

Willow Gardens Apartment Complex
2600 Dewey Avenue
Rochester NY 14616



Contact



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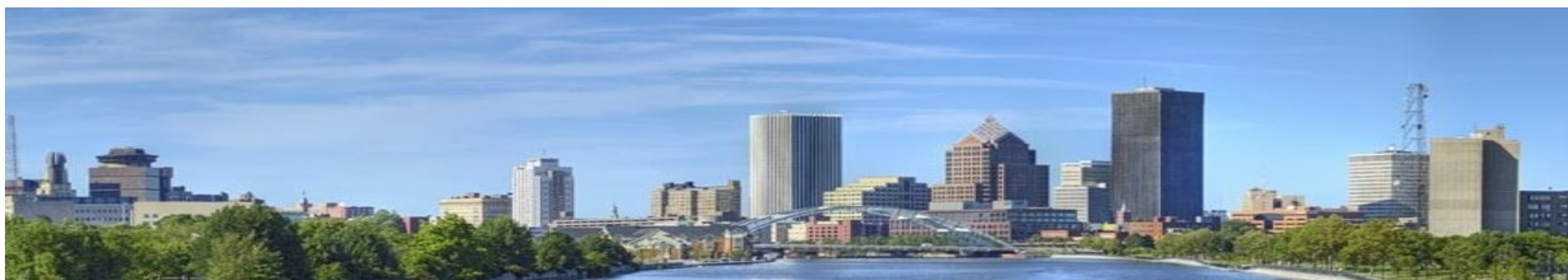
 CoStar™
POWERBROKER™ AWARD

Description



2600 Dewey Avenue, Rochester NY 14616

- 56 apartment complex in 5 brick buildings;
- Greece NY zip code,
- Rochester school district and taxes
- 16 two bedroom and 40 one bedroom units,
- All apartments have one bath
- Built in 1970; Renovated in 2025
- 44,724 square feet



Description



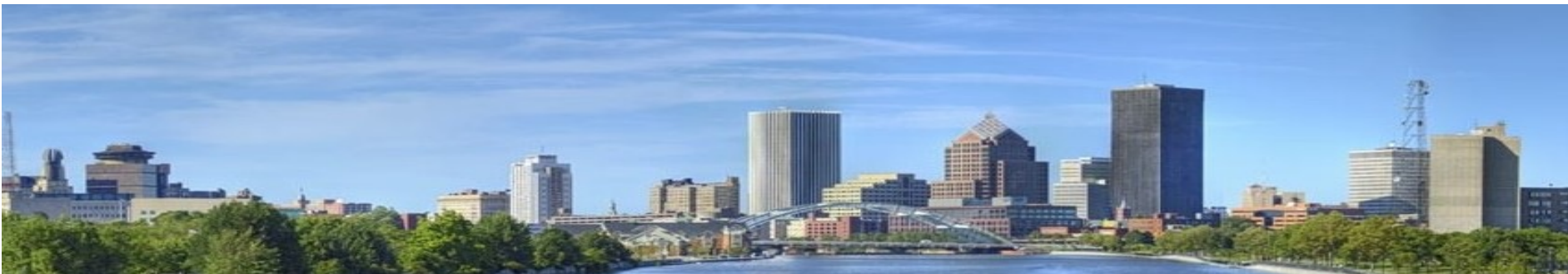
- 11 brand new boilers, 10 new water tanks, brand new windows,
- Glass block, new slider doors to outside decks.
- 44 units have been remodeled:
- New kitchens, New bathrooms, new flooring, etc.
- All common areas have been upgraded
- 30 year asphalt shingle roofs replaced approximately 10 years ago
- And many more upgrades in the last twelve months.
- No Wholesalers please!



