



# 367-369 Genesee St, Rochester, NY

367-369 Genesee Street, Rochester, NY 14611



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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**Richard Rock**

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# FOR SALE | Table of Contents

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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RENT SURVEY	19	It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.
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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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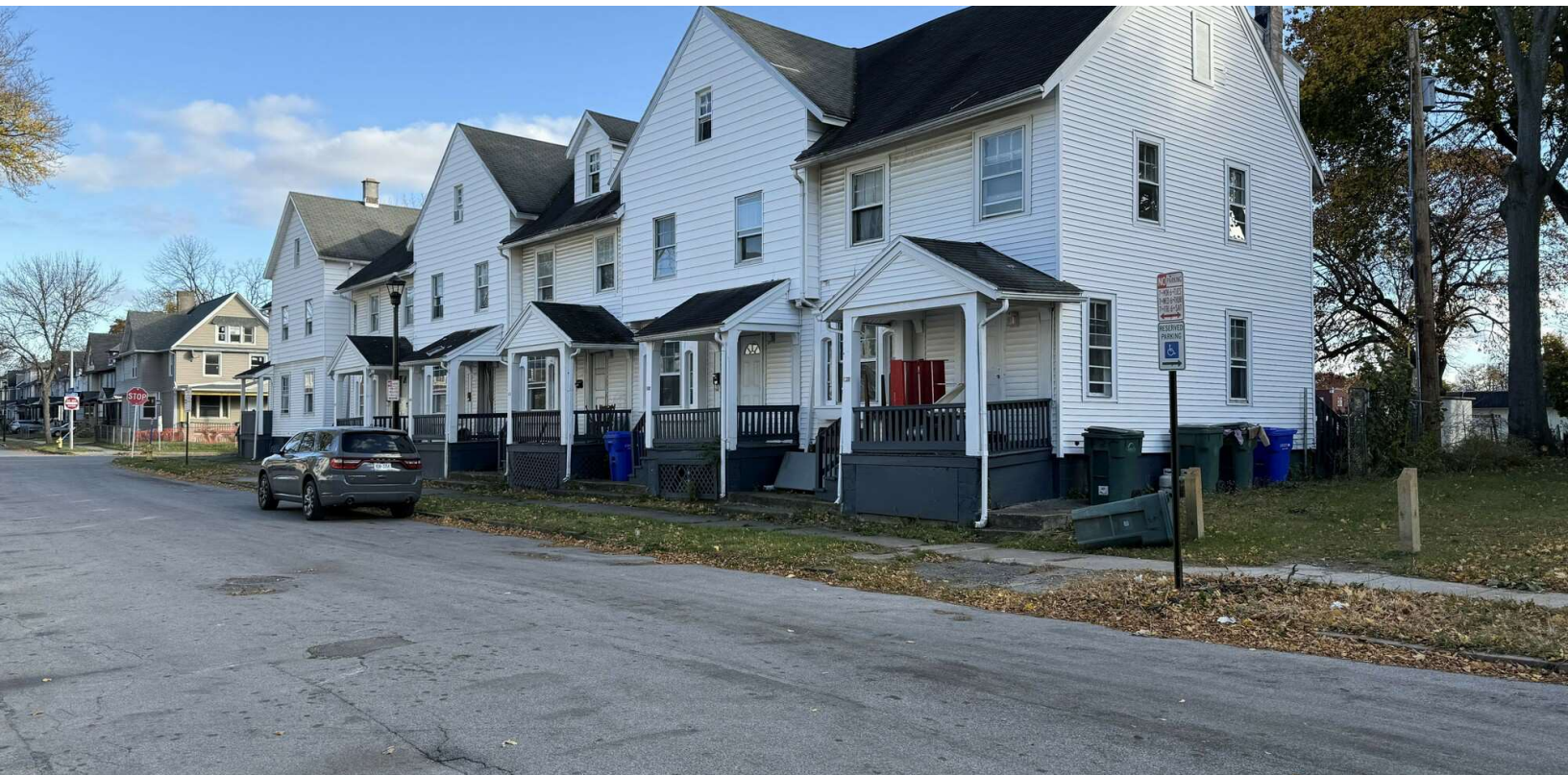
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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	11,698 SF
Lot Size:	0.14 Acres
Number of Units:	7
Price / SF:	\$51.29
Pro Forma Cap Rate:	12.83%
Pro Forma NOI:	\$76,998
Year Built:	1910
Zoning:	R-2 Medium Density
Market:	City of Rochester

## PROPERTY OVERVIEW

This 7-unit multifamily property offers a fantastic investment opportunity. Each townhome-style apartment features 1,100 SF of living space, 3 bedrooms, and one bathroom. It also includes a full basement and attic for ample storage. The units come equipped with a refrigerator and stove, making them move-in ready for tenants.

All units have separate utilities paid by tenants, ensuring low operating expenses for the owner. With market rents averaging \$1,400/month for similar 3-bedroom homes, the fully leased potential gross income (PGI) is \$9,800/month. One unit is currently occupied, leaving six available to lease and capitalize on the income potential.

## PROPERTY HIGHLIGHTS

- Townhome Style Apartments
- Tenant Paid Utilities
- Basement Storage
- Located on a Bus Line

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# FOR SALE | Location Description



## LOCATION DESCRIPTION

Located in Rochester's southwest quadrant, the 19th Ward is the city's largest residential neighborhood, home to approximately 22,000 residents. Bordered by Buffalo Road, West Avenue, the Erie Canal, Genesee Street, and Elmwood Avenue, this area boasts easy access to major thoroughfares and local amenities.

