

*Willow Gardens Apartment Complex*  
*2600 Dewey Avenue*  
*Rochester, NY 14616*

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# Contact



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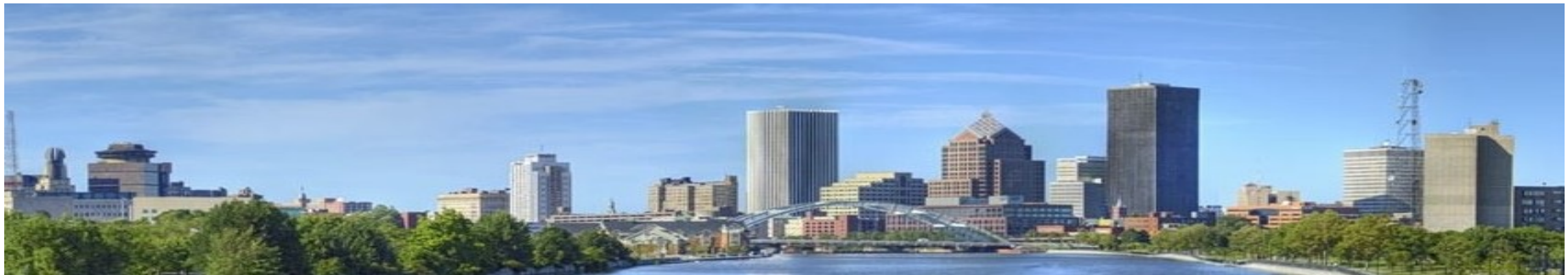
**POWERBROKER™ AWARD**

# Description



## **2600 Dewey Avenue, Rochester NY 14616**

- 56 apartment complex in 5 brick buildings; Greece NY zip code,
- Rochester school district and taxes
- 16 two bedroom and 40 one bedroom units, all with one bath
- Built in 1970
- 44,724 square feet
- 11 brand new boilers, 10 new water tanks, brand new windows,
- Glass block, new slider doors to outside decks.
- 44 units have been remodeled: New kitchens, New bathrooms, new flooring, etc.
- All common areas have been upgraded
- 30 year asphalt shingle roofs replaced approximately 10 years ago
- And many more upgrades in the last twelve months.

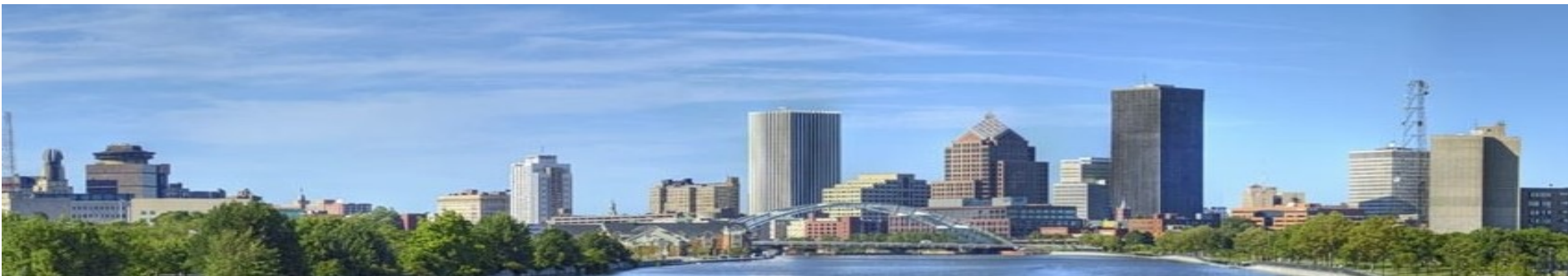




# Pictures



Link to more [Pictures](#)



