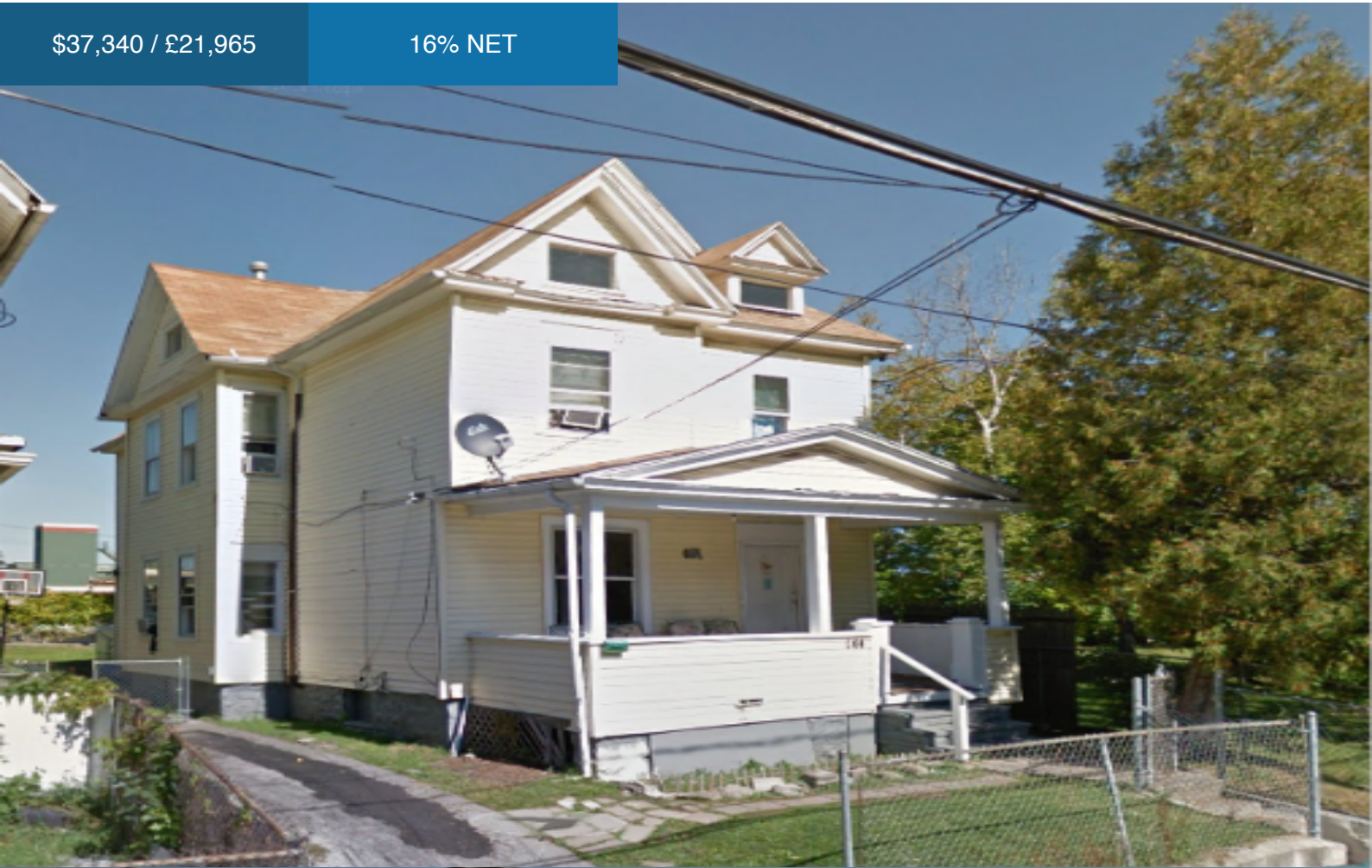


\$37,340 / £21,965

16% NET



5 bedrooms

2 bathrooms

Area m<sup>2</sup> 191

Built in 1900

## The opportunity

This very spacious single family property comprises of 5 bedroom 2 bathroom. It is situated in the area of Rochester NY. There is a certificate of occupancy in place and is tenanted. This property is fully managed by a local company. This property is in rent ready condition. Copy of the lease agreement and full inspection will be arranged upon reservation of this property.