Known for its rich architectural diversity, the neighborhood features homes with Colonial Revival, Queen Anne, and Tudor Revival designs, characterized by timeless elements like gumwood trim, leaded glass, fireplaces, and open porches.

The 19th Ward embraces its vibrant and inclusive community through active organizations such as the 19th Ward Community Association, which fosters a sense of connection with events and initiatives. Strategically positioned near the University of Rochester and Genesee Valley Park, the area benefits from its proximity to educational institutions, recreation, and the Brooks Landing mixed-use development.

This urban neighborhood offers an attractive mix of residential and commercial opportunities, making it ideal for families, professionals, and students who value convenience, charm, and diversity.

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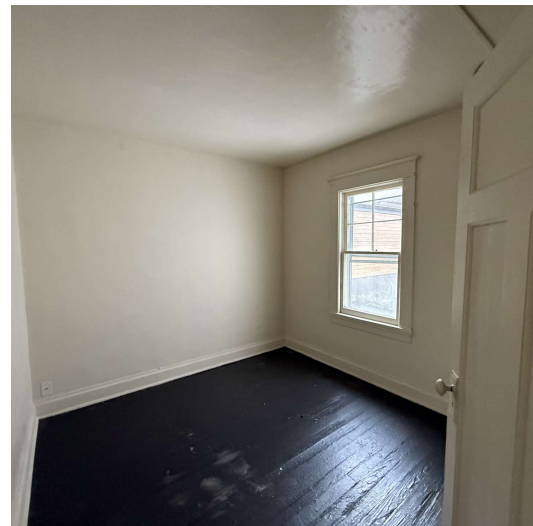
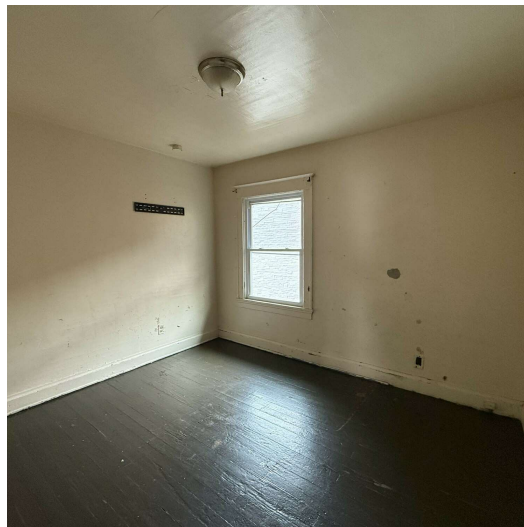
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# FOR SALE | Additional Photos



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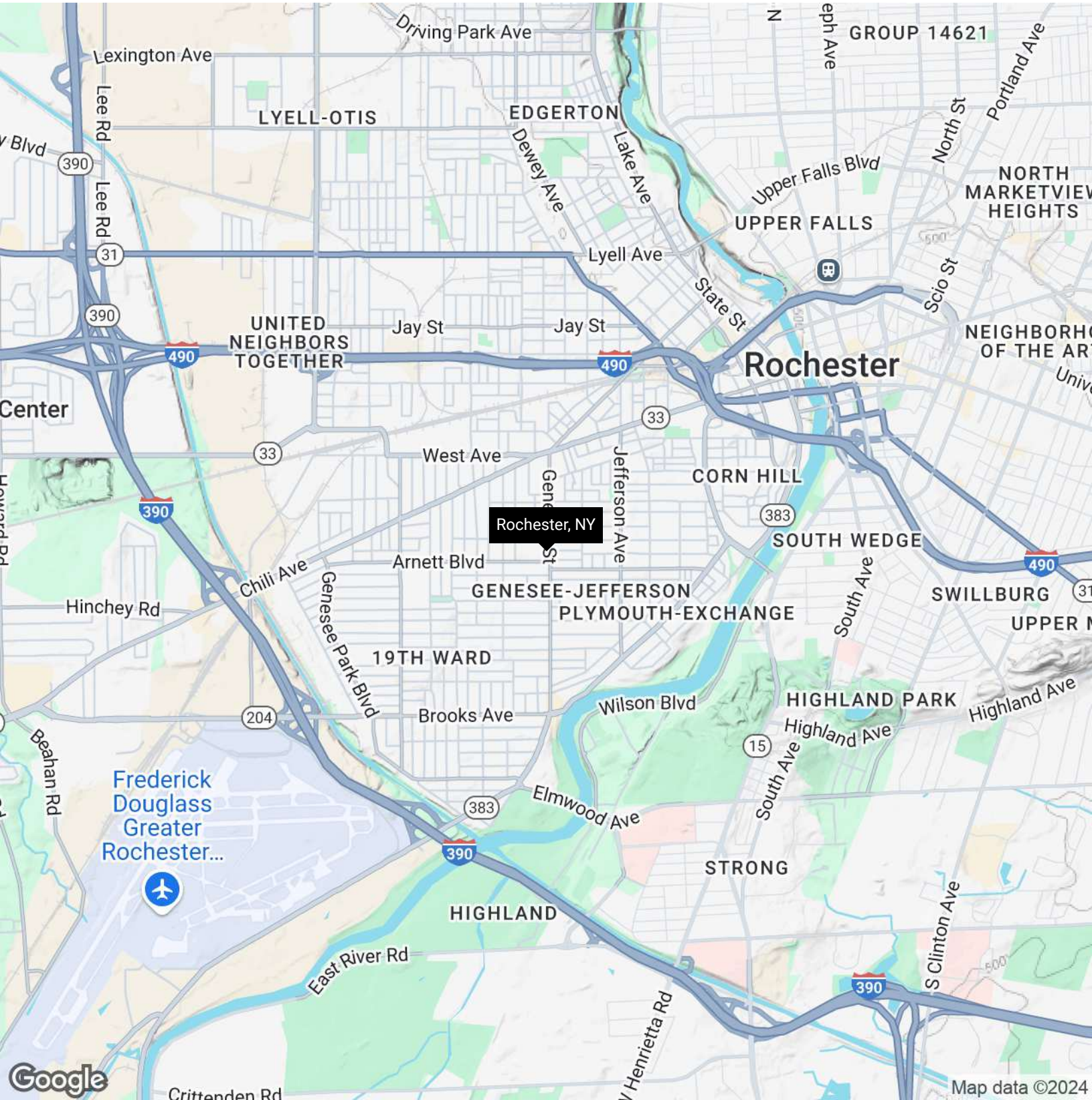
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# FOR SALE | Regional Map



