

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:



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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
Total Yearly Rent	\$38,700	\$21,300	\$37,200	\$16,800
<u>Expenses</u>				
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
Total Expenses	\$10,676.67	\$4,795.53	\$6,920.85	\$4,204.14
<u>Total Annual Net</u>	\$28,023.33	\$16,504.47	\$30,279.15	\$12,595
<u>Total NOI</u>	\$87,401.95			

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RESIDENTIAL PORTFOLIO FOR SALE- ROCHESTER, NY

LOCATION MAP



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