



305 TREMONT ST ROCHESTER, NY 14608

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
PARTIALLY LEASED

JONATHAN LASALA
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



Jonathan LaSala

VP of Leasing

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 5857 Fisher Rd., East
Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

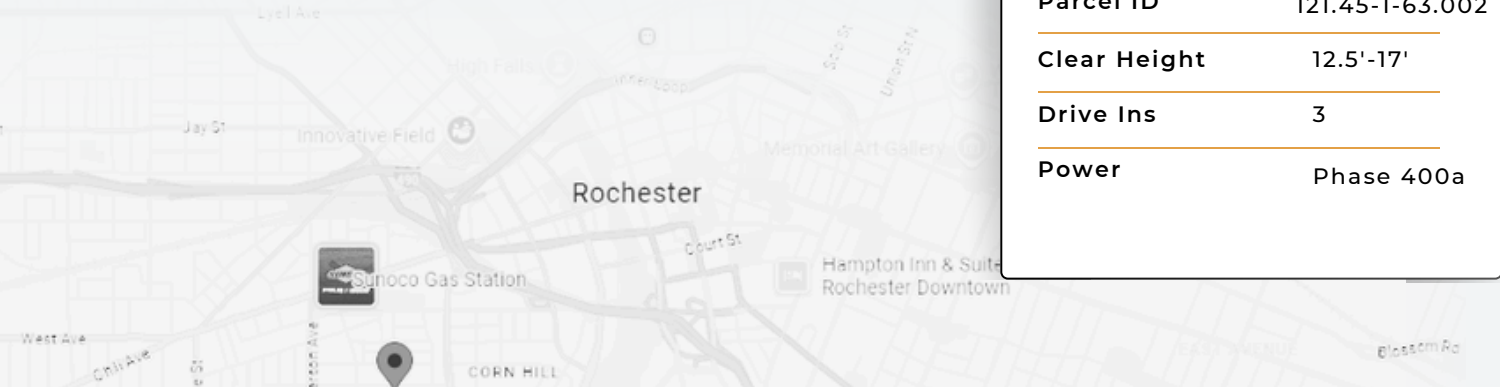
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Rochester, NY
Demographics
Amenities Map

EXECUTIVE SUMMARY

Centrally located Industrial/Manufacturing Warehouse facility consisting of 13,750 SF on .62 acres. There 1,600 SF office area on mezzanine level including reception, conference area, kitchenette, 3-4 offices and bathroom. Ceiling heights range from 12.5' to 17' 3 Overhead doors 3 Phase 400 amp Electric. Great facility for tool & die, HVAC contractor, metal fabricator, auto repair & more. Ample parking and multiple buildings on the lot would be good for the owner user who wants to occupy the building while still having rental income.



THE OFFERING

Offering Price	\$700,000
Building SF	13,750 SF
Year Built	1930
Lot Size (Acres)	.62
Parcel ID	121.45-1-63.002
Clear Height	12.5'-17'
Drive Ins	3
Power	Phase 400a

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Minutes away from downtown Rochester providing convenience for businesses and customers. This property maximizes same-day tasks and logistics, enhancing your business's operational capabilities.



Industrial Infrastructure: The property boasts three drive-thru bays offering a clear height of 12.5'-17', perfectly suited for general industrial activities.



Phase 400 amp Electric. Perfect facility for tool & die, HVAC contractor, metal fabricator, auto repair & more.