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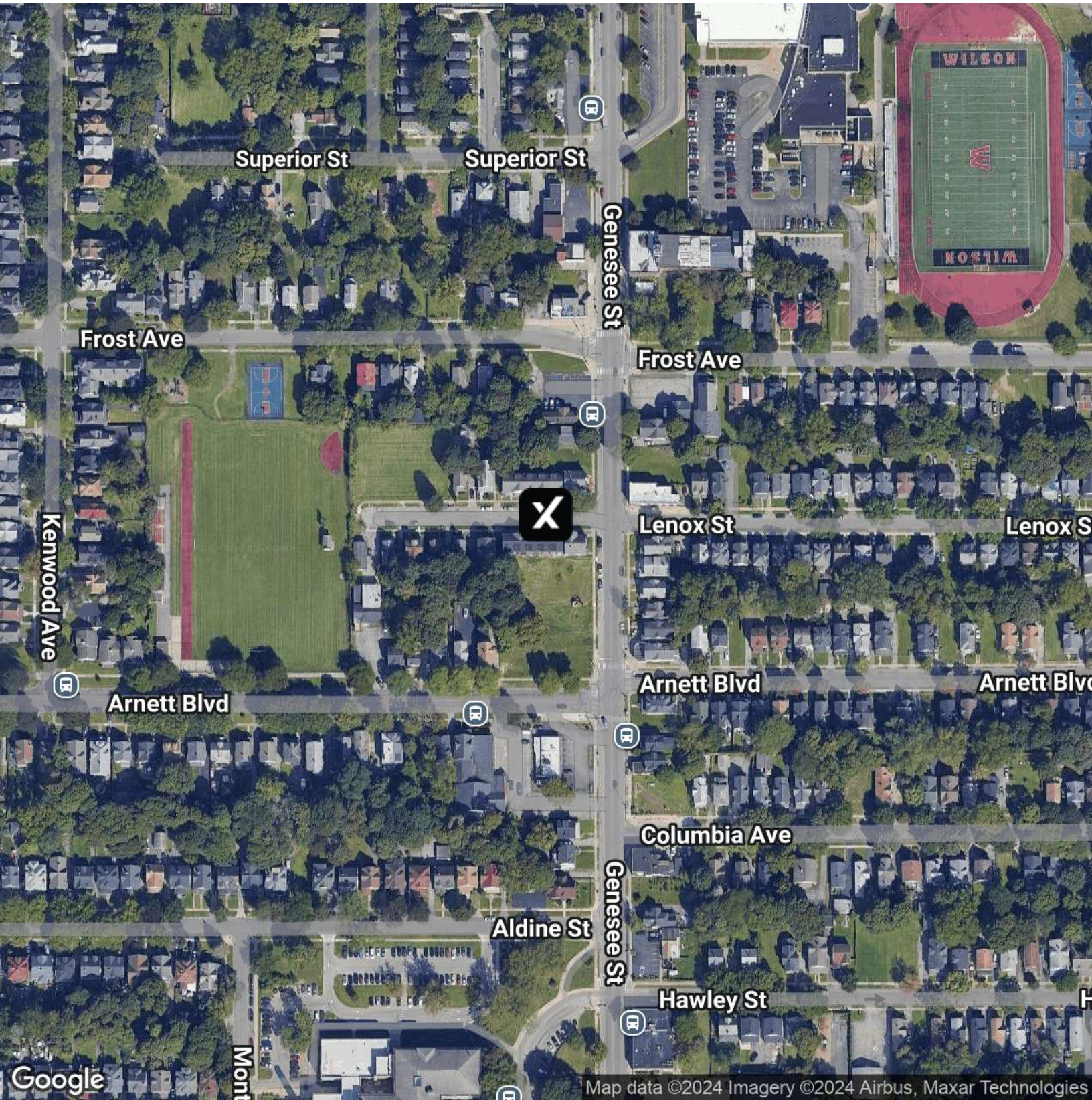
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# FOR SALE | Location Map



