

299-311 Main St

DANVILLE, NY



OFFERING MEMORANDUM

KELLER WILLIAMS REALTY GREATER ROCHESTER

2000 Winton Road South,
Bldg 1, Ste 201
Rochester, NY 14618

PRESENTED BY:

DARA RENNERT

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DANVILLE, NY

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299-311 MAIN ST

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

| | |
|-------------------------|-------------------|
| SALE PRICE: | \$1,600,000 |
| NUMBER OF UNITS: | 3 |
| CAP RATE: | 11.84% |
| NOI: | \$189,443 |
| AVAILABLE SF: | |
| LOT SIZE: | 5.306 Acres |
| BUILDING SIZE: | 29,739 SF |
| ZONING: | LR |
| MARKET: | Greater Rochester |
| SUBMARKET: | Dansville |
| PRICE / SF: | \$53.80 |

PROPERTY OVERVIEW

Amazing Investment Property New to The Market! Fully occupied investment package for sale. Long term and well-established tenants provide stability and limited risk for any buyer. New York State has been a tenant for over 30 years with a renewed lease, Rochester General has been there since 2015. Close to major highways, well-established local location and plenty of flexibility to use this property. Less than a mile off interstate and lot frontage on the main route in town makes this a very desirable location. This 3 Parcel Lot Includes 100% Leased Tenants with price increases for revenue over remaining lease terms.

PROPERTY HIGHLIGHTS

- 100% Leased
- Turn key money-maker
- Opportunity for owner user
- Near Interstate
- Frontage on Main Street

Property Description



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LOCATION OVERVIEW

Located on Main Road in Dansville, NY!
Well established adult day-care facility
Less than 1 mile from the major highway (Interstate 390)
Located 2 miles from Dansville Municipal Airport
Dansville Population: 9,753

Property Details

SALE PRICE

\$1,600,000

LOCATION INFORMATION

| | |
|------------------|-----------------------------|
| Building Name | 299-311 Main St |
| Street Address | 299-311 Main St |
| City, State, Zip | Dansville, NY 14437-9798 |
| County/Township | Livingston/Dansville |
| Market | Greater Rochester |
| Submarket | Dansville |
| Cross Streets | Circle Rd. |
| Nearest Highway | I-390 |
| Nearest Airport | Dansville Municipal Airport |

