

## Investor One-Pager: Multi-Property Investment Package

1143–1145 S Plymouth Ave • 835–837 S Plymouth Ave • 572–574 Seward St • 6 Custer St  
Rochester, NY 14608–14611

### Investment Summary

Offered as a Portfolio: 4 properties / 9 total units  
Updated Total Price: \$877,800  
Gross Scheduled Income: \$120,120 / year  
Total Operating Expenses (incl. taxes): \$28,504 / year  
Net Operating Income (NOI): \$91,616 / year  
Cap Rate: 10.44%  
Assumed Financing: 25% down (\$219,450)  
Loan: \$658,350 @ 7.0% / 25-year amortization  
Annual Debt Service: ~\$55,800  
Cash Flow Before Taxes: ~\$35,816 / year  
Cash-on-Cash Return: ~16.3%

### Highlights

- Four cash-flowing, turnkey duplexes strategically located in Rochester's South Wedge, Plymouth-Exchange, and 19th Ward corridors.
- Fully leased with solid rent rolls and proven occupancy performance.
- Below-replacement-cost pricing — average \$110k per door with 10%+ cap rate.
- Professional management in place; buyer can assume existing management for seamless operations.
- Strong tenant base of working professionals, Section 8 participants, and local workforce renters.
- Proximity to major employment centers: University of Rochester, Strong Memorial Hospital, and Downtown Rochester.
- Clear value-add upside through unit upgrades, rent optimization, and expense control.

### Neighborhood Overview

These properties are located within Rochester's revitalizing urban core, minutes from downtown, the University of Rochester, and the Genesee River corridor. The area is characterized by high rental demand, ongoing infrastructure investment, and a workforce tenant base seeking affordability close to major employers.

This information is deemed reliable but not guaranteed.