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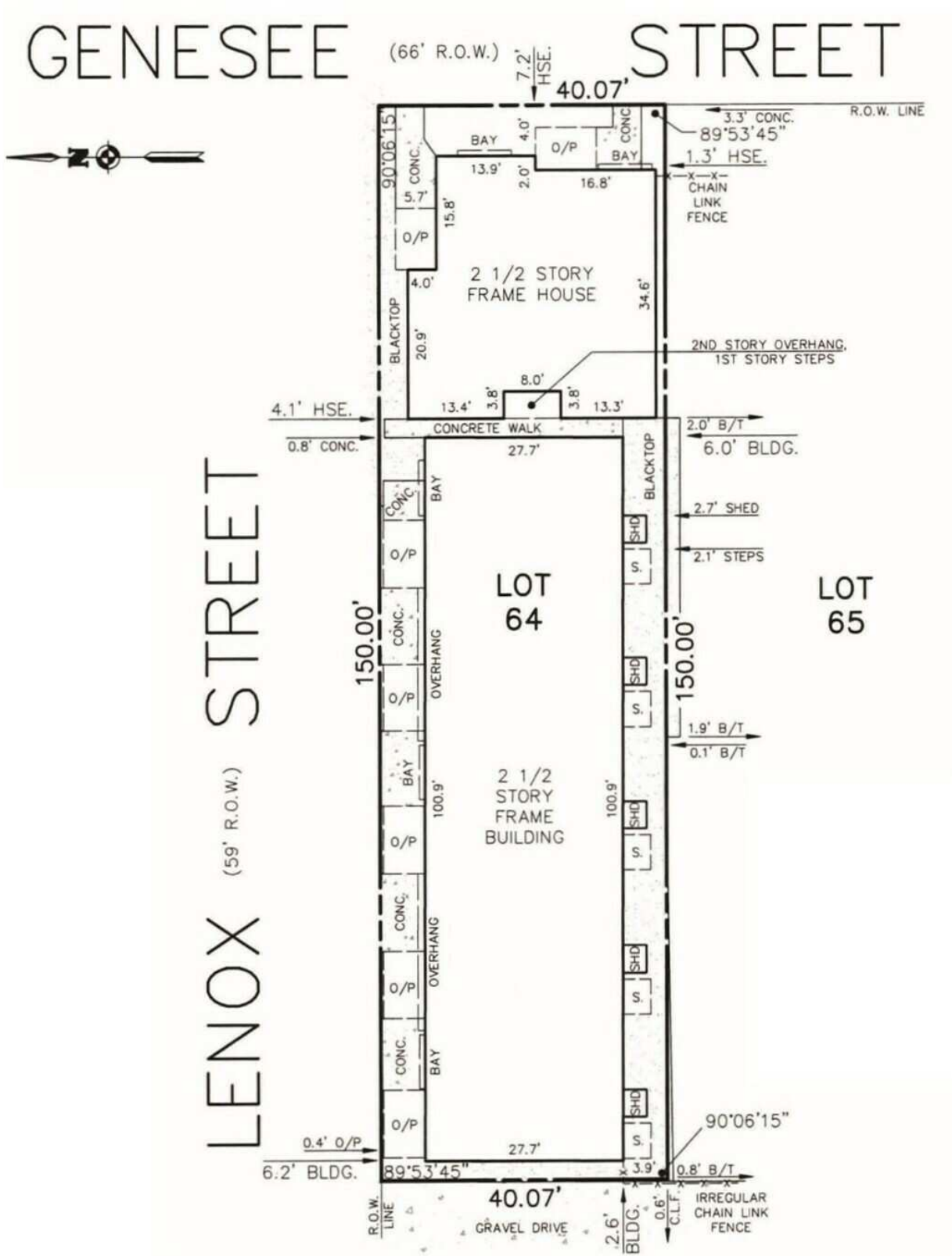
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# FOR SALE | Site Plans



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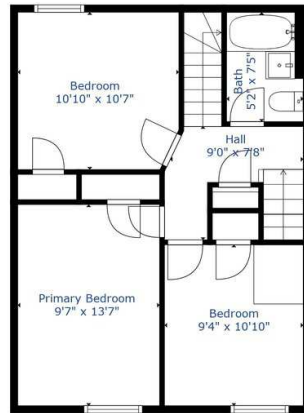
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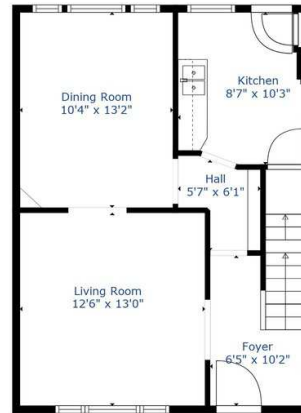
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# FOR SALE | Floor Plans

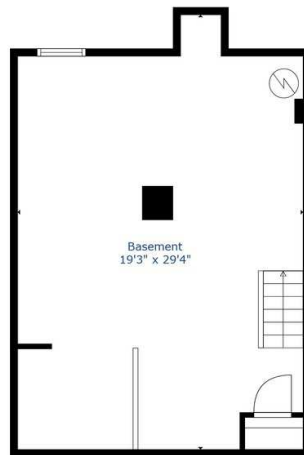
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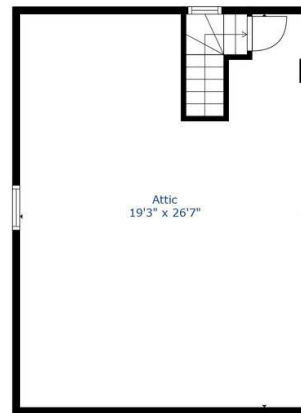
Floor 3



Floor 2



Floor 1



Floor 4

**TOTAL: 1052 sq. ft**

BELOW GROUND: 0 sq. ft, FLOOR 2: 512 sq. ft, FLOOR 3: 512 sq. ft, FLOOR 4: 28 sq. ft  
EXCLUDED AREAS: BASEMENT: 519 sq. ft, LOW CEILING: 185 sq. ft, ATTIC: 298 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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# FOR SALE | Financial Summary

