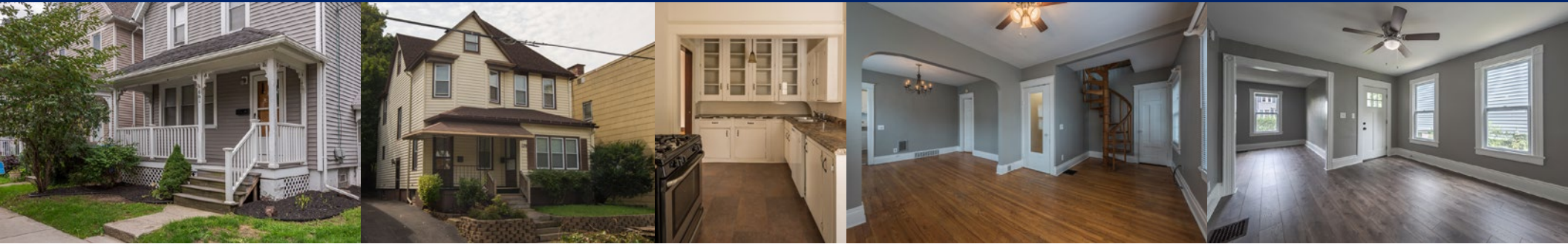


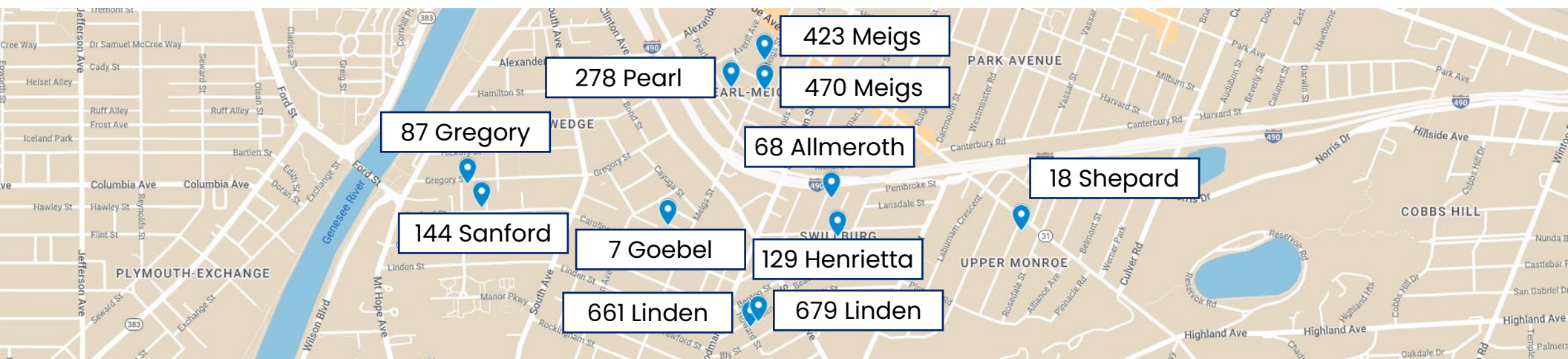
South Wedge Investment Package



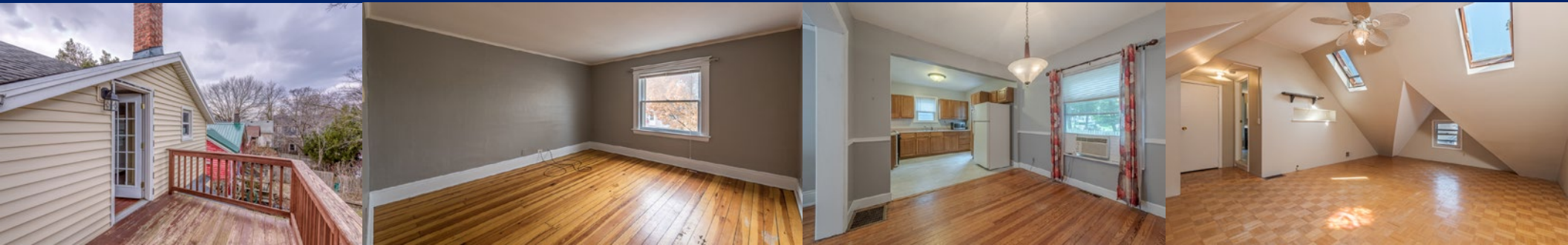
Eleven properties...
One incredible opportunity!

MovingRochester.com is pleased to present an 11 property package (21 total rentable units) in the highly desired South Wedge Neighborhood. The properties are well-occupied and in excellent condition. Financials are included for review.

Don't miss your chance to invest in Rochester!



South Wedge Investment Package



Address	# Units	Yearly Rent	Yearly Taxes	Prop. Value	C/O Expires	Lease Expires
423 Meigs	2	\$31,800	\$5,858	\$200,000	Pending	Vacant / Jul'24
470 Meigs	3	\$28,800	\$5,868	\$209,000	Pending	Vacant / Vacant / M2M
661 Linden	2	\$28,500	\$6,080	\$220,000	Nov 2023	Sep'23 / Jun'23
18-20 Shepard	2	\$28,320	\$5,888	\$260,000	June 2023	M2M / Jul'23
68 Allmeroth	2	\$26,880	\$5,370	\$170,000	June 2023	M2M / M2M
144 Sanford	2	\$24,660	\$5,706	\$200,000	June 2025	Jun'23 / May'23
278 Pearl	2	\$21,900	\$4,484	\$170,000	Pending	Feb'24 / Jul'24
129 Henrietta	2	\$21,420	\$5,375	\$200,000	Pending	May'23 / Jul'23
87 Gregory	2	\$19,980	\$4,986	\$160,000	April 2026	Evc / Sept'23
679 Linden	1	\$19,500	\$4,804	\$170,000	Pending	Jul'23
7 Goebel	1	\$15,000	\$3,228	\$140,000	May 2027	M2M
	21	\$266,760	\$57,647	\$2,099,000		

Landlord provides lawn service for all properties
 Tenants responsible for snow service at all properties
 Trash/Recycling is included with taxes on all properties

Landlord pays water for all multi-family properties
 Tenants pay water at single family properties
 Tenants are responsible for Gas & Electric (no common meters)
 Landlord does not pay heat, gas or electric

585.330.4412

MovingRochester.com

Joseph Rinaudo
 Broker / Owner

All information deemed reliable but not guaranteed and should be independently verified. All properties subject to prior sale, change, or withdrawal. MovingRochester.com shall not be responsible and held harmless for any typographical errors, misinformation, misprints.

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