



500 Romeo Rd  
Units #104, 113, 127

454 Romeo Rd  
Units #212 & #221

436 Romeo Rd  
Unit #328

**6-UNIT, CASH-FLOWING, CONDO  
PORTFOLIO IN ROCHESTER, MI**  
Romeo Road Condos, Rochester, MI 48307



PRESENTED BY  
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# PROPERTY SUMMARY



**STREET ADDRESSES**

500 Romeo Rd Units #104, #113, & #127  
454 Romeo Rd Units #212 & #221  
436 Romeo Rd Units #328

**CITY, COUNTY, STATE**

Rochester, Oakland, MI

**PARCEL IDs**

1511330049; 1511330040; 1511330036;  
1511330029; 1511330003

**YEAR BUILT**

1964

# RENT ROLL

ADDRESS	UNIT	LEASE TERMS	LEASE RATE	UNIT TYPE	SQFT	NOTES
500 Romeo	104	1/17/2022 - 4/30/2026	\$1,180	2 Bed	1239	dated interior
500 Romeo	113	8/1/2023 - 9/30/2026	\$1,000	1 Bed	618	dated interior
500 Romeo	127	10/27/2024 - 10/31/2026	\$1,500	2 Bed	817	fully renovated
454 Romeo	212	9/1/2021 - 6/30/2026	\$925	2 Bed	817	dated interior
454 Romeo	221	11/1/2025 - 10/31/2026	\$1,500	2 Bed	817	fully renovated
436 Romeo	328	4/1/2025 - 3/31/2026	\$1,500	2 Bed	618	fully renovated
<b>TOTAL RENTS</b>			<b>\$7,605</b>			

# 3 FULLY RENOVATED UNITS

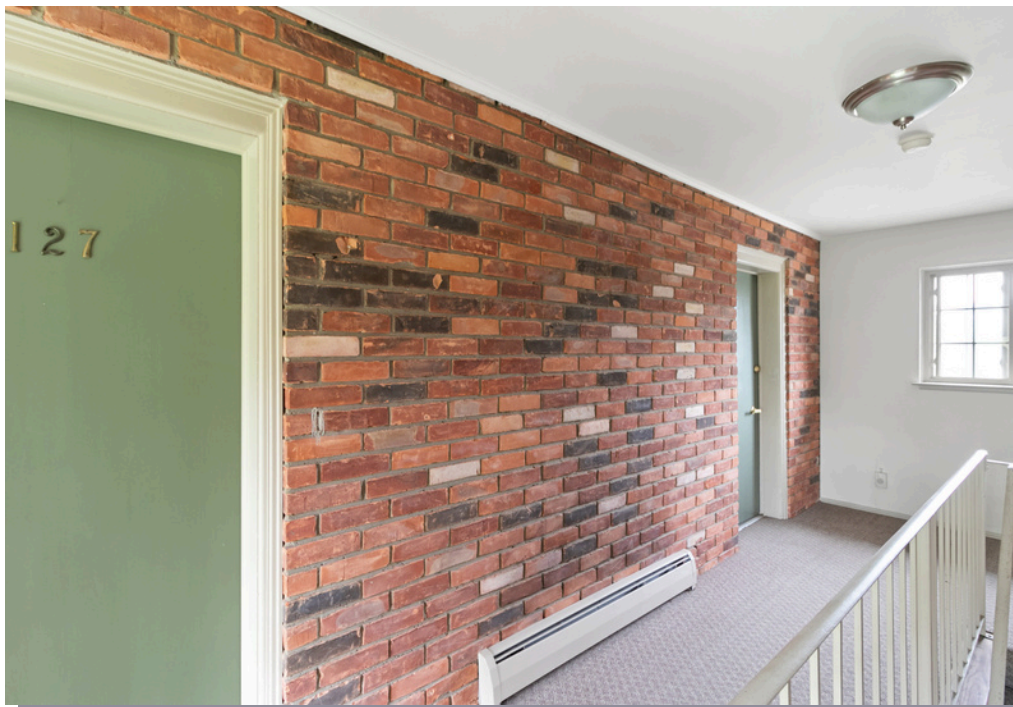


# 3 LEGACY UNITS

*Potential to renovate and increase rents*



# HOMEOWNERS' ASSOCIATION



## Rochester Village Condominium Association Professionally Managed

ADDRESS	UNIT	HOA FEES
500 Romeo	104	\$372
500 Romeo	113	\$279
500 Romeo	127	\$372
454 Romeo	212	\$372
454 Romeo	221	\$372
436 Romeo	328	\$372
<b>TOTAL</b>		<b>\$2,046</b>

