



FOR SALE

# 3-Unit Multifamily

9013 State Route 5 & 20, Bloomfield , NY 14469

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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**Richard Rock**

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9013 State Route 5 & 20, Bloomfield , NY 14469

## PROPERTY INFORMATION

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

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# FOR SALE | Executive Summary

9013 State Route 5 & 20, Bloomfield , NY 14469



## Offering Summary

Sale Price:	\$145,000
Building Size:	7,921 SF
Lot Size:	0.84 Acres
Number of Units:	4
Price / SF:	\$18.31
Cap Rate:	8.4%
NOI:	\$12,187
Year Built:	1955
Market:	Bloomfield

## Property Overview

3-unit multifamily opportunity in the town of Bloomfield. The property sits on over 3/4's of scenic acreage with plenty of tenant parking and is conveniently located on Rt 5&20 right near Rt 65. Two units are at ground level, with two bedrooms and one full bathroom each. The second-floor unit has two bedrooms and one and one-half bathrooms. Gas and electricity are all separately metered and the responsibility of the tenant. Two units are month-to-month, and one unit's lease ends in February. Rents could be increased to the market rate if desired. There is potential for a fourth unit located behind the main building. The mobile home unit needs an interior rehab should a buyer want to lease that unit.

## Property Highlights

- Separately Metered Units
- Ample Parking
- Large Green Space

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# FOR SALE | Property Description

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## Property Description

3-unit multifamily opportunity in the town of Bloomfield. The property sits on over 3/4's of scenic acreage with plenty of tenant parking and is conveniently located on Rt 5&20 right near Rt 65. Two units are at ground level, with two bedrooms and one full bathroom each. The second-floor unit has two bedrooms and one and one-half bathrooms. Gas and electricity are all separately metered and the responsibility of the tenant. Two units are month-to-month, and one unit's lease ends in February. Rents could be increased to the market rate if desired. There is potential for a fourth unit located behind the main building. The mobile home unit needs an interior rehab should a buyer want to lease that unit.

## Location Description

Located just East of Rt 65 on Rt 5 & 20 in Bloomfield.

## Gas Description

Natural

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# FOR SALE | Complete Highlights

9013 State Route 5 & 20, Bloomfield , NY 14469



## Location Information

Street Address	9013 State Route 5 & 20
City, State, Zip	Bloomfield , NY 14469
County	Ontario
Market	Bloomfield
Sub-market	Village of Bloomfield
Cross-Streets	Rt 65
Township	West Bloomfield
Market Type	Rural
Nearest Highway	Rt 5&20
Nearest Airport	Rochester International

## Building Information

Building Size	7,921 SF
NOI	\$12,187.00
Cap Rate	8.4%
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	3
Year Built	1955

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# FOR SALE | Additional Photos

