

EXCLUSIVE INVESTMENT OPPORTUNITY

Rochester Multi-Family Portfolio

7 Units | Adjacent Properties

120-128 Lenox St

5 Units • Rochester, NY 14611

349-351 Genesee St

2 Units • Rochester, NY 14611

SALE STRUCTURE

Sold Together or Separately

STATUS

New CofO Included

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Property Overview

Premium Multi-Family Portfolio in Rochester, NY

This portfolio consists of two adjacent properties in great condition. With stable in-place income and significant upside, these assets offer a unique investment opportunity in a strong rental corridor.

120-128 Lenox St

 5 Units

349-351 Genesee St

 2 Units

Unit Specifications

 Row-House Style Units

 ~1,300 SQFT / Unit

 3 Bedrooms, 1 Bath

 Living Room & Dining Area

 Includes Full Basement & Attic Storage



TOTAL PORTFOLIO

7 Units

OCCUPANCY RATE

86%

6 of 7 Units Leased



CURRENT AVG RENT

\$1,085



MARKET RENT POTENTIAL

\$1,300

+20% Upside

 **New C of O**
Delivered at closing

 **Flexible Sale**
Buy together or separately

Financial Analysis

Proforma Comparison: In-Place vs. Market Potential

Line Item	Current (\$1,085 avg)	Proforma (\$1,300 avg)
Gross Potential Rent	\$91,140	\$109,200
Vacancy (10%)	(\$9,114)	(\$10,920)
Effective Gross Income	\$82,026	\$98,280
OPERATING EXPENSES		
Taxes (City & County)	\$10,975	\$10,975
Insurance & Utilities	\$6,939	\$6,939
Maintenance (\$750/unit)	\$5,250	\$5,250
Management (10%)	\$8,203	\$9,828
Total Expenses	\$31,367	\$32,992
Net Operating Income	\$50,659	\$65,288

VALUE ADD POTENTIAL

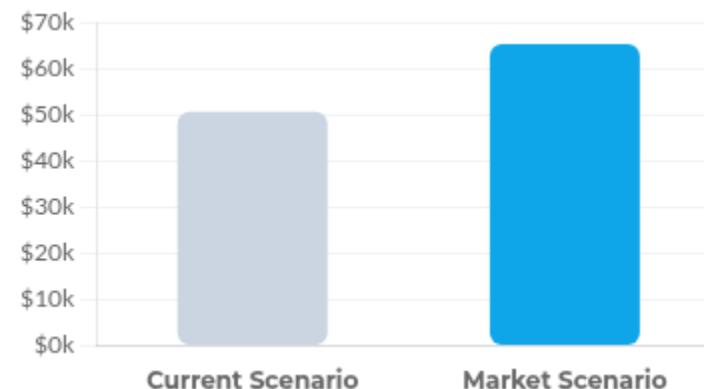
+\$14,629

Annual NOI Increase

Achieved by bringing rents to market rates (\$1,300/unit).



NOI GROWTH VISUALIZATION



Unit Interiors

Updated Finishes, Hardwood Flooring & Spacious Layouts



Unit Interiors

Updated Finishes, Hardwood Flooring & Spacious Layouts

