

Mixed Use Properties for Sale

360-362 State St. & 350-358 State St. Rochester NY



Passero Realty
Webster Properties



360-362 State Street /350-358 State Street

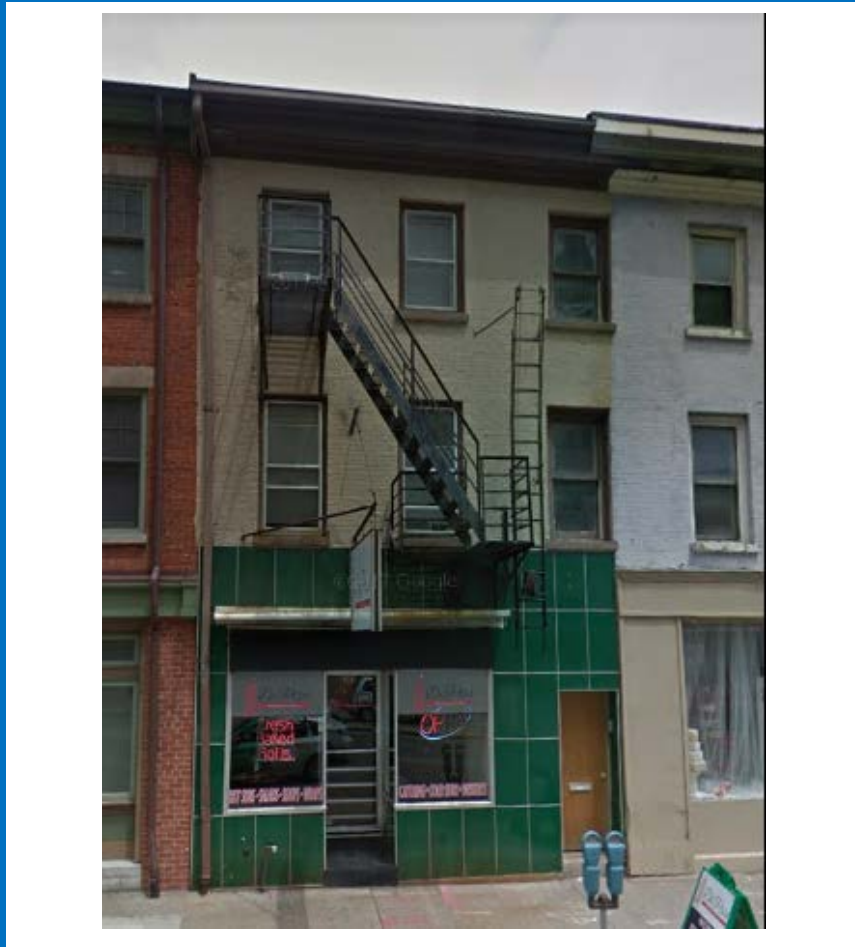
Offered at \$395,000



Offering consists of two adjacent, 3 Story mixed-use properties consisting of 1st floor retail/storefronts and potential for 8 residential one bedroom apartments on the 2nd and 3rd floors. 360-362 State St. is 100% occupied with two 1 bedroom apartments and bakery/restaurant. 350-358 State St is a development opportunity with conceptual plans for 6 residential apartments that need build-out and 3 storefronts. 10 car off street parking available inclusive of covered garage.

Properties are located in the historic High Falls District along busy State Street across from Kodak Tower and the new MCC Campus.

360-362 State Street



3 Story mixed use property consisting of 1st floor retail/storefront (formerly Dipisa Subs) and 2 residential one bedroom apartments. Projected Gross Rent is \$33,380.00

Located along busy State Street across from Kodak Tower and near the new MCC Campus.

350-358 State Street-\$200,000



Development Opportunity-3 Story Mixed Use Building with retail/storefront on 1st floor and residential apartments on 2nd and 3rd floors. Apartments have been gutted and ready for new build -outs. This is a development opportunity with conceptual plans for 6 residential apartments. Located adjacent to New Housing Developments-The Mills at High Falls .