## INVESTMENT OVERVIEW

Price	\$600,000
Price per SF	\$51
Price per Unit	\$85,714
GRM	5.1
CAP Rate	12.83%
Cash-on-Cash Return (yr 1)	23.17%
Total Return (yr 1)	\$48,222
Debt Coverage Ratio	2.18

## OPERATING DATA

Projected Gross Scheduled Income	\$117,600
Total Scheduled Income	\$117,600
Vacancy Cost	\$5,880
Gross Income	\$111,720
Operating Expenses	\$34,722
Net Operating Income	\$76,998
Pre-Tax Cash Flow	\$41,697

## FINANCING DATA

Down Payment	\$180,000
Loan Amount	\$420,000
Debt Service	\$35,301
Debt Service Monthly	\$2,941
Principal Reduction (yr 1)	\$6,525

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# FOR SALE | Income & Expenses

## INCOME SUMMARY

Vacancy Cost	(\$5,880)
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<b>GROSS INCOME</b>	<b>\$111,720</b>
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## EXPENSES SUMMARY

County Real Estate Taxes	\$4,382
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City Real Estate Taxes	\$7,464
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Property Insurance	\$4,500
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Water	\$2,400
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Trash	\$1,976
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Repairs & Maintenance	\$7,000
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Property Management	\$7,000
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<b>OPERATING EXPENSES</b>	<b>\$34,722</b>
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<b>NET OPERATING INCOME</b>	<b>\$76,998</b>
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# FOR SALE | Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
367	3	1	1,100 SF	-	-	\$1,400	\$1.27
369	3	1	1,100 SF	-	-	\$1,400	\$1.27
119	3	1	1,100 SF	-	-	\$1,400	\$1.27
121	3	1	1,100 SF	\$1,184	\$1.08	\$1,400	\$1.27
123	3	1	1,100 SF	-	-	\$1,400	\$1.27
125	3	1	1,100 SF	-	-	\$1,400	\$1.27
127	3	1	1,100 SF	-	-	\$1,400	\$1.27
<b>TOTALS</b>			<b>7,700 SF</b>	<b>\$1,184</b>	<b>\$1.08</b>	<b>\$9,800</b>	<b>\$8.89</b>
<b>AVERAGES</b>			<b>1,100 SF</b>	<b>\$1,184</b>	<b>\$1.08</b>	<b>\$1,400</b>	<b>\$1.27</b>

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# FOR SALE | Sale Comps

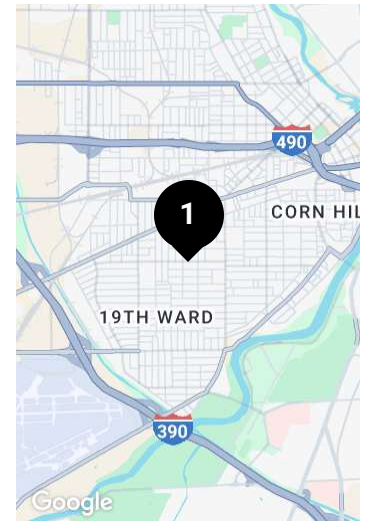


1

## 329-331 ARNETT BLVD

Rochester, NY 14619

Price:	\$140,000	Bldg Size:	2,648 SF
Lot Size	0.14 Acres	No. Units:	2
Cap Rate:	11.20%	Year Built:	1920
Price/SF:	\$52.87	Price/Unit:	\$70,000

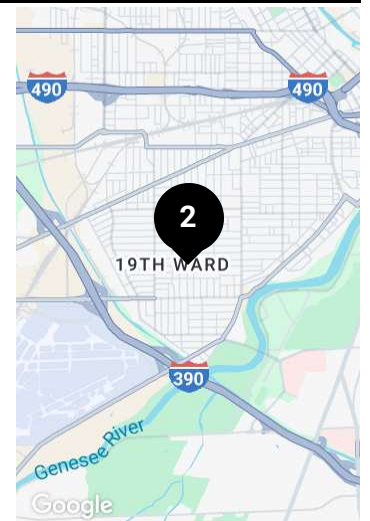


2

## 443 SAWYER ST

Rochester, NY 14619

Price:	\$182,250	Bldg Size:	2,350 SF
Lot Size	0.11 Acres	No. Units:	2
Cap Rate:	9.40%	Year Built:	1920
Price/SF:	\$77.55	Price/Unit:	\$91,125

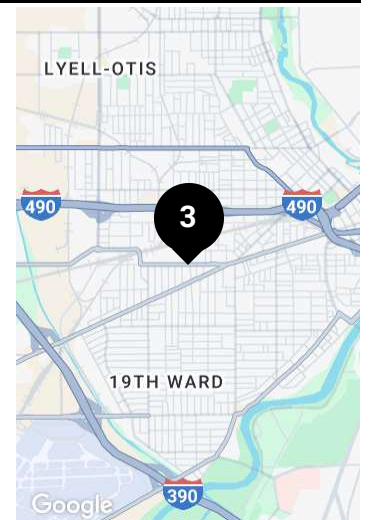


3

## 5 APPLETON ST

Rochester, NY 14611

Price:	\$425,000	Bldg Size:	5,649 SF
Lot Size	0.24 Acres	No. Units:	4
Cap Rate:	8%	Year Built:	1920
Price/SF:	\$75.23	Price/Unit:	\$106,250



