



COLLEEN BRACCI
REAL ESTATE TEAM

TS Portfolio

May sell individually or as package

ADDRESS	Units	List Price	Annual Rent	Taxes	Insurance	Refuse	RG&E	Water
33 Pullman St	7	\$ 525,000	\$ 94,752	\$ 10,132	\$ 3,098	\$ 2,361	\$ 4,793	\$ 1,000
147 Parkdale Terr	8	\$ 500,000	\$ 87,372	\$ 7,931	\$ 3,708	\$ 1,200	\$ 8,300	\$ 1,500
707 West Main St	11	\$ 900,000	\$ 128,940	\$ 10,299	\$ 4,450	\$ 2,925	\$ 6,900	\$ 1,200
856-861 Jay St	13	\$ 1,000,000	\$ 157,800	\$ 11,060	\$ 3,445	\$ 2,870	\$ 12,000	\$ 3,600
1041 Lake Ave	11	\$ 800,000	\$ 117,900	\$ 17,382	\$ 4,854	\$ 2,361	\$ 18,800	\$ 1,200
1052 Dewey Ave	11	\$ 825,000	\$ 141,996	\$ 12,976	\$ 3,662	\$ 3,891	\$ 14,500	\$ 1,200
1542 Dewey Ave	7	\$ 500,000	\$ 84,480	\$ 8,076	\$ 3,708	\$ 3,614	\$ 1,566	\$ 1,200
865 Lake Ave	19	\$ 1,525,000	\$ 245,148	\$ 18,882	\$ 8,337	\$ 3,173	\$ 28,575	\$ 3,600
1573 Dewey Ave	8	\$ 600,000	\$ 104,352	\$ 7,827	\$ 4,688	\$ 2,243	\$ 13,600	\$ 1,500
Total	95	\$ 7,175,000	\$1,162,740	\$ 104,565	\$ 39,950	\$ 24,638	\$ 109,034	\$ 16,000

	YEAR	MONTH
Gross Rents	\$ 1,162,740	\$ 96,895
Taxes, Insurance, Refuse, Utilities	\$ 294,187	\$ 24,515
Vacancy 5%	\$ 59,337	\$ 4,944
Management 8%	\$ 90,192	\$ 7,516
Repairs & Maintenance 5%	\$ 59,337	\$ 4,944
NOI	\$ 659,687	\$ 54,973

9% Cap Rate

All brick/masonry buildings

RGE based off this past year that was unusually high

Rent roll does not factor the scheduled rent increases for this year- approx.. \$800-\$1200 month

ALL INFORMATION DEEMED RELIABLE, NOT GUARANTEED

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RE/MAX REALTY GROUP

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