



## Luxury 6-unit apartment building near Syracuse University

Welcome to the "Tudor House" this stunning, fully renovated 6-unit building, offering luxurious 2-bedroom, 1-bathroom apartments in a prime location just minutes from Syracuse University. Perfectly blending historic charm with modern updates, this property boasts meticulously restored original moldings, hardwood floors, and an abundance of natural light.

- Each unit features top-of-the-line finishes and thoughtful updates
- Gourmet kitchens with stainless steel appliances, granite countertops, and custom cabinetry
- Beautifully designed bathrooms with sleek fixtures and designer tile
- Updated mechanicals throughout for efficiency and long-term peace of mind
- Charming original details blended with modern, high-end updates
- A rare opportunity offering both character and contemporary style
- Ideal for investors or homeowners seeking a prime location near Syracuse University
- Located in one of the city's most sought-after neighborhoods

CONTACT YOUR AGENT TODAY TO SCHEDULE A PRIVATE SHOWING!

# 109 BROOKFORD ROAD | CONT.



# FINANCIALS

**NAME** Tudor House As operating July 2025 | 109-11 Brookford Road | Syracuse, NY | Onondaga County  
**Buyer's fee** 2.5%

## CONTACTS

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<b>LIST PRICE</b>	<b>\$1,365,000</b>		
<b>DOWN PAYMENT</b>	\$216,000	20%	
<b>NEW LOAN</b>	\$1,080,000	7.25%	30 YR \$7,367.50/mo

## ANNUAL OPERATING DATA

Scheduled rent income		\$164,280
Less vacancy/other deductions	5%	\$8,214
Scheduled gross income		\$156,066
Other income		\$0
Effective operating income		\$156,066
Less expenses		\$46,302
Net operating income		\$109,764
Less debt service		\$88,404
Cap rate		8.04%

## MONTHLY SCHEDULED INCOME

Unit		RENT/MO	TOTAL
1	1 yr lease furnished med resid ending 5/30/26	\$2,295	\$27,540
2	MTM unfurnished	*\$1,795	\$21,540
3	2 yr lease unfurnished ending 6/30/27	\$1,950	\$23,400
4	Airbnb/traveling nurses furnished	\$2,900	\$34,800
5	MTM unfurnished	*\$1,550	\$18,600
6	Airbnb/traveling nurses furnished	\$3,200	\$38,400
			<b>\$164,280</b>

\*Both apartments are on M-T-M. It is likely that each of the tenants would resign at maximum allowable increase with statutory notice or units could be vacated and re-leased at approximately \$2,000 month. As is. The units are in excellent condition. This could add an additional 8k in free cash flow annually.

## ANNUAL OPERATING EXPENSES

Taxes	\$11,177
Insurance	\$6,700
Electric	\$5,400
Water/sewer	\$1,800
Trash removal	city
Snow/lawn	\$6,000
Maint/repairs	\$2,500
Wifi	\$1,800
Management fees	\$10,924.62
<b>TOTAL</b>	<b>\$46,301.62</b>

## PERFORMA 2025

**CAP-EX Entire Project:** New electrical service, all new wiring throughout. New solid core apartment entry doors, on demand water heating. Restored and refinished solid oak flooring. Two new furnace units. Hall carpets, floors and landings, moldings furnishings and decor. Decorative lighting, awning, HD cameras, signage, parking lot. Added walkway between entrances and exterior stair railings. **All units: Kitchens** - SS appliances (ove/range, french door refrigerators, microwaves, dishwashers), cabinetry, counter tops, fixtures, flooring, lighting. **Baths** - New bath vanities, shower enclosures, glass doors, toilets, ceramic tile, fixtures, flooring. **Living areas:** New interior lighting, ceiling fans, door knobs, hinges, closets and organizers, closet doors, washer /dryers, 2" blinds all windows. **Dining rooms** - Wainscoting, french doors and fixtures.