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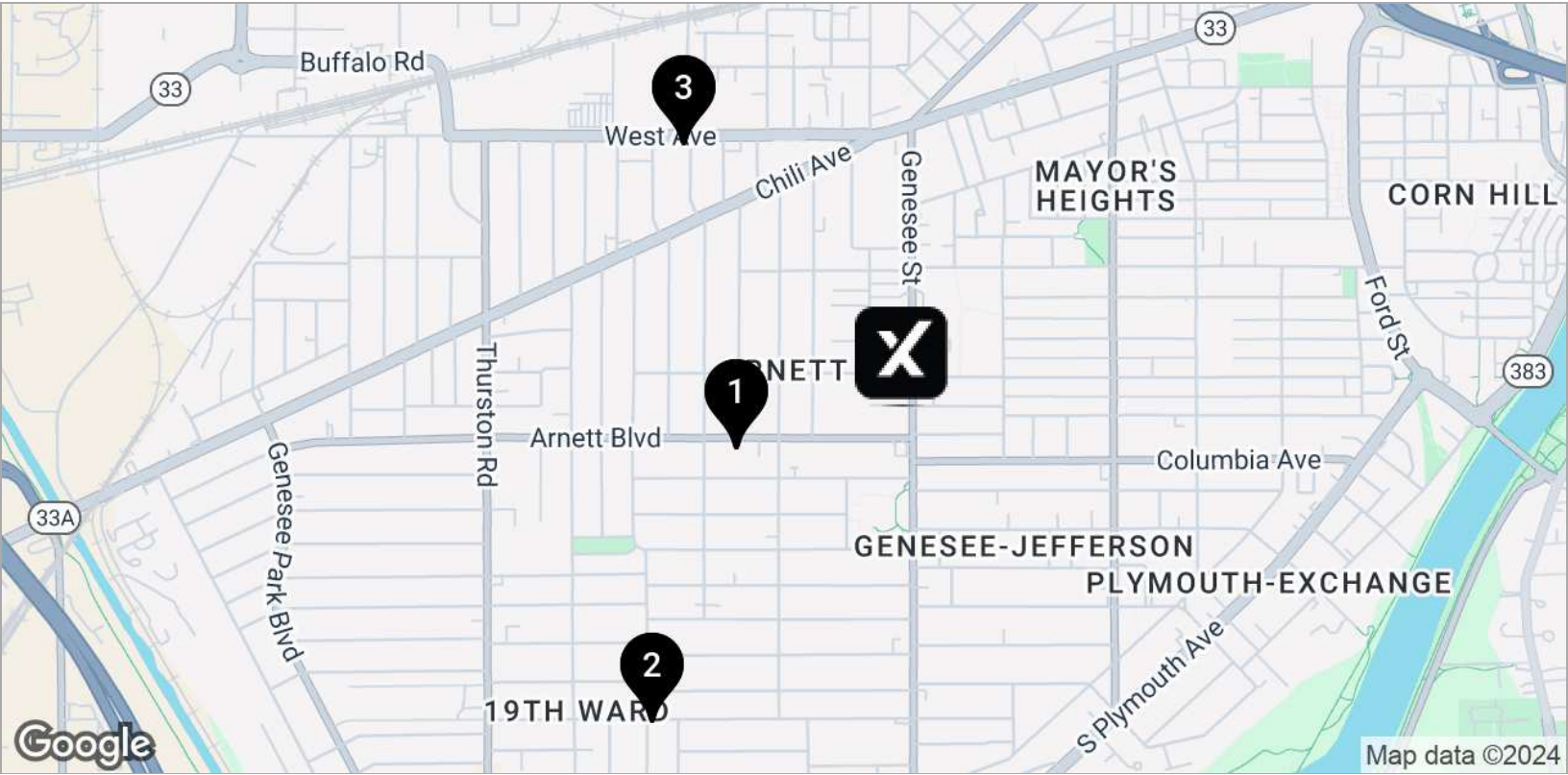
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# FOR SALE | Sale Comps Map & Summary



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	<b>367-369 Genesee Street</b> Rochester, NY	\$600,000	11,698 SF	0.14 Acres	7	12.83%	\$85,714
1	<b>329-331 Arnett Blvd</b> Rochester, NY	\$140,000	2,648 SF	0.14 Acres	2	11.20%	\$70,000
2	<b>443 Sawyer St</b> Rochester, NY	\$182,250	2,350 SF	0.11 Acres	2	9.40%	\$91,125
3	<b>5 Appleton St</b> Rochester, NY	\$425,000	5,649 SF	0.24 Acres	4	8%	\$106,250
	<b>AVERAGES</b>	<b>\$249,083</b>	<b>3,549 SF</b>	<b>0.16 ACRES</b>	<b>2</b>	<b>9.53%</b>	<b>\$89,125</b>

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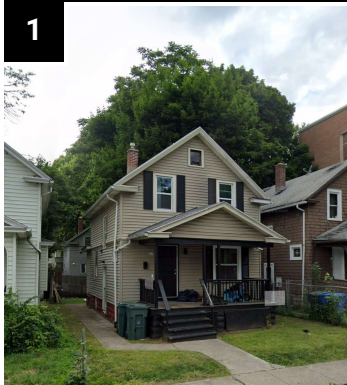
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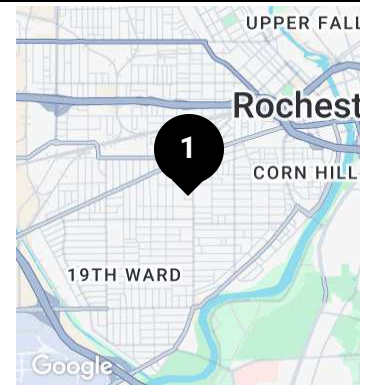
# FOR SALE | Rent Comps



