



Real Estate Services

Brighton Office

2349 Monroe Ave

Rochester, NY 14618

585.473.1320

howardhanna.com

77 RUTGERS ST.

6unit apartment building steps from Park Ave.

1 Car garage, 8 Car Parking

10% CAP RATE

Offered by Richard Leasure 585-729-2500\

Apartment #	Bedrooms	Monthly Rent	Security Dep.	Start Date	Lease Exp. Date
1	1	\$1150	\$1095	11/15/22	5/31/26
2	1	\$1195	\$1195	6/1/25	5/31/26
3	1	\$1195	\$1195	11/1/24	5/31/26
4	STUDIO	\$850	\$850	7/15/23	5/31/26
5	STUDIO	\$875	\$875	2/1/25	5/31/26
6	2	\$1550	\$1350	8/1/23	7/30/26
GARAGE		\$120	0	2/1/21	-
Coin Operated Laundry		\$70			
Total Monthly Income		\$7,080			
Total Annual Income		\$84,960			
ANNUAL EXPENSES					
Property Tax		\$14,350			
Trash Removal		\$1,440			
Heat And Electric		\$3,481			
Insurance		\$4,311			
Water		\$381			
Maintenance 5% Of Income		\$4,248			
Vacancy 5% of Income		\$4,248			
TOTAL ANNUAL EXPENSES		\$32,439			

This Information Is deemed Reliable But Not Guaranteed Accurate