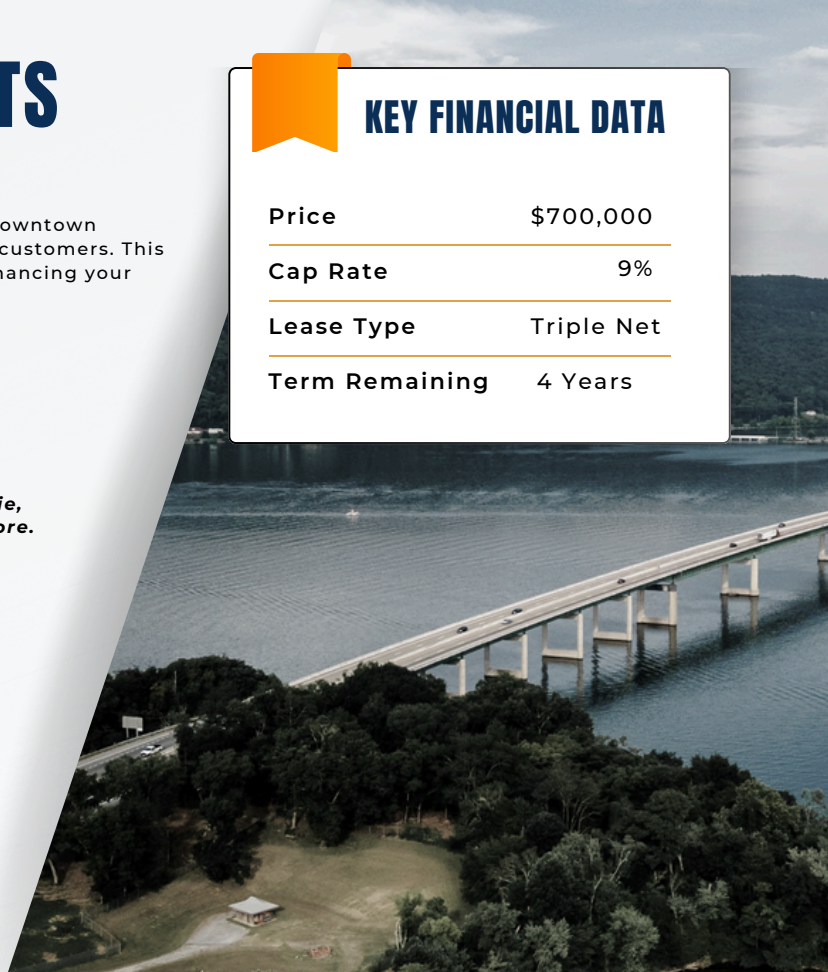
KEY FINANCIAL DATA

Price \$700,000

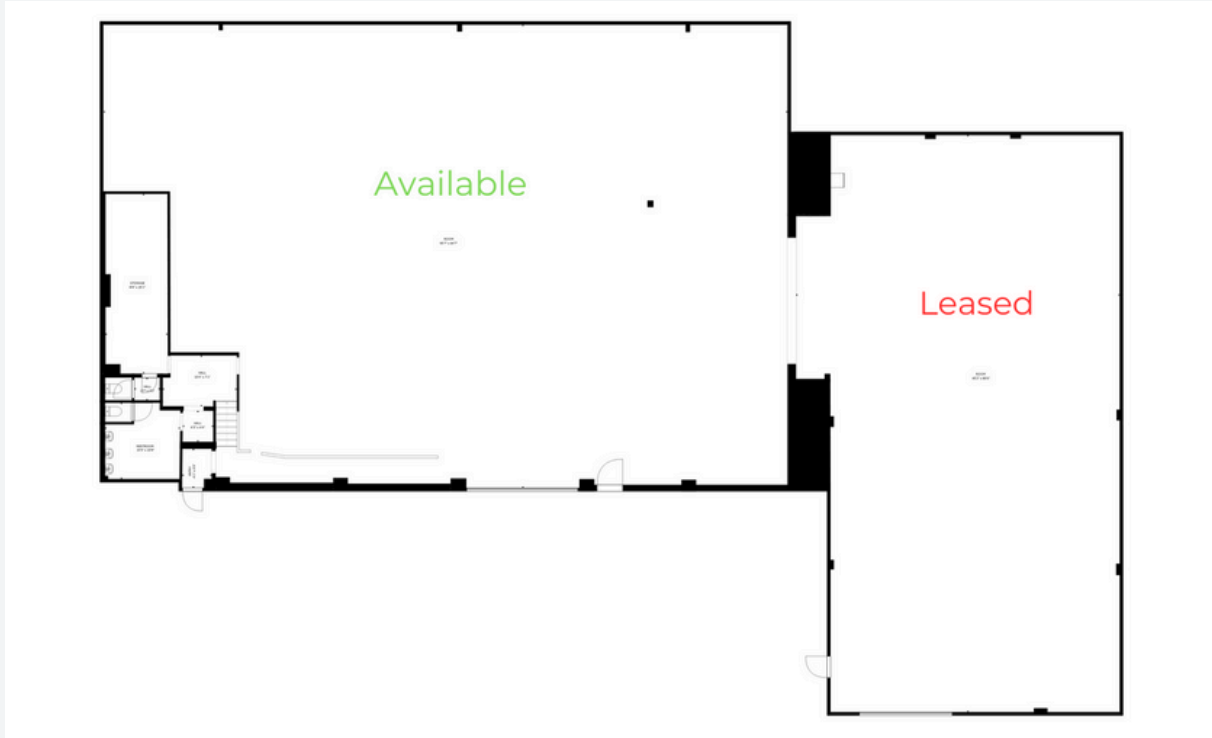
Cap Rate 9%

Lease Type Triple Net

Term Remaining 4 Years



FLOOR PLAN



FINANCIAL SUMMARY



305 Tremont ST
Rochester, NY 14608



Price
\$700,000



Cap Rate
9%



Occupancy
67%

BUILDING SUMMARY

<hr/>	
Rentable Building Area	13,750
Total Building Area	13,750
Land Area	.62 Acres
Stories	1
Drive In Doors	3
Clear Height	12.5'-17'

FINANCIAL SUMMARY

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Price	\$700,000
Price/SF	\$6.89
NOI	\$63,036
Cap Rate	9%
Pro Forma Cap Rate	12.3%
Total Tenants	2
Occupancy	67%

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$63,036	\$67,127	\$69,141	\$71,215	\$73,352	\$75,552
SCHEDULED BASE RENTAL REVENUE	\$63,036	\$67,127	\$69,141	\$71,215	\$73,352	\$75,552
TAX & INS; MANGEMENT FEE	\$18,798	\$19,174	\$19,557	\$19,948	\$20,347	\$20,754
EFFECTIVE GROSS REVENUE	\$81,834	\$86,301	\$88,698	\$91,163	\$93,699	\$96,306
OPERATING EXPENSES						
PROPERTY TAX	\$15,393	\$15,701	\$16,015	\$16,335	\$16,662	\$16,995
INSURANCE	\$3,405	\$3,473	\$3,543	\$6,613	\$3,686	\$3,759
TOTAL OPERATING EXPENSES	\$18,798	\$19,174	\$19,558	\$19,948	\$20,347	\$20,754
NET OPERATING INCOME	\$63,036	\$67,127	\$69,141	\$71,215	\$73,352	\$75,552