## 1 17 SUPERIOR TER

17 Superior Ter, Rochester, NY 14611

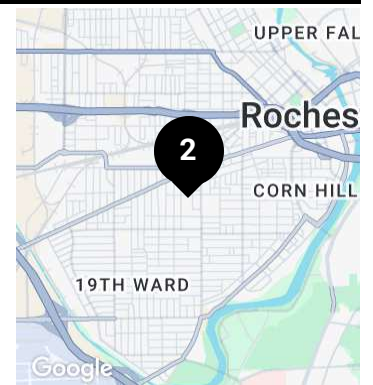
Space Size:	950 SF	No. Units:	1
Avg Rent/SF:	\$1.47	Avg Rent:	\$1,400



## 2 3 WAYNE PL

Rochester, NY 14611

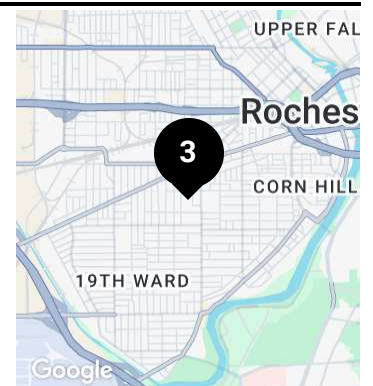
Space Size:	929 SF	No. Units:	1
Avg Rent/SF:	\$1.51	Avg Rent:	\$1,400



## 3 12 JUDSON TER

12 Judson Ter, Rochester, NY 14611

Space Size:	930 SF	No. Units:	1
Avg Rent/SF:	\$1.56	Avg Rent:	\$1,450



**Michael Conroy**

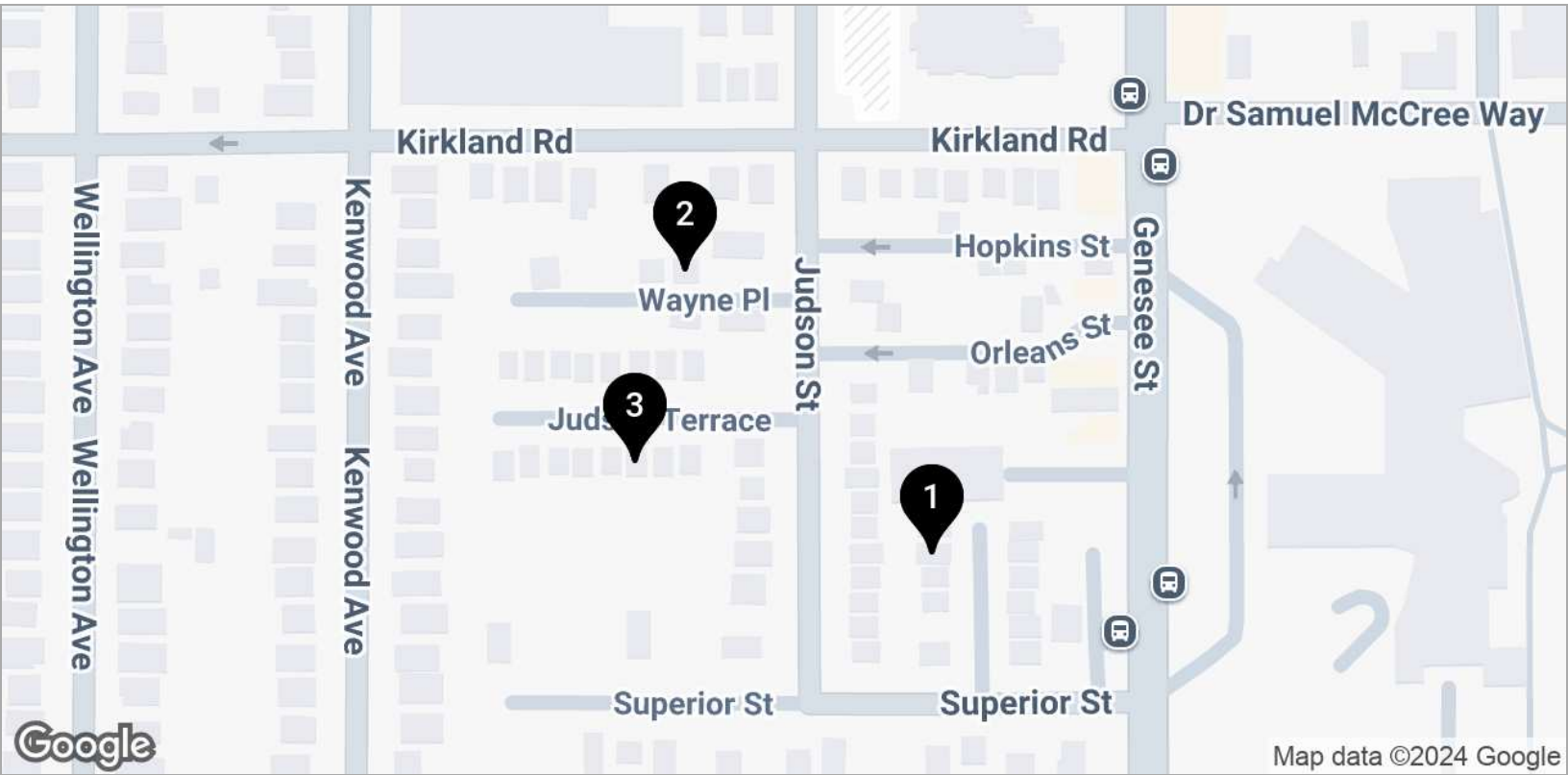
585.735.7739  
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**Richard Rock**