362 State Street, Rochester NY

Rental Analysis

Actual

Apt 1 (1 Bdrm)	\$ 675
Apt 2 (1 Bdrm)	\$ 615
Retail/Comm	\$ 1,500

Gross Scheduled Income

	Monthly	Yearly
Total Gross Rev (rents)	\$ 2,790	\$ 33,480
Vacancy	5% \$ 140	\$ 1,674
Adjusted Gross Income	\$ 2,651	\$ 31,806

Operating Expenditures: Pro Forma

Property taxes	\$ 290	\$ 3,478
Insurance	\$ 247	\$ 2,964
Water	\$ 29	\$ 350
Gas & Elec	\$ 135	\$ 1,620
Garbage	\$ 23	\$ 274
Management	7% \$ 186	\$ 2,226
Repairs & Maintenance	5% \$ 133	\$ 1,590
Total Operating Exp	\$ 1,042	\$ 12,503

Net Operating Income (NOI)

\$ 1,609	\$ 19,303
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350-358 State Street, Rochester NY

Rental Analysis

Proforma

Apt 1 (1 Bdrm)	\$ 800
Apt 2 (1 Bdrm)	\$ 800
Apt 3(1 Bdrm)	\$ 800
Apt4 (1 Bdrm)	\$ 800
Apt 5 (1 Bdrm)	\$ 800
Apt 6 (1 Bdrm)	\$ 800
1 Store	\$ 600
2 Store	\$ 800
3 Store	\$ 1,000

Gross Scheduled Income

	Monthly	Yearly
Total Gross Rev (rents)	\$ 7,200	\$ 86,400
Vacancy	5% \$ 360	\$ 4,320
Adjusted Gross Income	\$ 6,840	\$ 82,080