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# 2

## LOCATION INFORMATION

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# FOR SALE | Location Map

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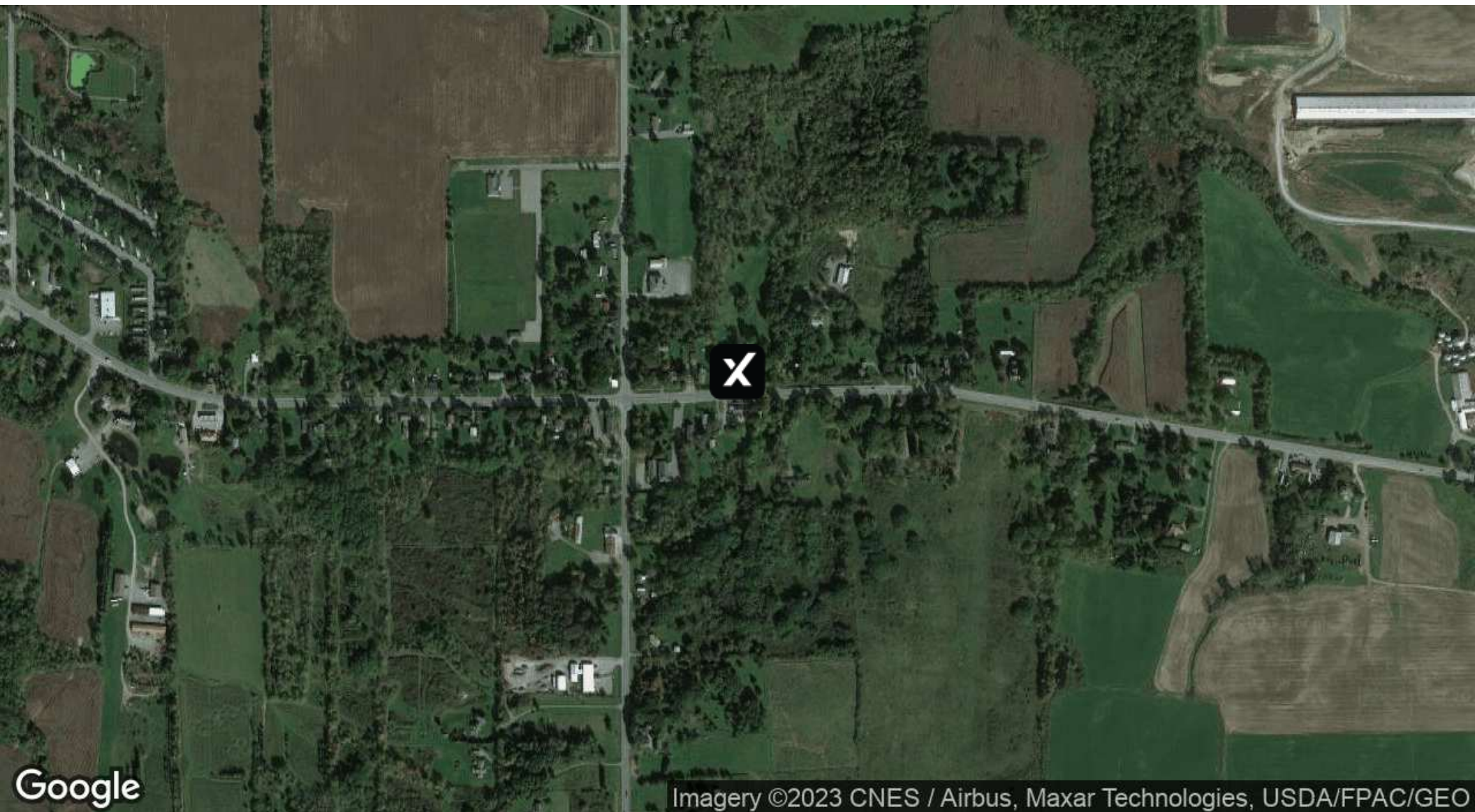
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# FOR SALE | Aerial Map

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# FOR SALE | Site Plans

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# 3

## FINANCIAL ANALYSIS

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# FOR SALE | Financial Summary

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## Investment Overview

Price	\$145,000
Price per SF	\$18
Price per Unit	\$36,250
GRM	5.49
CAP Rate	8.40%
Cash-on-Cash Return (yr 1)	8.40%
Total Return (yr 1)	\$12,187

## Operating Data

Gross Scheduled Income	\$26,400
Total Scheduled Income	\$26,400
Vacancy Cost	\$1,056
Gross Income	\$25,344
Operating Expenses	\$13,157
Net Operating Income	\$12,187
Pre-Tax Cash Flow	\$12,187

## Financing Data

Down Payment	\$145,000
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# FOR SALE | Income & Expenses

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## Income Summary

Front Unit	\$9,300
Rear Unit	\$8,400
Upper Unit	\$8,700
Vacancy Cost	(\$1,056)
<b>Gross Income</b>	<b>\$25,344</b>

## Expenses Summary

Property Taxes	\$7,329
Insurance	\$3,093
Utilities	\$435
Repairs	\$800
Snow Removal & Landscaping	\$900
Refuse	\$600
<b>Operating Expenses</b>	<b>\$13,157</b>

<b>Net Operating Income</b>	<b>\$12,187</b>
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# FOR SALE | Rent Roll

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Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF	Market Rent	Market Rent / SF	Security Deposit	Lease Start	Lease End
1	2	1	1,200 SF	\$775	\$0.65	\$875.00	\$0.73	\$775	3/1/2022	2/28/2023
2	2	1	1,200 SF	\$700	\$0.58	\$875.00	\$0.73	\$700	4/20/2020	4/19/2021
3	2	1.5	1,200 SF	\$725	\$0.60	\$900.00	\$0.75	\$725	3/30/2018	9/11/2022
<b>Totals</b>			<b>3,600 SF</b>	<b>\$2,200</b>	<b>\$1.83</b>	<b>\$2,650.00</b>	<b>\$2.21</b>	<b>\$2,200</b>		
<b>Averages</b>			<b>1,200 SF</b>	<b>\$733</b>	<b>\$0.61</b>	<b>\$883.33</b>	<b>\$0.74</b>	<b>\$733</b>		

