

ROCHESTER BUY AND HOLDS FOR SALE

I am unloading 4 of my 2 family rentals in Rochester NY at about a 15% Cap Rate. I just listed them with my property manager but if anyone is looking to pick up some additional rental properties in this market these might work. If you are local, manage them yourselves and don't borrow debt you can get them up to over a 20% cap rate over time. Selling AS-IS and has some deferred maintenance. Buyer responsible for obtaining COO. Email adam@propertybuyersgroup.com or call 917-880-1270 for additional info. Will sell as package or separate.

Click Here for Details, Pics, etc: [79 Hazelwood Terrace, Rochester, NY 14609](#)

Income:

Unit 1-Up-\$595 - 2bed/1bath (Cash Pay)

Unit 2-Down-\$595 - 2bed/1bath

Gross Income: \$14,280

Expenses:

Water-\$150 quarter

Repairs-\$2000 average

Property Management: \$1428

County Taxes-\$828.19

City Taxes-\$1939.92

Insurance-\$450yr

Lawn Care-\$250 per season

Notes: New hot water tank, New Front Porch

Asking: \$44,900

Click Here for Details, Pics, etc: [215-217 Cedarwood Terrace, Rochester, NY 14609](#)

Income:

Unit 1-Side-\$725 - 3bed/1bath (Cash Pay)

Unit 2-Down-\$675 - 3bed/1bath (Program Tenant)

Gross Income: \$16,800

Expenses:

Water-\$180 quarter

Repairs-\$2000 average

Property Management: \$1680

County Taxes-\$918

City Taxes-\$2221.49

Insurance-\$450yr

Lawn Care-\$250 per season

Notes: Long term Tenants

Asking: \$49,900

Click Here for Details, Pics, etc: [83-85 Copeland Street, Rochester, NY 14609](#)

Income:

Unit 1-Side-\$595 - 2bed/1bath (DSS Program)

Unit 2-Side-\$550 - 2bed/1bath (Cash Pay)

Gross Income: \$13,740

Expenses:

Water-\$160 quarter

Repairs-\$2000 average

Property Management: \$1374

County Taxes-\$618

City Taxes-\$1593

Insurance-\$445yr

Lawn Care-\$250 per season

Notes: Long term Tenant

Asking: \$39,900

Click Here for Details, Pics, etc: [490 Glenwood Avenue, Rochester, NY 14613](#)

Income:

Unit 1-Up-\$595 - 2bed/1bath (Cash)

Unit 2-Down-\$550 - 1bed/1bath (Section 8 Program)

Gross Income: \$13,200

Expenses:

Water-\$160 quarter

Repairs-\$2000 average

Property Management: \$1320

County Taxes-\$751

City Taxes-\$1622

Insurance-\$460yr

Lawn Care-\$250 per season

Notes: Long term Tenants, New Hot Water Heater

Asking: \$44,900