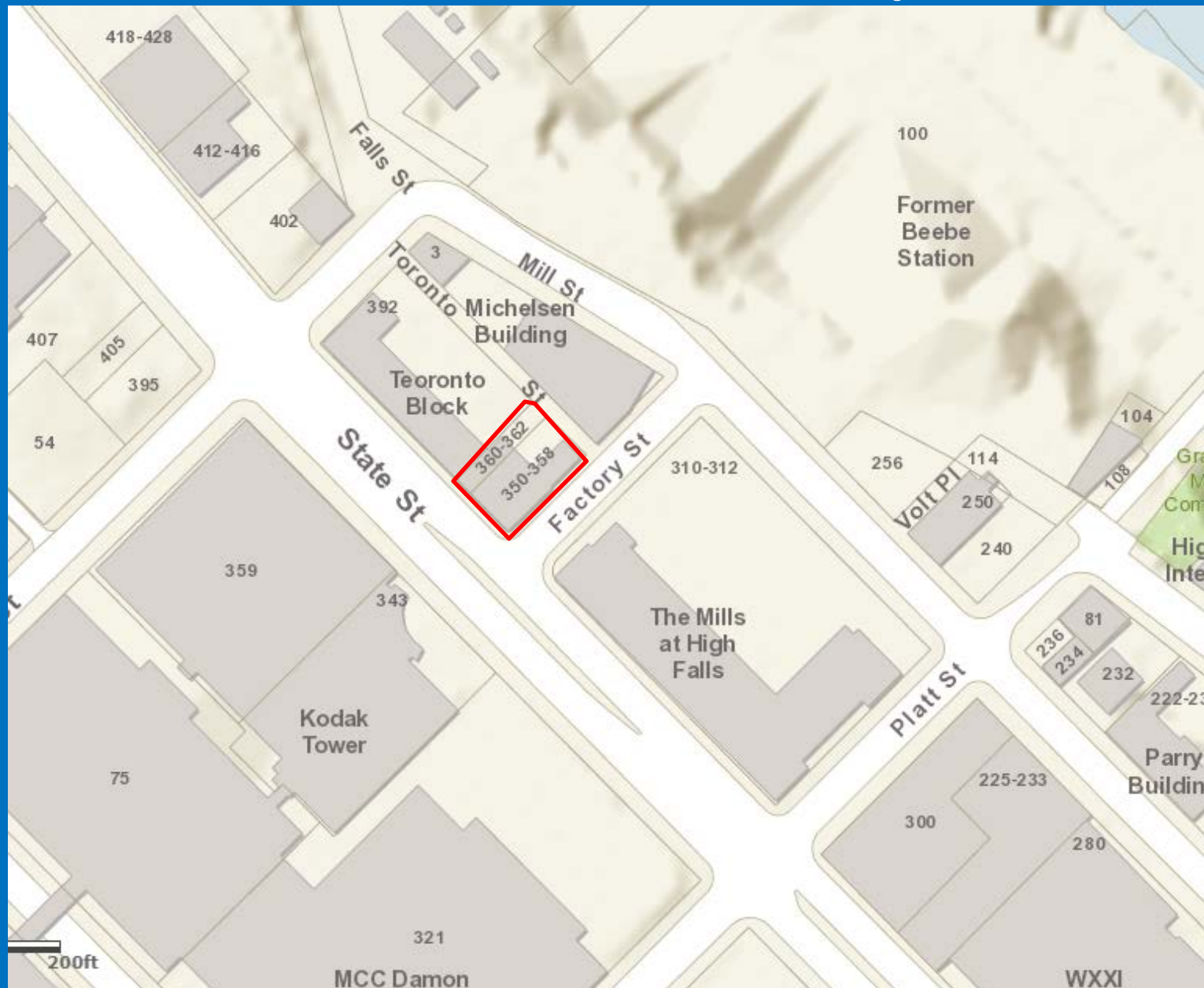
Operating Expenditures: Pro Forma

Property taxes	\$ 364	\$ 4,362
Insurance	\$ 83	\$ 1,000
Water	\$ 42	\$ 500
Gas & Elec	\$ -	
Garbage	\$ 23	\$ 274
Management	7% \$ 479	\$ 5,746