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RENT ROLL

305 TREMONT RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Other Income	Lease From	Lease To
Space 1	VeoRide, Inc.	4,644	\$37,080	\$7.98		06/01/2023	06/01/2028
Space 2	Aftermath Services	4,500	\$37,080	\$5.77		09/01/2023	06/30/2026

TOTAL



TENANT SUMMARY

Veoride, Inc.



Veoride is on a mission to end car dependency by making clean transportation accessible to all. We have provided millions of shared bike and scooter rides in 50+ cities and universities across North America – and we're just getting started.

LEASE OVERVIEW

Tenant	Franchisee
Lease Type	Triple Net
Lease Commencement	06/01/2023
Lease Expiration	06/01/2028
Base Term Remaining	4 years
Options	Extension Term
Rental Increase	+3% Annually
Tenant Purchase Rights	ROFR

Aftermath Services



Aftermath Services is the premier provider of crime scene, trauma and biohazard remediation. For over 25 years, we have provided professional and compassionate services to more than 30,000 families, communities, and businesses after traumatic events.

LEASE OVERVIEW

Tenant	Franchisee
Lease Type	Triple Net
Lease Commencement	09/01/2023
Lease Expiration	06/30/2026
Base Term Remaining	2 years
Options	Extension Term
Rental Increase	+3% Annually
Tenant Purchase Rights	ROFR