Pictures



Link to more [Pictures](#)



Location Links



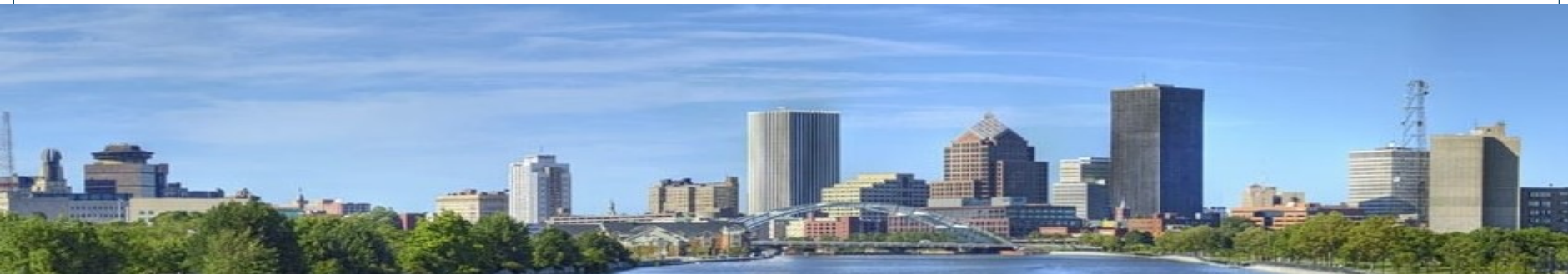
Please click each link for more information:

[Location](#)

[Neighborhood Information](#)

[Rochester NY](#)

[Rochester Brag Book](#)



Rent Roll Page 1 of 3



Rent Roll

Exported On: 12/30/2025 01:34 PM

Properties: 2594-2608 Dewey Ave - 2610-2638 Dewey Ave Rochester, NY 14616, 2610-2638 Dewey Ave - 2610-2638 Dewey Ave Rochester, NY 14616

Unit	BD/BA	Status	Rent	Deposit	Lease From	Lease To	Move-in
2600 Dewey Ave # 2	2/--	Current	\$1,175	\$1,175	03/01/2025	02/28/2026	03/08/2024
2600 Dewey Ave # 3	1/--	Vacant-Unrented	\$1,075	\$0			
2600 Dewey Ave # 4	2/1.00	Current	\$1,250	\$1,250	11/01/2025	10/31/2026	10/31/2025
2600 Dewey Ave # 5	2/--	Current	\$1,200	\$1,200	03/01/2025	02/28/2026	03/05/2025
2600 Dewey Ave # 6	2/--	Current	\$1,000	\$1,000	04/01/2025	03/31/2026	03/28/2025
2600 Dewey Ave # 7	1/--	Current	\$1,000	\$1,000	02/01/2025	01/31/2026	02/01/2025
2600 Dewey Ave # 8	2/--	Current	\$1,200	\$1,200	03/01/2025	02/28/2026	02/28/2025
2600 Dewey Ave (Apt 1)	1/--	Current	\$1,050	\$975	02/15/2025	01/31/2026	02/15/2025
2604 Dewey Ave # 1	1/--	Current	\$925	\$0	10/01/2024	09/30/2025	10/04/2023
2604 Dewey Ave # 2	2/--	Current	\$1,175	\$1,175	08/01/2025	07/31/2026	07/31/2024
2604 Dewey Ave # 3	1/--	Current	\$975	\$975	02/01/2025	01/31/2026	02/16/2024
2604 Dewey Ave # 4	2/--	Current	\$1,225	\$1,175	05/01/2025	04/30/2026	05/12/2024
2604 Dewey Ave # 5	2/--	Current	\$1,175	\$1,175	02/01/2025	01/31/2027	01/26/2024
2604 Dewey Ave # 6	1/1.00	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/24/2023
2604 Dewey Ave # 7	1/--	Current	\$1,000	\$0	09/01/2024	08/31/2026	10/04/2023
2604 Dewey Ave # 8	1/--	Current	\$925	\$0	09/01/2025	08/31/2026	01/01/1970
2608 Dewey Ave # 1	1/1.00	Current	\$1,050	\$1,050	11/01/2025	10/31/2026	11/13/2025
2608 Dewey Ave # 2	1/--	Current	\$785	\$0	09/01/2025	08/31/2026	10/04/2023
2608 Dewey Ave # 3	2/--	Current	\$1,050	\$1,050	06/01/2025	05/31/2026	06/01/2025
2608 Dewey Ave # 4	1/--	Current	\$1,250	\$1,250	06/01/2025	05/31/2026	07/25/2023
2608 Dewey Ave # 5	2/--	Current	\$1,225	\$0	09/01/2025	08/31/2026	10/04/2023

