



**FEATURING 5 PROPERTIES
CONSISTING OF 10 UNITS**

ASKING PRICE: \$550,000

PORTFOLIO FOR SALE



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ROCHESTER MULTI-FAMILY PORTFOLIO

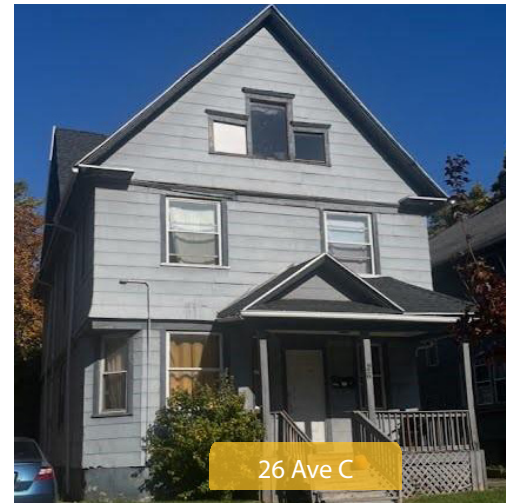
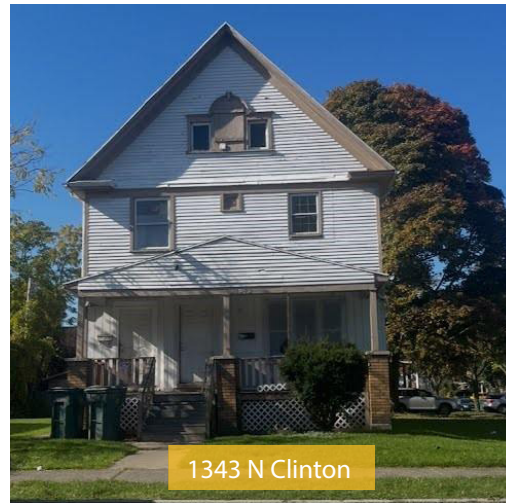
10 Units: 5 properties - 11 Duplexes, 2 Triplex

Gross Annual Income - \$113,280

Cap rate 13%

Fully occupied & cash flowing!

PROPERTY PHOTOS



RENT ROLL

Address	up/dw	beds	Rent1	Rent2	Total Rent	Annual	
1343 N Clinton Ave	up/down	2/2	900	900	1800	21600	
164-164.5 Cady St	up/down	2/2	950	950	1900	22800	
26 Avenue C	up/down	1/3	825	1040	1865	22380	
356 4th St	up/down	3/2	925	950	1875	22500	
462-464 Ave D	up/down	3/3	1000	1000	2000	24000	
			4600	4840	9440	113280	

P&L

	\$550,000.00
Total Annual Rents	113280
Vacancy	4435.2
Net Rents	\$108,844.80
Annual Operating Expenses	
Taxes	13000.95
Insurance	3139
Utilities	1871.49
Repairs/Maintenance (5%)	5544
Capital Improvements	\$3,000.00
Management (10%)	10644.48
Total Operating Expenses	\$37,199.92
Net Operating Income	\$71,644.88
Cap Rate	0.1303

PROPERTY HIGHLIGHTS

Well-maintained properties - Owner is a general contractor

Most have vinyl windows and new water heaters

Many newer furnaces and new carpets

Fully occupied with paying tenants

ROCHESTER CITY INFORMATION



images of Rochester courtesy of wikipedia.org

Demographic Overview

Population: 209,599

Total Households: 91,400

Average Household Size: 2.1

Median Age: 33

Median Household Income \$40,083

Owner Occupied 37% / Renter Occupied 63%

Average Rents

14621 - \$1,037

Mayors Heights - \$1,460

Marketview Heights - \$1,209

<https://worldpopulationreview.com/us-cities/rochester-ny-population>
<https://www.rentcafe.com/average-rent-market-trends/us/ny/rochester/>

ROCHESTER CITY INFORMATION



images of Rochester courtesy of wikipedia.org

Top Area Industries

- Health Care & Social Assistance
- Educational Services
- Retail Trade
- Manufacturing
- Accommodation and Food

Top Area Employers

- University of Rochester: 31,940
- Rochester Regional Health: 17,297
- Wegmans Food Markets, Inc: 15,000
- Rochester City School District: 5,800
- Paychex: 4,536

DISCLOSURE & CONTACT INFORMATION

This is a marketing communication. All information regarding the property for sale is from sources believed to be reliable. The information is for illustrative purposes only and all potential purchasers are recommended to make a thorough investigation to authenticate all information to their own satisfaction. HUNT Real Estate ERA makes no representations as to the accuracy of this brochure. Sherry Solomon is acting as an Agent of the Seller. If you have a brokerage relationship with another agency, this is not intended as a solicitation.



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