

*New Offering:
31 Unit Package*

1780 Saint Paul

Rochester, NY 14621

Offered at \$1,350,000



Contact



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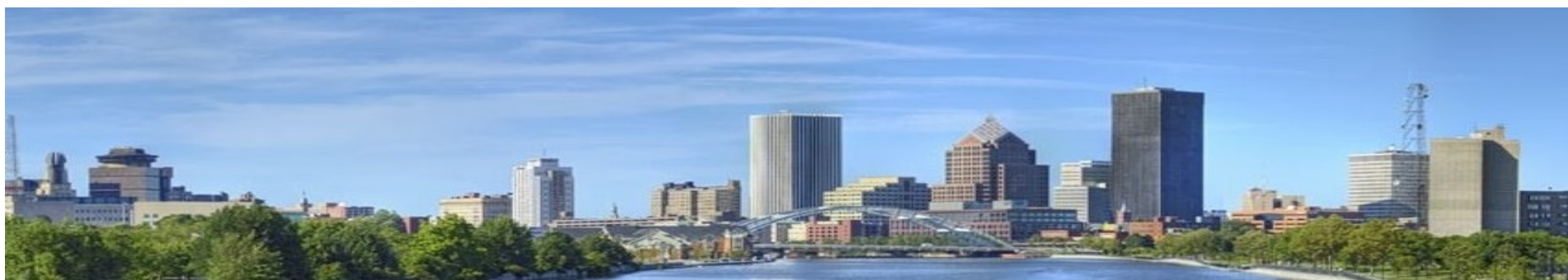


Description



1780 Saint Paul Street, rochester NY 14621

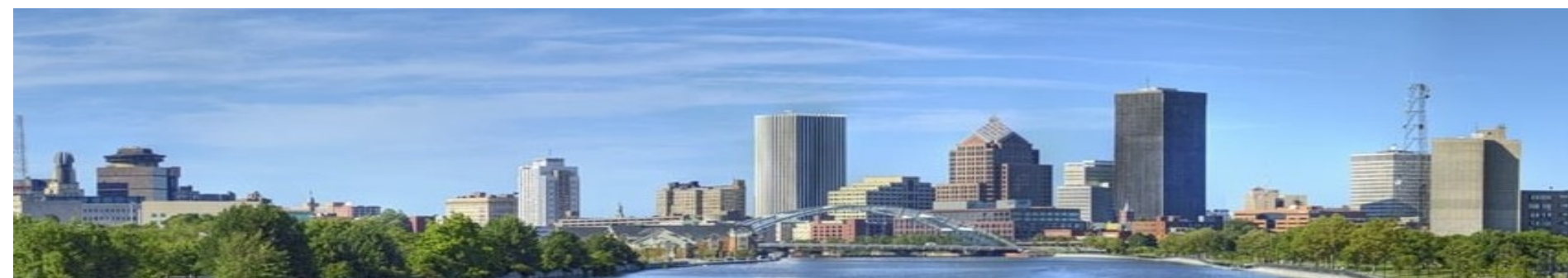
- 31 Unit package
- 1780 and 1768 are both 8 unit buildings and on one tax number
- Across the street, 1751 is a 4 unit, 1771 is a 6 unit, 1779 is a 5 unit
- 30 one bedrooms and one studio
- All C of O will transfer or be new
- Some government assisted tenants
- All on leases, some are MTM due to being long term tenants
- No Wholesalers please
- Splitting the package could be considered



Pictures



Link to more [Pictures](#)



Location Links



Please click each link for more information:

[Location](#)

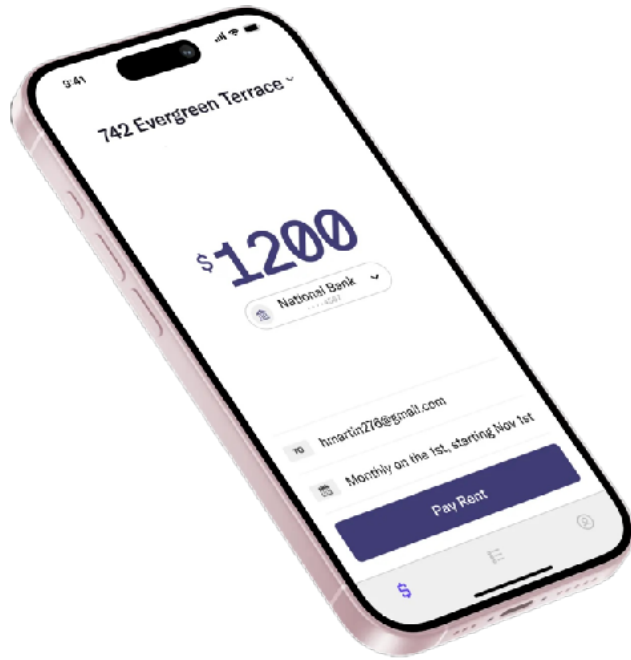
[Neighborhood Information](#)

[Rochester NY](#)

[Rochester Brag Book](#)



Rent Roll



1. *Monthly Gross Potential Rents are \$25,201*
2. *Currently there are 4 vacant units*
3. *All C of O are transferable or will be new*
4. *Some government assisted tenants*
5. *Actual rent roll available on request*



APOD

1	Price	\$1,350,000	Cap Rate	12.0
2				
3	Total Annual Rents	\$302,412	Mortgage Assumptions:	
4	Vacancy (5%)	(\$15,121)	Price	\$1,350,000
5	Net Rents	\$287,291	Down Payment	\$337,500
6	Monthly Gross rents	\$25,201	Mortgage Principal	\$1,012,500
7			Interest Rate	7.75%
8	Operating Expenses		Length In Months	300
9	Taxes	\$44,600	Annual Payment	\$91,772
10	Insurance	\$11,897	Cash Flow after mortgage	\$69,730
11	Utilities	\$14,397	Cash on Cash return	20.66%
12	Water	\$7,427	Debt Coverage Ratio	1.76
13	Refuse	\$4,374		
14	Management (10%)	\$28,729		
15	Repairs and Maint (5%)	<u>\$14,365</u>		
16	Total Operation Costs	\$125,789		
17	Net Operating Income	\$161,503		

County Demographics



Monroe County is made up of 19 towns, 10 villages and the city of Rochester, with a combined population of about 750,000 residents over 657 square miles.

There are about 330,000 total housing units, of which 120,000 are tenant occupied. From its early agricultural start, Monroe County has developed into a modern center for High Technology, Education and Medicine.

[Demographic Link](#)



Educational



Some of the Colleges and Universities within Monroe County

- Nazareth College
- Roberts Wesleyan College
- Rochester Institute of Technology
- Saint John Fisher College
- State University of New York at Brockport
- University of Rochester
- Monroe Community



Area schools represent total enrollment of approximately **75,000** students and confer approximately **18,000** degrees annually. [Data Link](#)



Employment



Employer

Employees

University of Rochester

31,040

Rochester Regional Health

17,297

Wegman's Food Markets

15,000

Paychex

4,536

Rochester Institute of Technology

4,155

L3 Harris

3,800

Source: Greater Rochester Enterprise: [Rochester Top 100](#)



Disclaimer



This is a marketing communication. All information regarding the property for sale is from sources believed to be reliable. The information is for illustrative purposes only and all potential purchasers are recommended to make a thorough investigation to authenticate all information to their own satisfaction. Mortgage assumptions used are believed to be reasonable but final terms will be based on investor credit worthiness. Rich Realty makes no representations as to the accuracy of this brochure. Rich Realty is acting as an Agent of the Seller. If you have a brokerage relationship with another agency, this is not intended as a solicitation.