Rent Roll *Page 2 of 3*



Unit	BD/BA	Status	Rent	Deposit	Lease From	Lease To	Move-in
2608 Dewey Ave # 6	1/1.00	Current	\$1,050	\$1,050	12/01/2025	11/30/2026	12/05/2025
2608 Dewey Ave # 7	1/--	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/04/2023
2608 Dewey Ave # 8	1/--	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/04/2023
2610A Dewey Ave	1/1.00	Current	\$1,050	\$1,050	01/01/2026	12/31/2026	12/30/2025
2610B Dewey Ave	2/1.00	Current	\$1,250	\$1,250	12/01/2025	11/30/2026	12/19/2025
2610C Dewey Ave	1/--	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/04/2023
2610D Dewey Ave	1/1.00	Vacant-Unrented	\$1,075	\$0			
2614A Dewey Ave	1/--	Current	\$975	\$975	04/01/2024	03/31/2025	04/01/2024
2614B Dewey Ave	1/--	Current	\$1,025	\$975	05/01/2025	04/30/2026	05/01/2024
2614C Dewey Ave	1/--	Current	\$975	\$975	04/01/2025	03/31/2026	04/11/2024
2614D Dewey Ave	1/--	Current	\$1,025	\$975	07/01/2025	06/30/2026	07/01/2024
2618A Dewey Ave	1/--	Current	\$1,025	\$975	09/01/2025	08/31/2026	09/13/2024
2618B Dewey Ave	1/--	Current	\$975	\$975	08/01/2025	07/31/2026	07/26/2024
2618C Dewey Ave	1/--	Current	\$1,025	\$975	07/01/2025	06/30/2026	06/27/2024
2618D Dewey Ave	1/--	Current	\$1,075	\$975	12/01/2024	11/30/2026	12/01/2023
2622A Dewey Ave	1/--	Current	\$1,025	\$975	10/01/2024	09/30/2026	10/11/2024
2622B Dewey Ave	1/--	Current	\$1,075	\$975	01/01/2025	12/31/2026	01/01/2025
2622C Dewey Ave	2/1.00	Evict	\$1,175	\$1,175	11/01/2024	10/31/2025	11/01/2024
2622D Dewey Ave	1/--	Current	\$1,025	\$975	06/01/2025	05/31/2026	06/14/2024

Rent Roll *Page 3 of 3*



Unit	BD/BA	Status	Rent	Deposit	Lease From	Lease To	Move-in
2626A Dewey Ave	1/1.00	Current	\$1,050	\$0	11/01/2024	12/31/2026	10/04/2023
2626B Dewey Ave	2/--	Current	\$1,225	\$0	09/01/2025	08/31/2026	10/04/2023
2626C Dewey Ave	1/1.00	Current	\$1,050	\$1,050	10/01/2025	09/30/2026	10/03/2025
2626D Dewey Ave	1/--	Current	\$975	\$975	10/01/2024	09/30/2025	10/01/2024
2630A Dewey Ave	1/--	Current	\$1,075	\$975	01/01/2025	12/31/2026	01/01/2025
2630B Dewey Ave	1/--	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/04/2023
2630C Dewey Ave	1/--	Current	\$1,025	\$975	05/01/2025	04/30/2026	05/01/2024
2630D Dewey Ave	1/1.00	Vacant-Unrented	\$1,075	\$0			
2634A Dewey Ave	1/--	Current	\$975	\$975	03/01/2025	02/28/2026	02/23/2024
2634B Dewey Ave	1/--	Current	\$950	\$0	09/01/2025	08/31/2026	10/04/2023
2634C Dewey Ave	1/--	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/04/2023
2634D Dewey Ave	1/--	Current	\$1,000	\$975	07/01/2025	06/30/2026	07/18/2024
2638A Dewey Ave	1/--	Current	\$975	\$975	04/01/2025	03/31/2026	04/01/2024
2638B Dewey Ave	1/--	Current	\$1,000	\$0	09/01/2025	08/31/2026	10/04/2023
2638C Dewey Ave	2/--	Current	\$1,175	\$1,175	10/01/2024		10/09/2024
2638D Dewey Ave	1/1.00	Current	\$1,050	\$1,050	09/01/2025	08/31/2026	09/01/2025
Total 56 Units			\$59,135	\$40,025			