- ✓ Single family home
- ✓ Professionally managed
- ✓ Tenanted property
- ✓ Great neighbourhood

## Your return

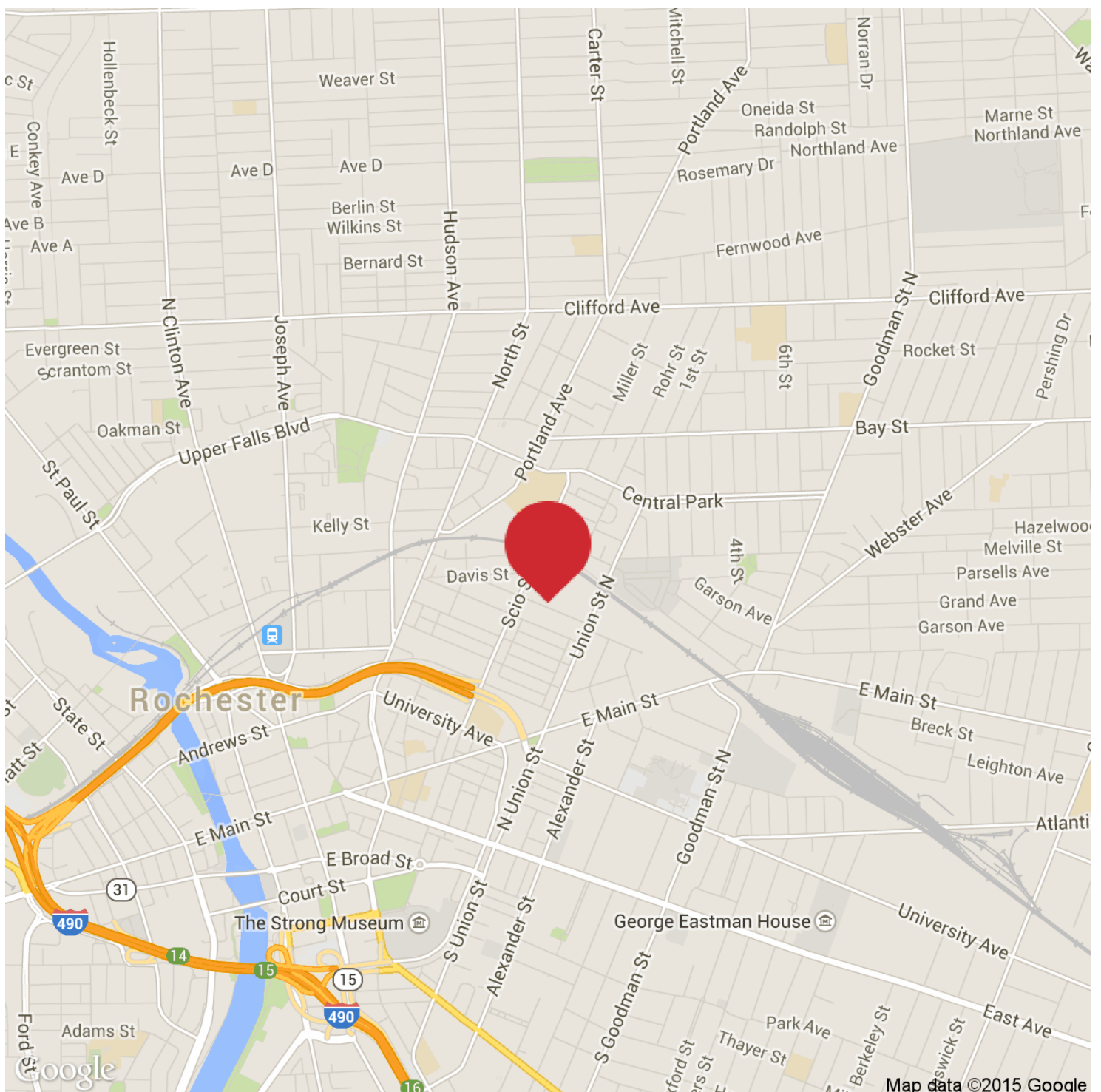
Gross income \$8,974  
Management fee: \$1,050  
Property taxes: \$1,615  
Insurance: \$335  
16% NET

Your annual earnings  
**\$5,974**

## The location

Rochester is a city in Monroe County, New York, south of Lake Ontario in the United States. Known as the World's Image Center, it was also once known as the Flour City, and more recently as The Flower City, annually hosting the Lilac Festival. It is the county seat for Monroe County. Rochester's city population according to the 2010 census is approximately 210,565, making it New York's third most populous city after New York City and Buffalo. This area, which is part of the Western New York region, had a population of 1,079,671 people at the time of the 2010 Census. As of July 1, 2012 Estimates indicated that this population rose to 1,082,284.

Rochester was one of America's first "boomtowns" and rose to prominence initially as the site of many flour mills located on the Genesee River, then as a major manufacturing hub. Rochester is now an international centre of higher education, as well as medical and technological development. The region is known for many acclaimed universities, and several of them (notably the University of Rochester and Rochester Institute of Technology) are nationally renowned for their research programs. In addition, Rochester has been and continues to be the site of many important inventions and innovations in consumer products.. The Rochester metropolitan area is the second largest regional economy in New York State according to the U.S. Internal Revenue Service, after the New York City metropolitan area.



## Property images



All figures are accurate based on seller disclosure of the rental rates for the advertised property. Where tenants are yet to be placed the rental income is calculated using existing rental rates for similar property but cannot be guaranteed as accurate until the tenant is placed. Property taxes based on last/current tax year and can be appealed in \*February 2015 with an estimated 50% reduction expected in most cases. All figures can be deemed reliable but can not be guaranteed as agreed rental rates may increase or decrease depending on the current owner/tenant.