Repairs & Maintenance	5% \$ 342	\$ 4,104
Total Operating Exp	\$ 1,332	\$ 15,986

Net Operating Income (NOI)

\$ 5,508	\$ 66,094
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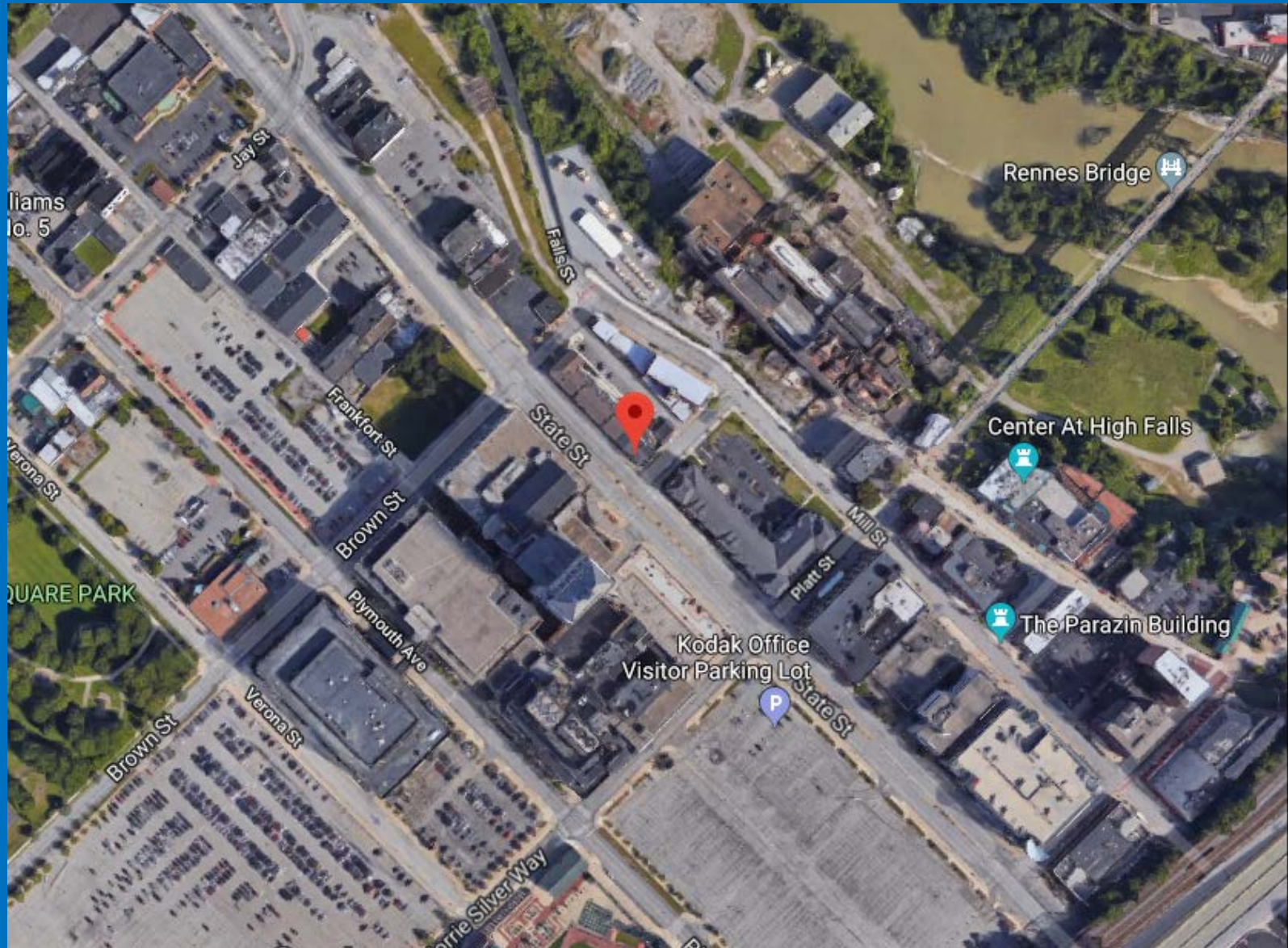
350-362 State St-Tax Map



