

**PACKAGE PRICE: \$699,000 9 UNITS TOTAL**



### 835-837 S. Plymouth Avenue

- » 4-family home on 0.12-acre lot
- » 2,376 SF, 4 bedrooms, 4 baths



### 1143-1145 S. Plymouth Avenue

- » 2-family home on 0.12-acre lot
- » 3,144 SF, 10 bedrooms, 3 baths



### 572-574 Seward Street

- » 2-family home on 0.12-acre lot
- » 2,044 SF, 5 bedrooms, 2 baths



### 6 Custer Street

- » 1-family home on 0.03-acre lot
- » 1,094 SF, 3 bedrooms, 1.5 baths

## PROPERTY HIGHLIGHTS

- » 100% Occupied: (1) single-family house, (2) two -family houses, (1) four-family house
- » Properties have undergone recent renovations & upgrades, enhancing their appeal & long-term value
- » Located in the heart of Rochester, tenants enjoy easy access to top employers, universities, parks, & cultural attractions
- » Approximately 5 miles from downtown Rochester, providing strong rental demand & consistent cash flow

FOR MORE INFORMATION, PLEASE CONTACT:



**JEFFREY DICESARE**

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# PORTFOLIO FINANCIALS

\*The financial information contained herein has been obtained from sources deemed reliable and is believed to be accurate; however, it has not been independently verified.

	835-837 S. Plymouth Avenue	572-574 Seward Street	1143-1145 S. Plymouth Avenue	6 Custer Street
Monthly Rent	Unit A: \$825 Unit B: \$800 Unit C: \$800 Unit D: \$800	Unit A: \$975 Unit B: \$800	Unit A: \$1,550 Unit B: \$1,550	Unit A: \$1,400
Total Monthly Rent	\$3,225	\$1,775	\$3,100	\$1,400
<b>Total Yearly Rent</b>	<b>\$38,700</b>	<b>\$21,300</b>	<b>\$37,200</b>	<b>\$16,800</b>
<b>Expenses</b>				
City Tax	\$7,480.99	\$2,563.81	\$3,761.09	\$2,329.58
County Tax	\$2,499.24	\$1,408.55	\$2,506.73	\$1,310.79
Utilities	\$696.44	\$823.17	\$653.03	\$563.77
<b>Total Expenses</b>	<b>\$10,676.67</b>	<b>\$4,795.53</b>	<b>\$6,920.85</b>	<b>\$4,204.14</b>
<b>Total Annual Net</b>	<b>\$28,023.33</b>	<b>\$16,504.47</b>	<b>\$30,279.15</b>	<b>\$12,595</b>
<b>Total NOI</b>	<b>\$87,401.95</b>			

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# RESIDENTIAL PORTFOLIO FOR SALE- ROCHESTER, NY

## LOCATION MAP



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