



405 Cogswell Avenue

Syracuse, NY 13209

OFFERED AT \$649,000

Six-Unit Multifamily Investment Property

100% OCCUPIED

UNIT MIX

Unit	Configuration	Monthly Rent
Unit 1	2 Bed / 1 Bath	\$1,295
Unit 2	2 Bed / 1 Bath	\$1,075
Unit 3	1 Bed / 1 Bath	\$1,000
Unit 4	1 Bed / 1 Bath	\$1,000
Back House Unit 1	2 Bed / 1 Bath	\$1,300
Back House Unit 2	1 Bed / 1 Bath	\$965

FINANCIAL SUMMARY

Gross Monthly Income	\$6,635
Gross Annual Income	\$79,620
Property Taxes (Annual)	\$10,603
Insurance (Est. Annual)	\$4,500
Est. Operating Expenses*	\$18,051
Estimated Annual NOI	\$42,485

KEY METRICS

List Price	\$649,000
Estimated Cap Rate	6.5%
Gross Rent Multiplier	8.15
Unit Mix	3 x 2BR / 3 x 1BR
Occupancy	100%

INVESTMENT HIGHLIGHTS

- Fully occupied six-unit asset with a stable rental history
- Balanced mix of one- and two-bedroom apartments
- Strong in-place cash flow, professionally managed
- Separate rear building adds extra tenant appeal
- Attractive addition to an income-producing portfolio

**Est. Operating Expenses include property management, repairs and maintenance, utilities, trash removal, landscaping/snow removal, and capital reserves, based on Central New York market averages. Financial information is believed to be accurate but should be independently verified by prospective purchasers. Cap rate and NOI are estimates only and are not guaranteed.*

Ryan Yamini / Zach Oneill

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