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# 4

## DEMOGRAPHICS

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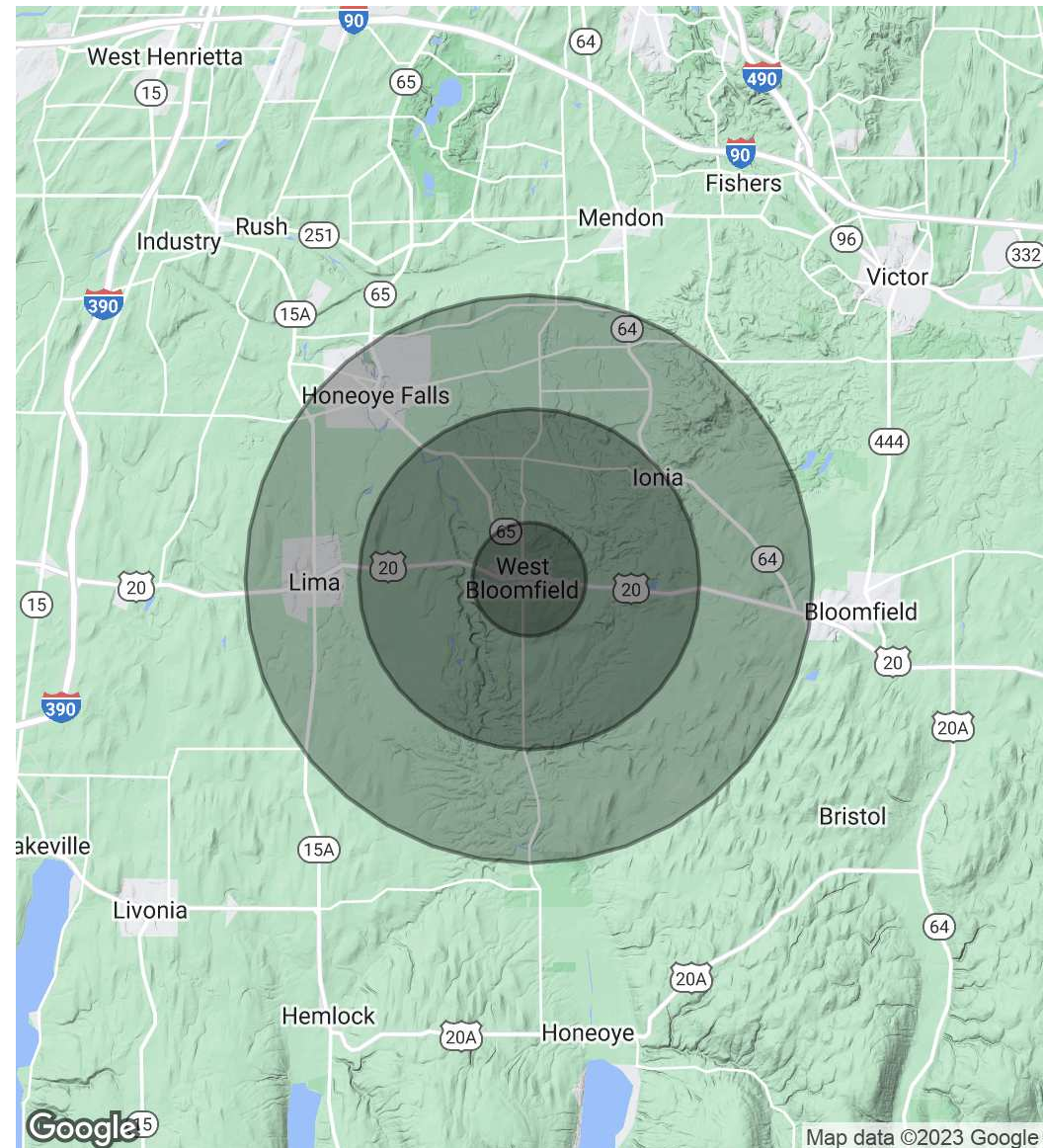
# FOR SALE | Demographics Map & Report

9013 State Route 5 & 20, Bloomfield, NY 14469

Population	1 Mile	3 Miles	5 Miles
Total Population	314	3,099	10,472
Average Age	43.5	42.3	42.0
Average Age (Male)	42.8	42.0	41.2
Average Age (Female)	44.1	42.5	42.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	127	1,225	4,103
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,187	\$81,074	\$85,863
Average House Value	\$161,281	\$163,013	\$189,152

\* Demographic data derived from 2020 ACS - US Census



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# FOR SALE | Meet the Team

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