



Real Estate Services

77 RUTGERS ST.

Brighton Office  
2349 Monroe Ave  
Rochester, NY 14618  
585.473.1320  
howardhanna.com

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
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1	1	\$1150	\$1095	11/15/22	5/31/26
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2	1	\$1195	\$1195	6/1/25	5/31/26
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3	1	\$1195	\$1195	11/1/24	5/31/26
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4	STUDIO	\$850	\$850	7/15/23	5/31/26
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5	STUDIO	\$875	\$875	2/1/25	5/31/26
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6	2	\$1550	\$1350	8/1/23	7/30/26
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GARAGE		\$120	0	2/1/21	-
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Coin Operated Laundry		\$70
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Total Monthly Income		\$7,080
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Total Annual Income		\$84,960
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#### ANNUAL EXPENSES

Property Tax		\$14,350
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Trash Removal		\$1,440
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Heat And Electric		\$3.481
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Insurance		\$4,311
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Water		\$381
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Maintenance 5% Of Income		\$4,248
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Vacancy 5% of Income		\$4,248
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TOTAL ANNUAL EXPENSES		\$32,439
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\*This Information Is deemed Reliable But Not Guaranteed Accurate\*