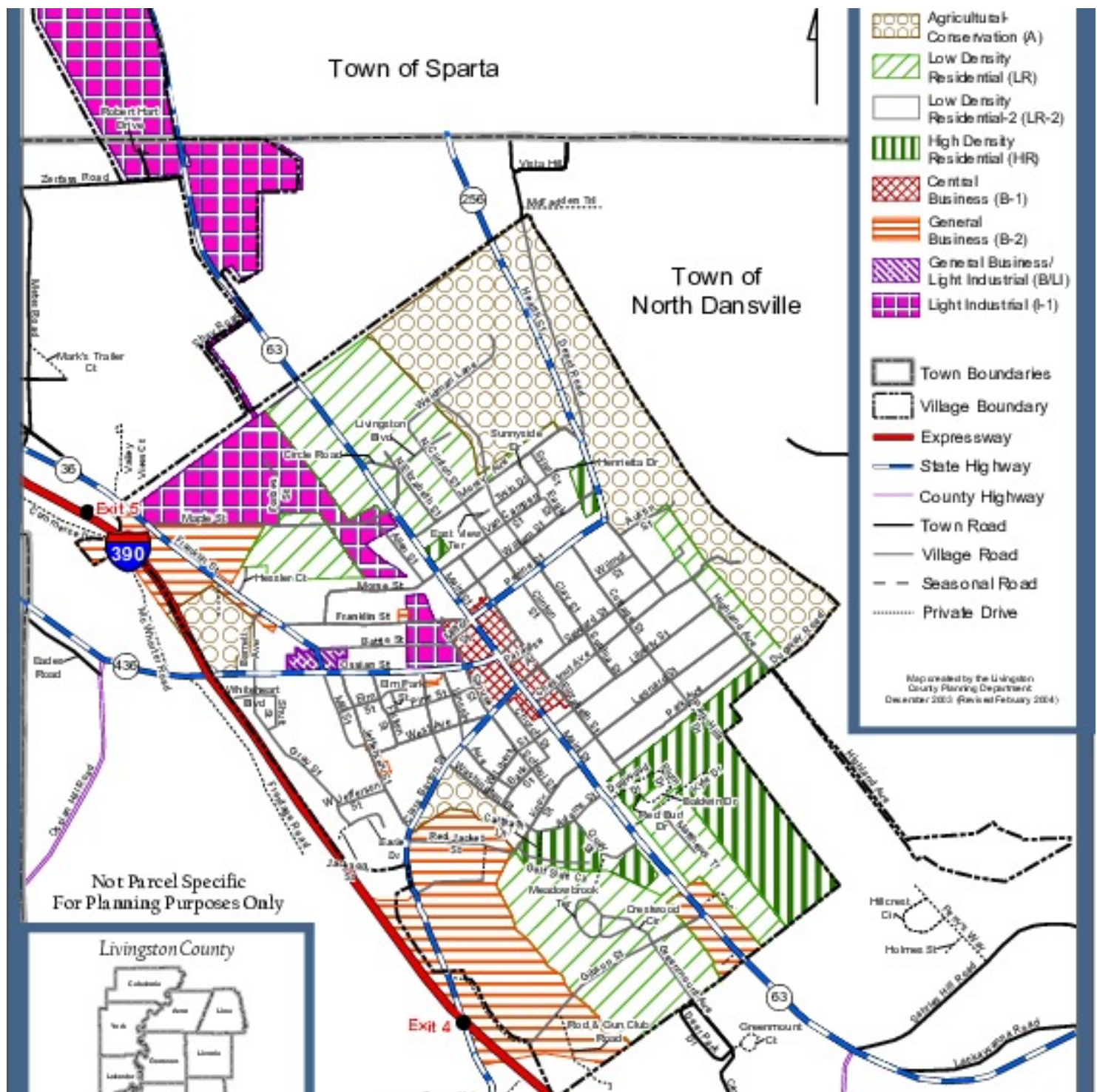
PROPERTY DETAILS

| | |
|------------------|-----------------|
| Property Type | Special Purpose |
| Property Subtype | School |
| Zoning | LR |
| Lot Size | 5.306 Acres |
| Submarket | Dansville |

BUILDING INFORMATION

| | |
|---------------|-----------|
| Building Size | 29,739 SF |
| NOI | \$189,443 |
| Cap Rate | 11.84% |
| Price / SF | \$53.80 |
| Occupancy % | 100% |
| Tenancy | Multiple |
| Load Factor | Yes |