# Location Links



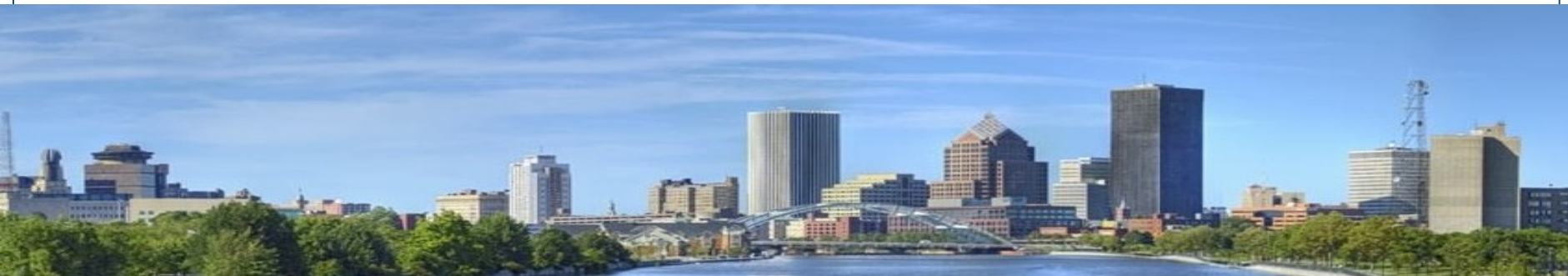
*Please click each link for more information:*

[Location](#)

[Neighborhood Information](#)

[Rochester NY](#)

[Rochester Brag Book](#)



# Rent Roll

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[Link to Rent Roll](#)





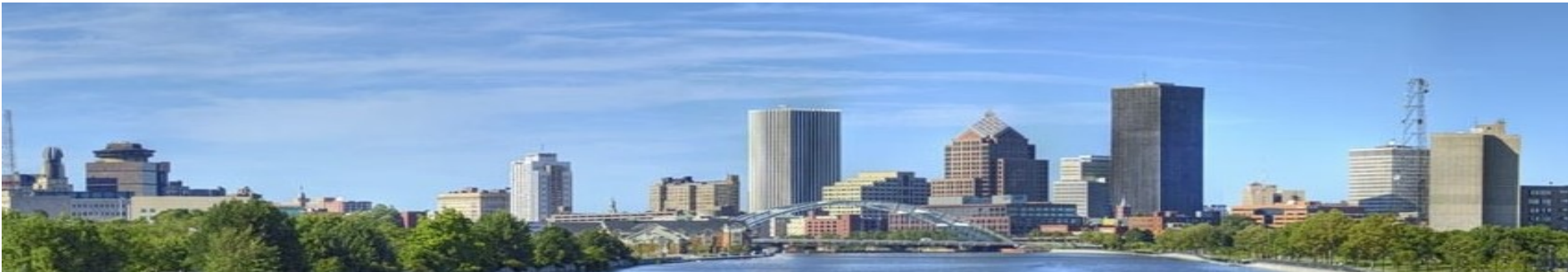
# Rent Roll

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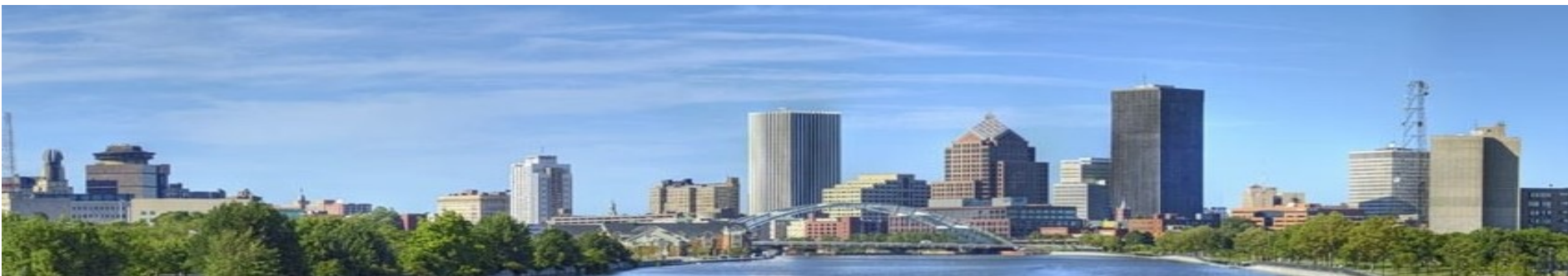