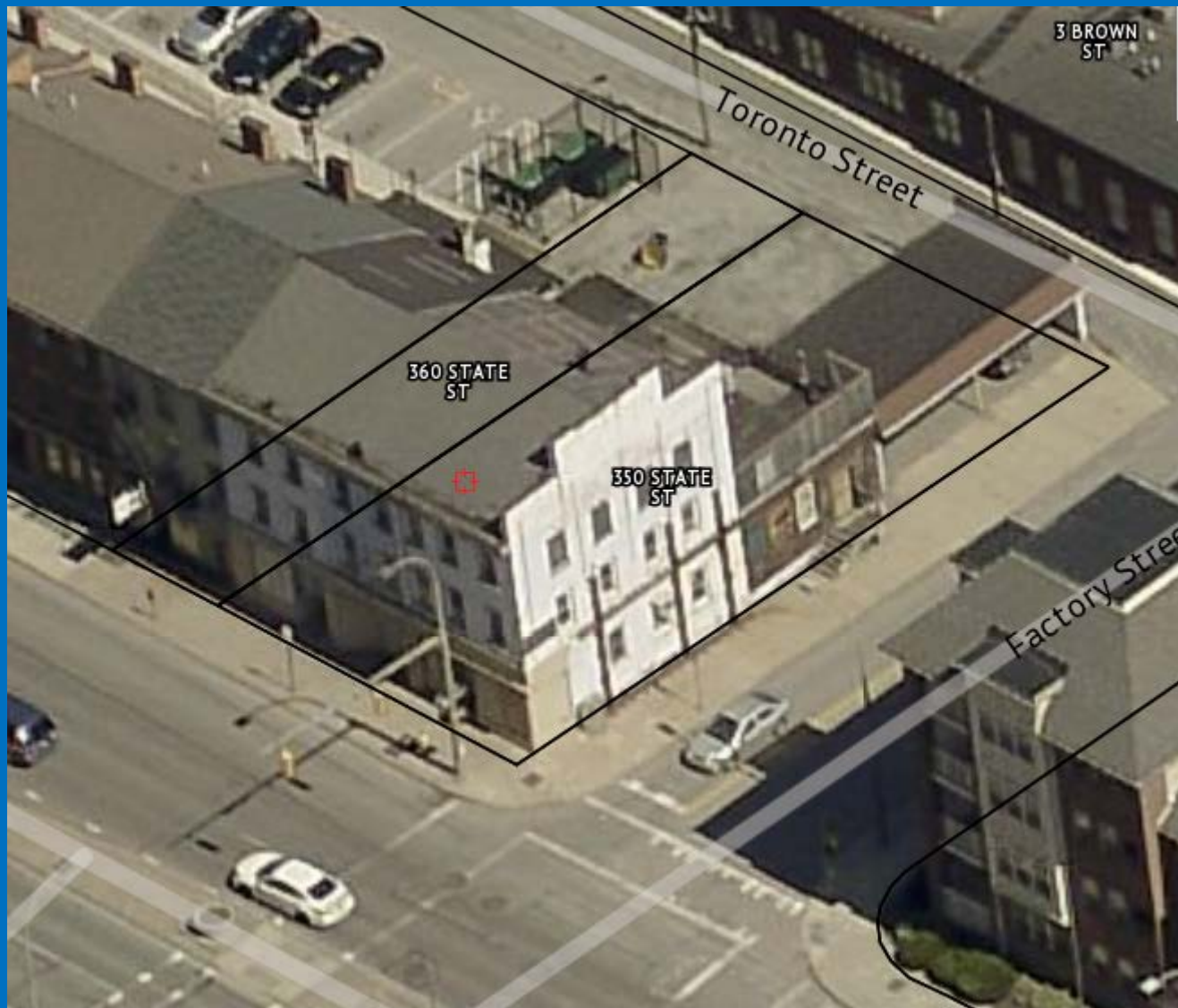
350-362 State St-Aerial 1



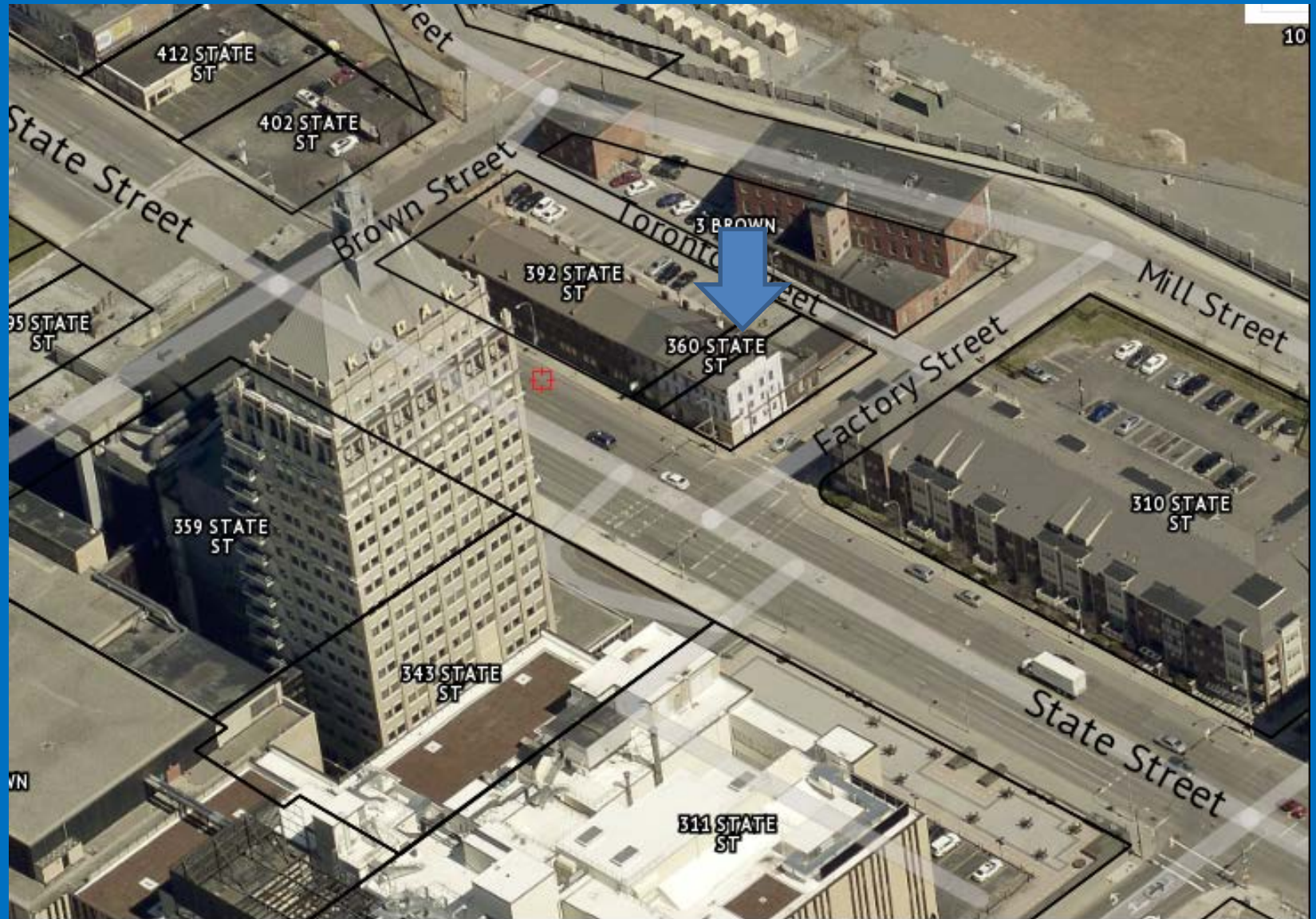
350-362 State St-Aerial 2



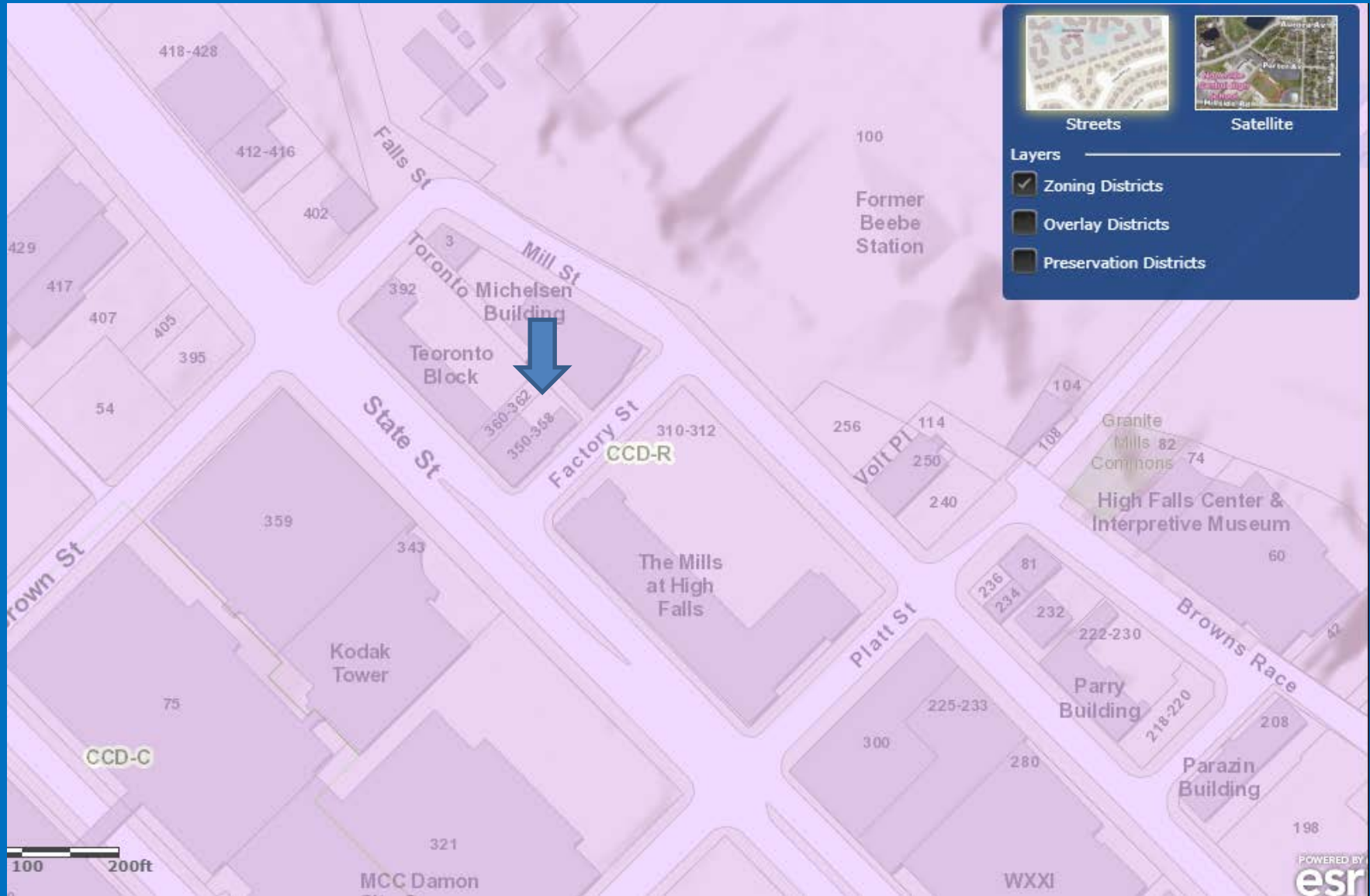