Additional Photos



299-311 MAIN ST

LOCATION INFORMATION

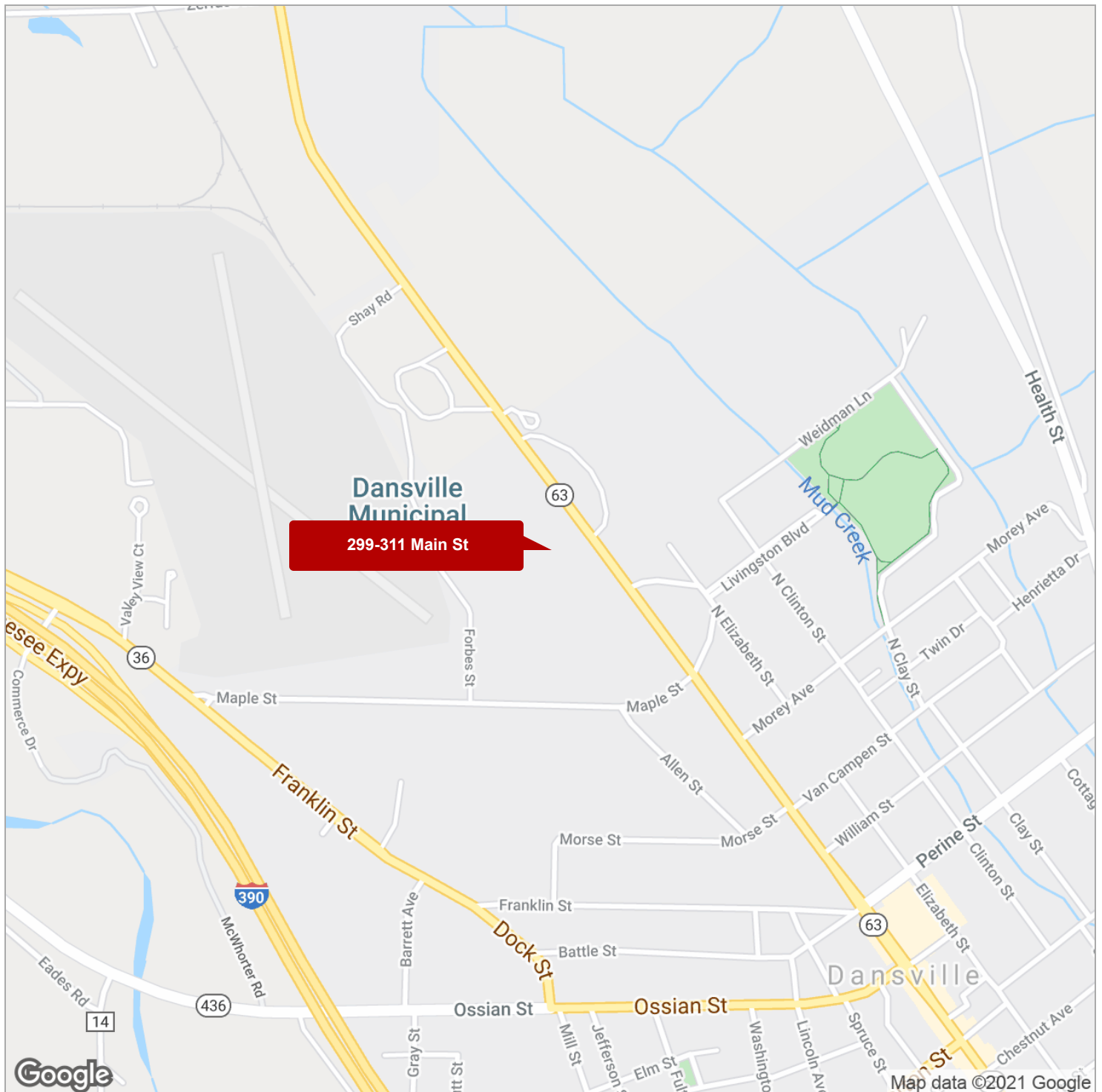
2

REGIONAL MAP

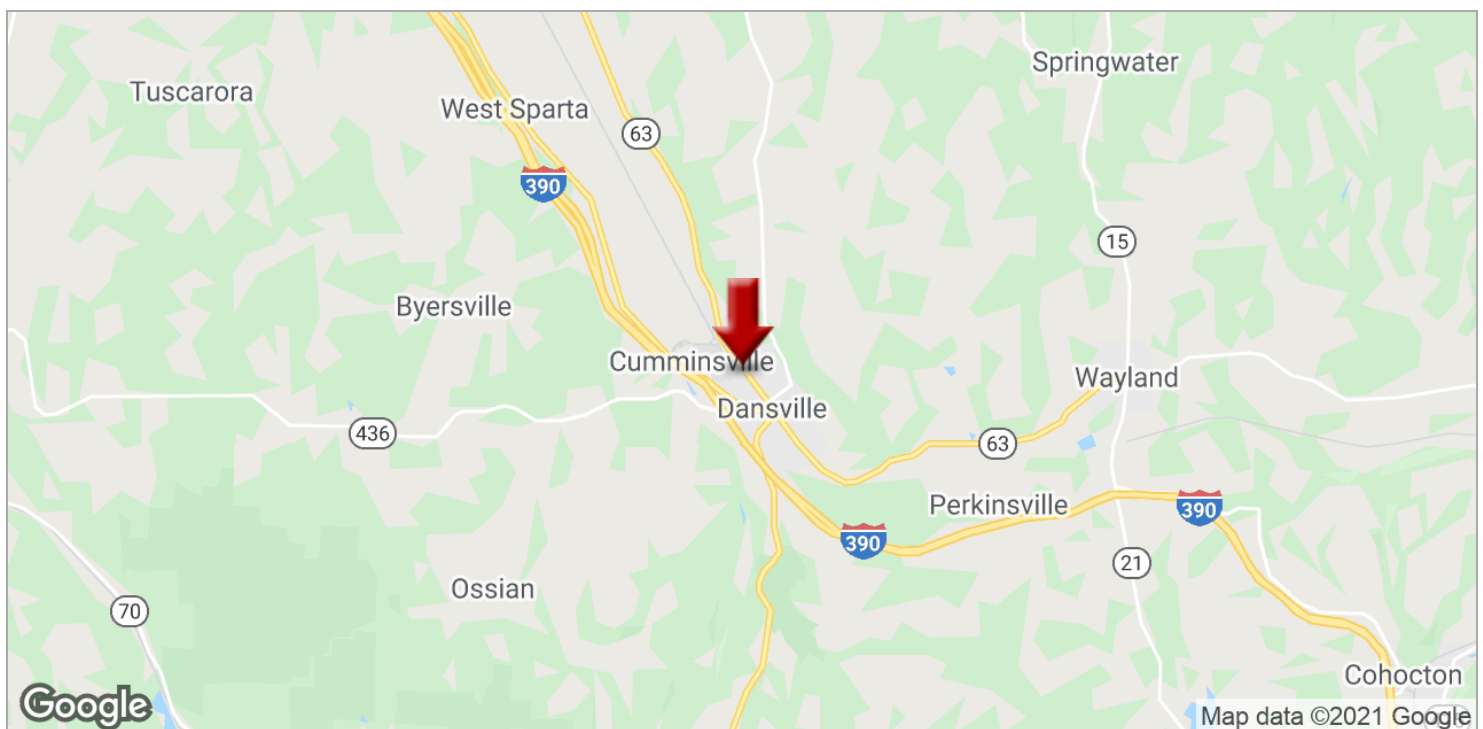
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



299-311 MAIN ST

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

Financial Summary

INVESTMENT OVERVIEW

| | |
|----------------------------|-------------|
| Price | \$1,600,000 |
| Price per SF | \$53.80 |
| CAP Rate | 11.8% |
| Cash-on-Cash Return (yr 1) | 11.84 % |
| Total Return (yr 1) | \$189,443 |
| Debt Coverage Ratio | - |

OPERATING DATA

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$237,312 |
| Other Income | - |
| Total Scheduled Income | \$237,312 |
| Vacancy Cost | \$0 |
| Gross Income | \$237,312 |
| Operating Expenses | \$47,868 |
| Net Operating Income | \$189,443 |
| Pre-Tax Cash Flow | \$189,443 |

FINANCING DATA

| | |
|----------------------------|-------------|
| Down Payment | \$1,600,000 |
| Loan Amount | - |
| Debt Service | - |
| Debt Service Monthly | - |
| Principal Reduction (yr 1) | - |

Income & Expenses

INCOME SUMMARY

| | |
|--------------|-----------|
| Gross Income | \$237,312 |
|--------------|-----------|

EXPENSE SUMMARY

| | |
|--------------------------------------|-----------|
| Insurance | \$10,000 |
| Exterior Property Building Maintance | \$4,843 |
| Taxes | \$33,024 |
| Gross Expenses | \$47,868 |
| Net Operating Income | \$189,443 |