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# FOR SALE | Rent Comps Map & Summary



	NAME/ADDRESS	SPACE SIZE	NO. UNITS	AVG RENT/SF	AVG RENT
1	<b>17 Superior Ter</b> 17 Superior Ter Rochester, NY	950 SF	1	\$1.47	\$1,400
2	<b>3 Wayne Pl</b> Rochester, NY	929 SF	1	\$1.51	\$1,400
3	<b>12 Judson Ter</b> 12 Judson Ter Rochester, NY	930 SF	1	\$1.56	\$1,450
<b>AVERAGES</b>		<b>936 SF</b>	<b>1</b>	<b>\$1.51</b>	<b>\$1,417</b>

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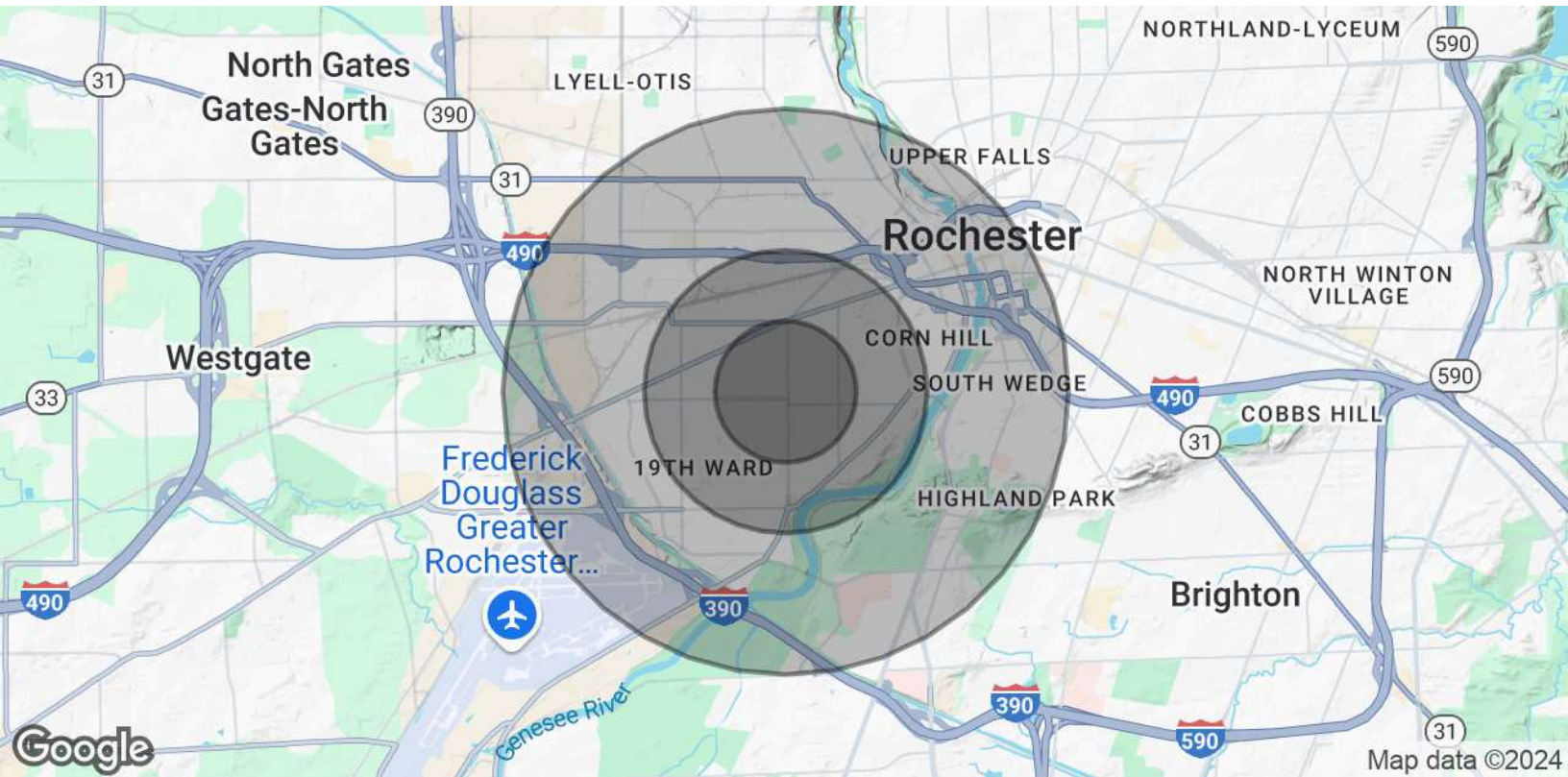
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# FOR SALE | Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	8,073	30,438	74,625
Average Age	37	36	37
Average Age (Male)	35	34	36
Average Age (Female)	38	37	38
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	3,011	11,558	30,880
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$61,876	\$59,142	\$60,642
Average House Value	\$211,541	\$196,040	\$209,300

Demographics data derived from AlphaMap

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**exp**<sup>®</sup>  
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# FOR SALE | Meet the Team



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