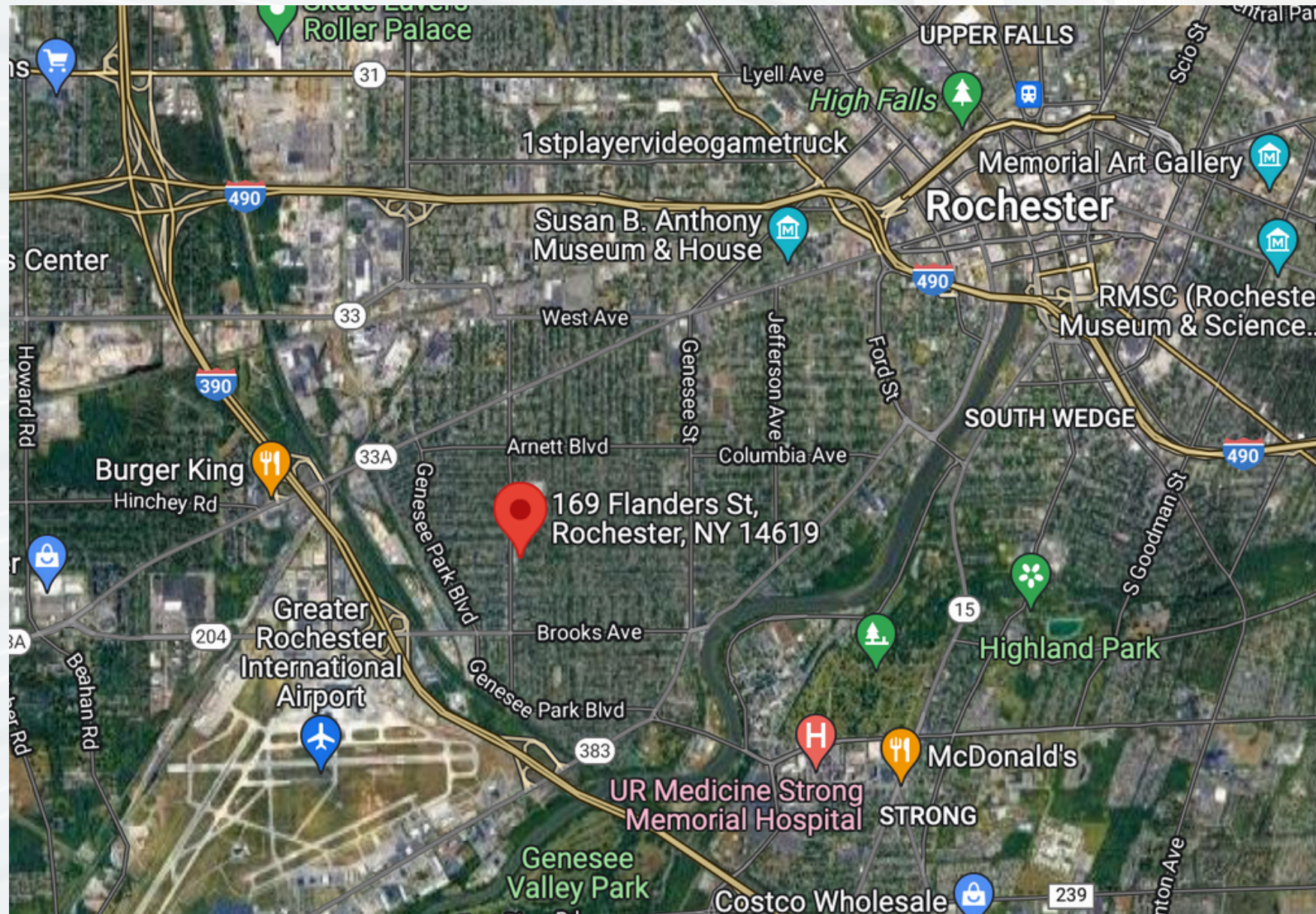
**\$600,000**

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# Aerial Map



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# Value Add

- Strong value-add through expert hands-on management.
- Market demand drivers are present, robust marketing will increase baseline occupancy.
- 6 minute drive time from University of Rochester

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# Demographics

<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	<b>22,458</b>	<b>101,614</b>	<b>266,253</b>
<b># of Households</b>	<b>8,527</b>	<b>42,728</b>	<b>109,260</b>
<b>Average HH Income</b>	<b>\$56,600</b>	<b>\$56,337</b>	<b>\$62,854</b>
<b>Median HH Income</b>	<b>\$40,587</b>	<b>\$38,562</b>	<b>\$43,928</b>
<b>Owner Occupied %</b>	<b>50.44%</b>	<b>37.12%</b>	<b>43.30%</b>
<b>Renter Occupied %</b>	<b>49.56%</b>	<b>62.88%</b>	<b>56.70%</b>

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