Rent Roll

| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) | LEASE START | LEASE END | MONTHLY RENT | PRICE PER SF/M |
|-----------------|----------------|-------------------|----------------|--------------|-----------------|-------------------|
| NY State OPWDD | 311 | 21,560 | 9/1/2018 | 8/31/2023 | \$17,517 | \$0.81 |
| UCVA Medical | 299 | 2,179 | 8/24/2016 | 8/31/2019 | \$1,259 | \$0.58 |
| Jim Rooker | 309 | 6,000 | 12/16/2018 | 12/31/2021 | \$1,000 | \$0.17 |
| Totals/Averages | | 29,739 | | | \$19,776 | \$0.67 |

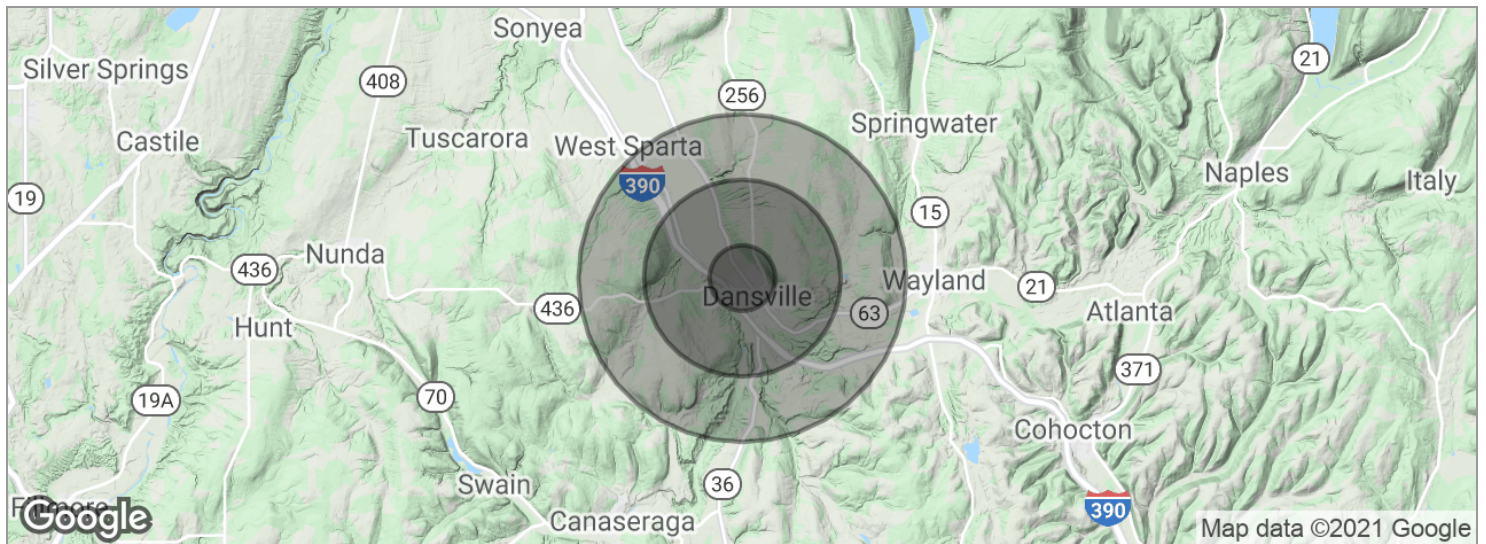
299-311 MAIN ST

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total population | 3,310 | 7,334 | 9,753 |
| Median age | 39.6 | 40.4 | 41.1 |
| Median age (male) | 38.9 | 39.7 | 40.7 |
| Median age (Female) | 41.9 | 42.3 | 42.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,455 | 3,205 | 4,206 |
| # of persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH income | \$44,638 | \$46,264 | \$48,997 |
| Average house value | \$97,517 | \$97,429 | \$98,464 |

* Demographic data derived from 2010 US Census

299-311 MAIN ST

ADDITIONAL INFORMATION

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SITE PLAN

Site Plan