### HOA Association Dues Include:

- Heat & Hot Water
- Common Area Maintenance & Utilities
- Property Insurance
- Lawn Care and Snow Removal
- Laundry room (updated units also have in-unit laundry)
- Surface Parking
- Professional Management

# ROCHESTER, MI

**5.57K**  
Number of Households

**\$450,800**  
Median Property Value 2023

**67.4%**  
Homeownership

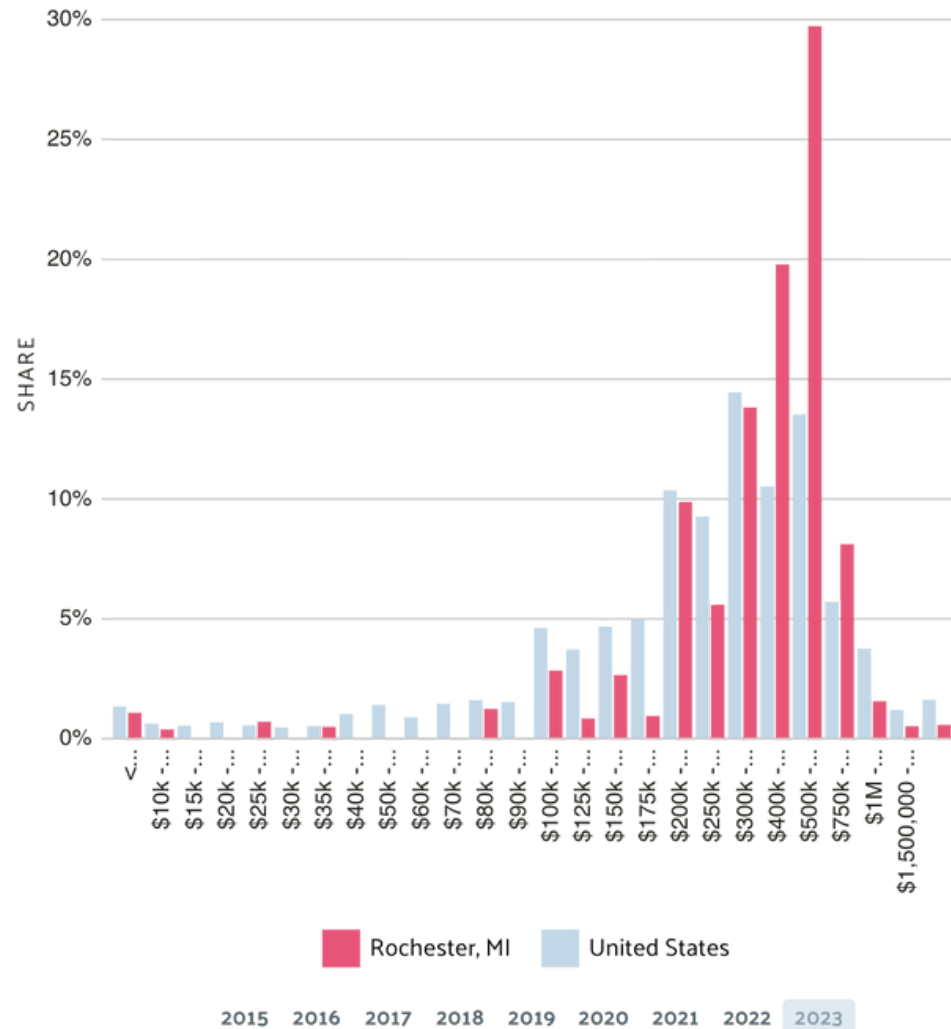
**\$104,920**  
Median Household Income

**3.87%**  
1 Year Employment growth

(as of 2023)

## Property Values

The following chart displays the households distributed between a series of property value buckets compared to the national averages for each bucket. In Rochester, MI the largest share of households have a property value in the \$500k range.



Source: Data USA (<https://datausa.io/profile/geo/rochester-mi?propertyTaxesValue=propertyValue&growthOccupations=growth>).

# ROCHESTER, MI



## TOP INDUSTRIES

Manufacturing	22%
Health Care & Social Assistance	12.8%
Professional, Scientific, & Technical Services	11%
Educational Services	10%



Source: Data USA (<https://datausa.io/profile/geo/rochester-mi?propertyTaxValue=propertyValue&growthOccupations=growth>).

**BERKSHIRE HATHAWAY** | THE LOFT WAREHOUSE  
HOMESERVICES

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Contact me for additional information

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