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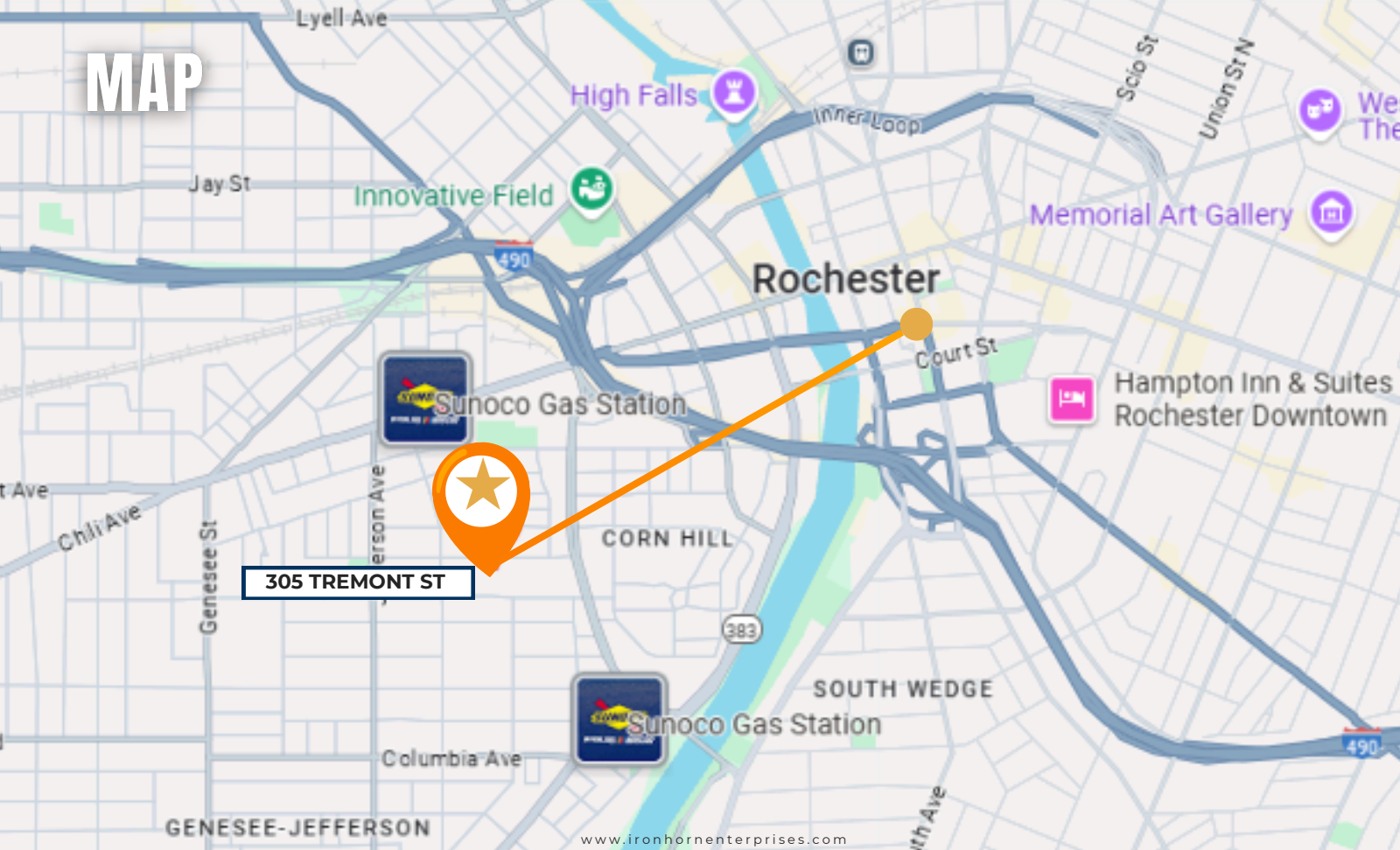


ABOUT ROCHESTER, NY

Rochester is a city in the U.S. state of New York and the seat of Monroe County. It is the fourth-most populous city and 10th most-populated municipality in New York, with a population of 211,328 at the 2020 census. The city forms the core of the larger Rochester metropolitan area in Western New York, with a population of over 1.09 million residents.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	23,171	154,736	297,012
2024 ESTIMATE	23,462	157,375	301,658
2020 CENSUS	23,552	161,529	307,682
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	9,939	67,806	128,552
2024 ESTIMATE	10,069	68,960	130,612
2020 CENSUS	10,112	70,590	133,033
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	53,873	60,195	69,865
CONSUMER SPENDING	-	-	-

MAP



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