

MULTI-FAMILY INVESTMENT OPPORTUNITY



12 Units
100% occupied



Solid NOI of \$20,000+

Projected NOI assumes vacancy loss, management fees, and maintenance/repair costs. Rents could be higher, increasing income potential for this investment property.

49 PULLMAN AVENUE

PROPERTY TYPE: Multi-Family

ADDRESS: 49 Pullman Ave
Rochester, NY 14615

YEAR BUILT: 1905

UNITS: 12 Apartment Units
Currently all one-bedroom units

REVENUE OPPORTUNITY: **NOI: \$20,378**

Sale Price: \$214,500

Capital Improvements & Highlights:

- * 100% occupied – easy to keep filled
- * 90+ High Efficiency Replacement Windows (2006)
- * Commercial Grade Entry doors
- * High efficiency computerized heat controls (2006)
- * Meticulously maintained building
- * Excellent appearance and physical condition
- * Excellent Mechanicals
- * Unique architecture
- * Convenient location – on bus line
- * New Certificate of Occupancy (2006)

For additional information, please contact:

Tom Salviski

(585) 419-3804 Direct

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www.TomProperties.co

All information furnished, regarding property for sale, rental or financing, is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

49 PULLMAN AVE

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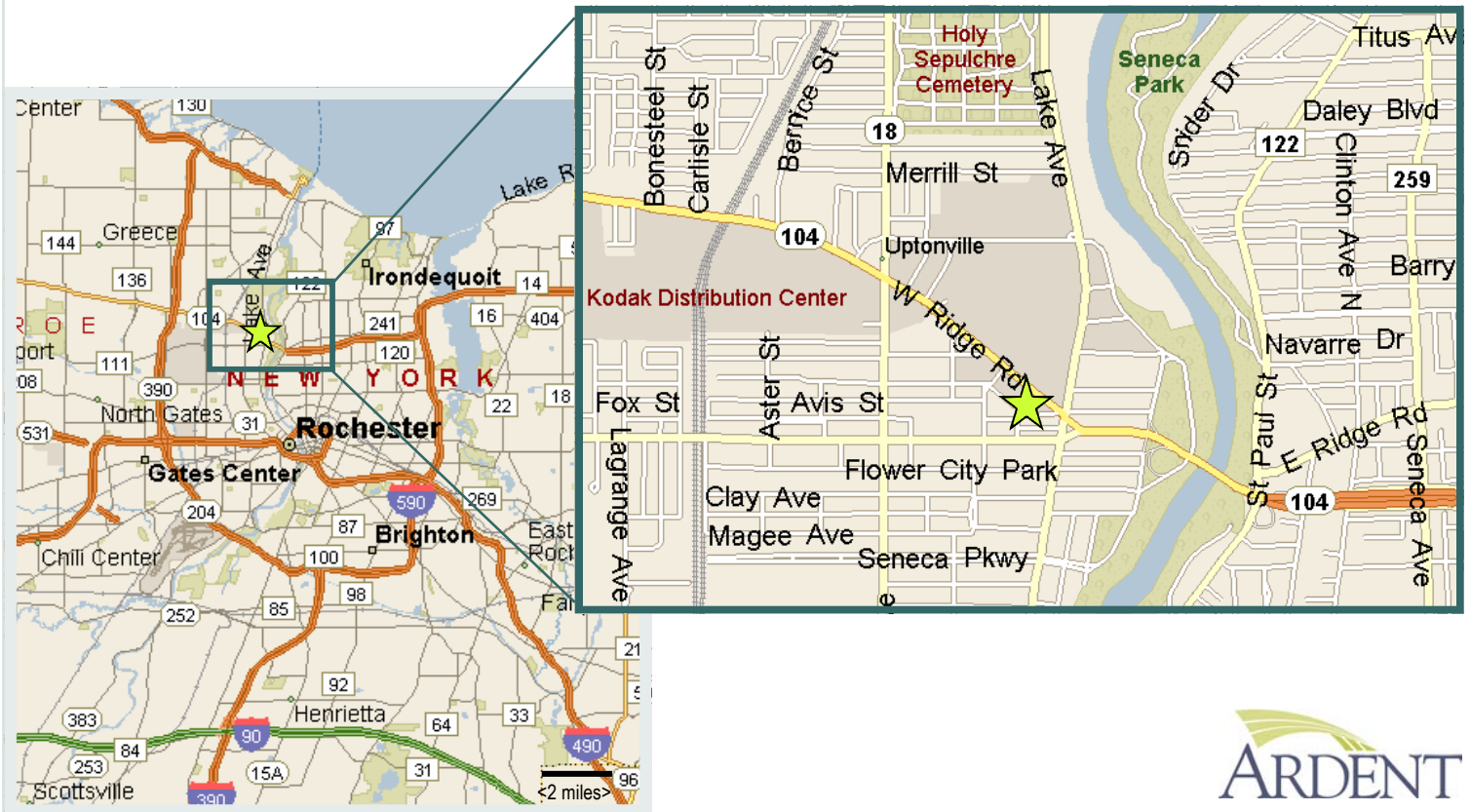
49 Pullman Ave



Kitchen



Interior photo : Gleaming Hardwood



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PULLMAN STREET BUILDING

49 Pullman St, Rochester, NY 14615-3525

INCOME AND EXPENSE REPORT



	2006 (Monthly)	(2006) Annual
Apartment Rental Income actual	4,245	50,940
Laundry Income Not installed	0	0
Vacancy & Loss (7% apartments)	(-297)	(3,566)
GROSS COLLECTED INCOME	3,948	47,374
Management Fee (8%) market rate	316	3790
Real Estate Taxes verified via city	824	9,886
RGE (gas & electric) per RG&E records	495	5,940
Water per city records	80	960
Refuse bins- waste mgt.	90	1,080
Insurance per seller	220	2,640
Repairs and Maintenance \$225/apt/year	225	2,700
Total Expenses	2,250	26,996
NET OPERATING IN-COME	1,698	20,378

PRICE: \$214,500

For more information contact broker, Tom Salviski

Email: Tom@ArdentCommercial.com

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