Pro forma income, T12 expenses / METRICS

A	B	C	D	E	F
2	Price Guidance	\$5,500,000		Metrics:	
3				Square feet	44,724
4	Total Annual Rents	\$709,620		Price per SF	\$122.98
5	Vacancy (5%)	(\$35,481)		Rents per square foot	\$1.32
6	Net Rents	\$674,139		Price to Rents (GRM)	7.75
7	Monthly Gross rents	\$59,135		Expense Ratio	40.8%
8				Cap Rate	7.6
9					
10	Operating Expenses T12			Mortgage Assumptions:	
12	Taxes (Actual *)	\$87,242		Price	\$5,500,000
13	Insurance*	\$21,149		Down Payment (25%)	\$1,375,000
14	Utilities *	\$52,469		Mortgage Principal	\$4,125,000
15	Water *	\$10,927		Interest Rate	5.75%
16	Refuse *	\$7,775		Length In Months (Agency)	360
17	Management (Actual is 6%)	\$40,448		Annual Payment	\$288,869
18	Repairs & Maint (5% is assumed)	<u>\$33,707</u>		Debt Coverage Ratio	1.46
19	Total Operation Costs	\$253,717			
20	Net Operating Income	\$420,422			

County Demographics



Monroe County is made up of 19 towns, 10 villages and the city of Rochester, with a combined population of about 750,000 residents over 657 square miles.

There are about 340,000 total housing units, of which 122,000 are tenant occupied. From its early agricultural start, Monroe County has developed into a modern center for High Technology, Education and Medicine.

[Demographic Link](#)



Educational

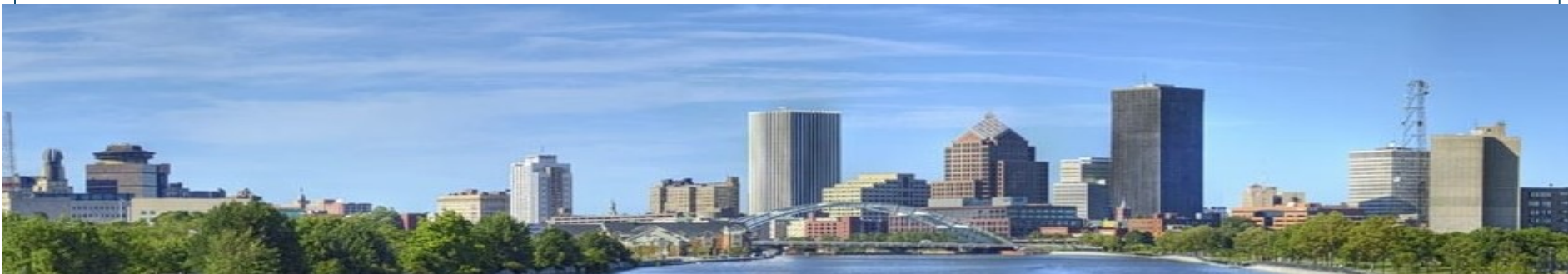


Some of the Colleges and Universities within Monroe County

- Nazareth College
- Roberts Wesleyan College
- Rochester Institute of Technology
- Saint John Fisher College
- State University of New York at Brockport
- University of Rochester
- Monroe Community



Area schools represent total enrollment of approximately **75,000** students and confer approximately **18,000** degrees annually. [Data Link](#)



Employment



Employer

Employees

University of Rochester

31,000

Rochester Regional Health

17,000

Wegman's Food Markets

15,000

Paychex

4,500

Rochester Institute of Technology

4,100

L3 Harris

3,800

Source: Greater Rochester Enterprise: [Rochester Top 100](#)



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