*Link to*

1. [Rental Comps for One bedroom](#)
2. [Rental Comps for Two bedroom](#)



	<b>Rents and Expenses</b>	
4	<b>Total Annual Rents</b>	\$699,720
5	Vacancy (5%)	(\$34,986)
6	Net Rents	\$664,734
7	Monthly Gross Potential rents	\$58,310
10	<b>Operating Expenses</b>	
12	Taxes (* is T-12 actual)	\$87,242
13	Insurance *	\$21,149
14	Utilities *	\$52,469
15	Water *	\$10,927
16	Refuse *	\$7,775
17	Management (6% is current actual)	\$39,884
18	Repairs and Maint (5%)	<u>\$33,237</u>
19	Total Operation Costs	\$252,683
20	<b>Net Operating Income</b>	<b>\$412,051</b>





# 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 340,000 total housing units, of which 122,000 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

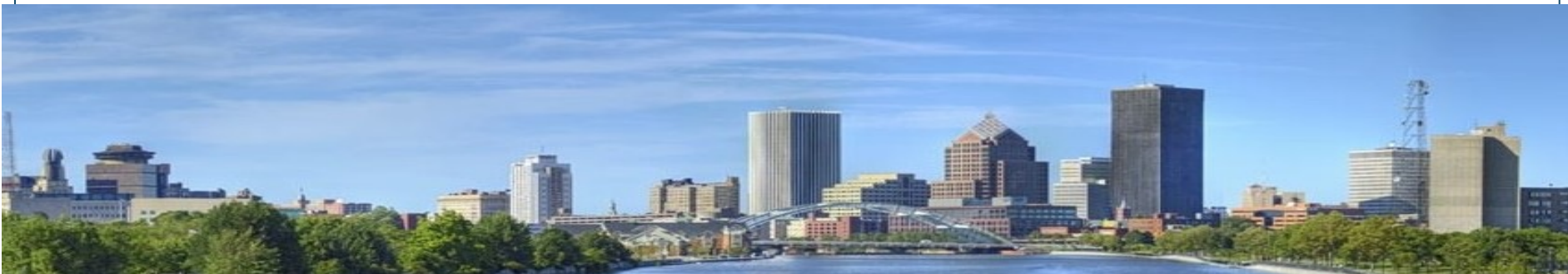


## Some of the Colleges and Universities within Monroe County

- 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*

*31,000*

*Rochester Regional Health*

*17,000*

*Wegman's Food Markets*

*15,000*

*Paychex*

*4,500*

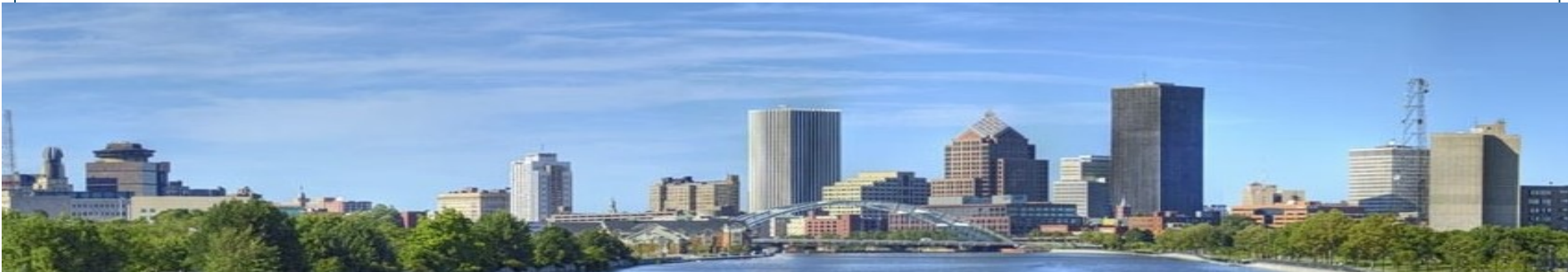
*Rochester Institute of Technology*

*4,100*

*L3 Harris*

*3,800*

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





# Disclaimer



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