

30 Unit Apartment offering  
1780 Saint Paul  
Rochester, NY 14621  
Offered at \$1,800,000 (as is)

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# Contact



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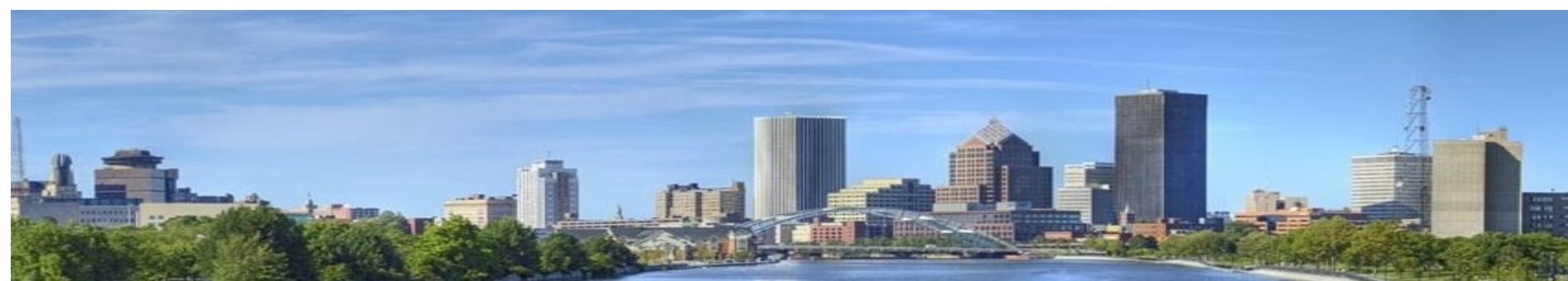
**POWERBROKER™ AWARD**

# Description



## 1780 Saint Paul, Rochester NY 14621

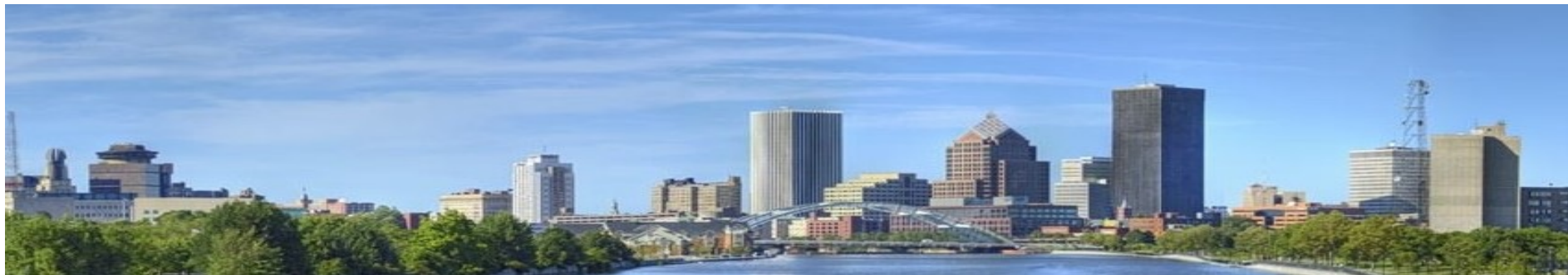
- *30 unit apartment building package*
- *1780 and 1768 are both 8 unit buildings, on one tax number*
- *Across the street, 1751 is a 4 unit, 1771 is a 5 unit, 1779 is a 5 unit*
- *28 one bedroom apartments and 2 studio*
- *All Certificates of Occupancy transfer.*
- *Plenty of off street parking*
- *Sold "As Is";*
- *Deferred maintenance estimated by Manager to be approximately \$95,000*



# Pictures



*Link to more [Pictures](#)*



# Location Links



*Please click each link for more information:*

[Location](#)

[Neighborhood Information](#)

[Rochester NY](#)

[Rochester Brag Book](#)

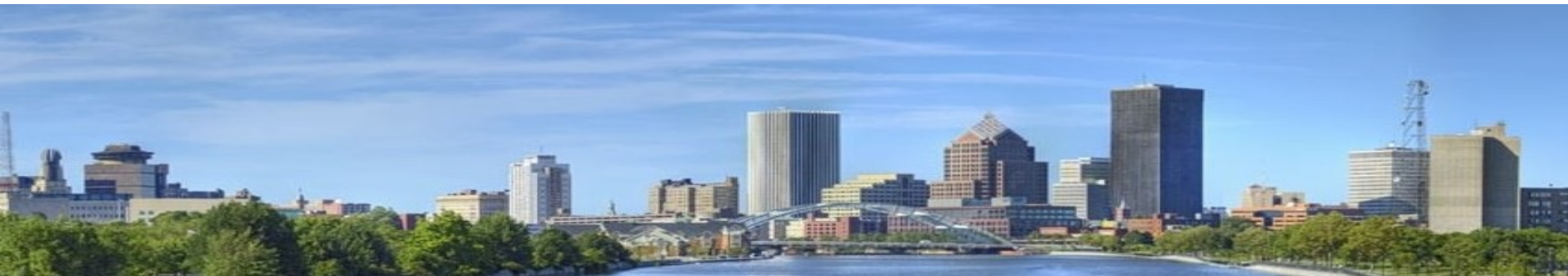


# Rent Roll

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- Monthly Gross Potential Rents are \$25,300
- All C of O are transferable
- Some government assisted tenants
- Full rent roll [HERE](#)



A	B	C	D	E	F
2	<b>Price Guidance</b>	\$1,800,000		<b>Mortgage Assumptions:</b>	
3				Price	\$1,800,000
4	<b>Total Annual Rents</b>	\$303,600		Down Payment	\$450,000
5	Vacancy (5%)	(\$15,180)		Mortgage Principal	\$1,350,000
6	Net Rents	\$288,420		Interest Rate	6.50%
7	Monthly Gross rents	\$25,300		Length In Months	300
8				Annual Payment	\$109,384
9	<b>Operating Expenses</b>			Cash Flow after Mtg	\$39,708
10	Taxes (T12 actual)	\$37,028		Cash on Cash return	8.82%
12	Insurance (T12 actual)	\$9,898		Debt Coverage Ratio	1.36
13	Electric (T12 actual)	\$14,016		GRM	5.93
14	Gas (T12 actual)	\$19,428		Expense ratio	50.9%
15	Water (T12 actual)	\$9,495		<b>Cap Rate</b>	<b>8.3</b>
16	Refuse (estimated)	\$6,200			
17	Management (10% but 7% is actual)	\$28,842			
18	Repairs and Maint (5%)	\$14,421			
19	Total Operation Costs	\$139,328			
20	<b>Net Operating Income</b>	<b>\$149,092</b>			

# 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](#)**



# Disclaimer



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