350-362 State St-Aerial 2



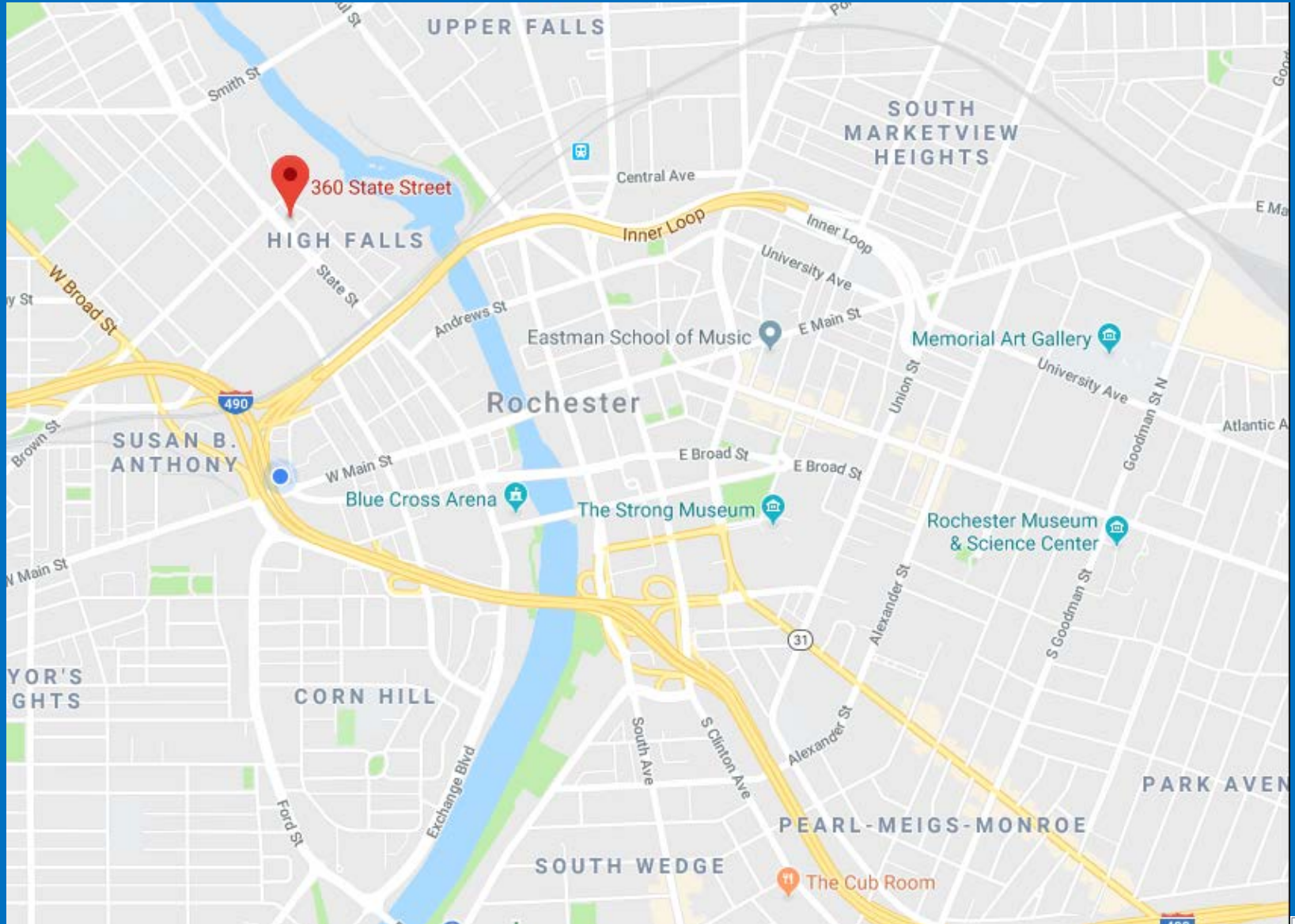
350-362 State St-Aerial 3



350-362 State St-Zoning-Center City District (CCD-R)



350-362 East State St-Map



Mixed Use Properties for Sale

360-362 State St. & 350-358 State St.

Rochester NY



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