

1522 Mount Hope Unit Info:

Apt1	1/1	Intentionally Vacant	Previous Rent - \$1,200 - Low
Apt2	1/1	Tenant	Rent - \$1,200 - Low
Apt3	1/1	Tenant	Rent - \$1,000 - Low
Apt4	1/1	Tenant	Rent - \$1,000 - Low
Storefront		Vacant	Previous Rent - \$1,000 - Low

Gross Monthly Rents (based on prev rented now vacant units) \$5,400.00
Gross Annual Rents (based off of prev rented now vacant units) \$64,800.00
Projected Monthly & Annual with Rent Increases - \$7,100/mth & \$85,200/yr
Projected Breakdown: Apt1 - \$1,700, Apt2 - \$1,500, Apt3 - \$1,200, Apt4 - \$1,200, Storefront - \$1,500

To achieve the above-projected rents will require some minor detail and trim work to the common areas (wall sconces, trim, pictures, etc), re-vamp the laundry room, and minor touchup to the exterior (gooseneck lighting, spruce it up)

Recent Updates:

Roof Silvercoated 2023

Additional Info:

- Apt 1 Is intentionally vacant so new owner can fill the vacancy or occupy.
- The storefront is intentionally vacant so that new owner can fill the vacancy or occupy.
- Parking is available on the side of the building allowed by Wendys Corporation.
- Coin-op washer & Dryer on the 1st floor.
- Hot Water, Water, and Refuse paid by the Owner.
- Close to Strong Hospital, Highland, University of Rochester & Collegetown.
- High visibility on Mount Hope leaving lots of options for the storefront.