

# 1147-1151 S Plymouth Ave, Rochester, NY 14608

## Mortgage Amount

Rent Roll (Commercial Unit #1: \$1,100/mo → \$13,200/yr

Commercial Unit #2: \$1100/mo → \$13,200/yr

Apartment #1: \$950/mo → \$11,400/year/yr

Apartment #2: \$950/mo → \$11,400/year/yr

Apartment #3: \$925/mo → \$11,100/yr

Total Gross Rental Income: \$72,300/year

## Operating Expenses (Stabilized)

Property Taxes: \$3,029

Refuse: \$1,000

Utilities: \$1,250

Water & Sewer: \$600

Insurance (est.): \$5,000

Repairs/Maintenance (est.): \$6,500

Management (est.): \$3,000

Administrative / Reserves: \$1,621

Total Expenses: \$20,050.00

**Net Operating Income NOI: \$52,250**

## investment Metrics

**Target Sale Price (13.1% Cap): \$400,000**

Price per Unit: ~\$80,000

Gross Rent Multiplier (GRM): ~5.5

Cap Rate (Stabilized): **10.0%**

“High-yield mixed-use asset with in-place 13%+ cap and stabilized 10% return.”

