

Multifamily Residential

**CBRE Upstate NY**

PART OF THE AFFILIATE NETWORK

# Villas at Town Center

Residential Investment Offering

1 Rodeo Drive  
Rochester, NY 14612  
[www.VillasTownCenter.com](http://www.VillasTownCenter.com)

124-Unit Build-to-Rent Offering of 93 Townhomes and 31 Patio Homes



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## Villas at Town Center

1 Rodeo Drive | Rochester, NY 14612

For Sale

# Offering Overview

CBRE Upstate NY has been retained as the exclusive broker for the sale of the Villas at Town Center, a 124-unit Build-to-Rent (BTR) property in suburban Rochester, New York. The property is located in the Town of Greece, the Rochester Metropolitan Area's largest suburban community. Villas at Town Center is comprised of 31, 3-bedroom patio homes, 93, 2-bedroom townhomes and a 5,500 square foot community center.

### Property Visitation

Prospective purchasers will have the opportunity to visit the property via pre-scheduled property tours. These tours will include access to a representative sampling of units and access to maintenance and other similar facilities. In order to accommodate the property's ongoing operations, property visits will require advance notice and scheduling.

Additional property information and Offering Memorandum are available at [www.VillasTownCenter.com](http://www.VillasTownCenter.com).

# 124

Units

# 100%

Occupied + Waiting List

# \$1.74

Rent PSF | Based on May 25 Rent Roll





# Investment Highlights

Recently completed Build-to-Rent (BTR) community now at full occupancy with a waiting list in place.

- + **HIGH RENT GROWTH RATE MARKET** - The Rochester, NY market consistently outperforms national averages for multifamily rent growth. Q1 2025 Y-o-Y Rent Growth Rate: Rochester, NY 4.25%; National Average 0.9%. (Source: RealPage)
- + **FAVORABLE DEMOGRAPHIC DRIVERS** - A surge in millennials creating families and leaving traditional apartments, coupled with downsizing by baby boomers, are driving extreme demand in the BTR sector. Seniors have also exhibited a particular interest in the Villas at Town Center due to its "Zero Entry / No Steps" design.
- + **EXTREME BARRIERS TO ENTRY** - Rapid construction cost growth and a drawn out entitlement process for zoning and other approvals has made the construction of new potentially competing properties increasingly cost prohibitive.
- + **ATTRACTIVE ALTERNATIVE HOUSING** - The BTR sector has proven to be popular with both "renters-by-choice" as well as an attractive and cost effective alternative to purchasing as single family homes pricing shows no signs of coming down.

Secure Core Income Stream +  
Significant Rent Growth Potential







Visit [www.VillasTownCenter.com](http://www.VillasTownCenter.com) to view the Offering Memorandum.

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