OFFERING MEMORANDUM

Co-Exclusively Presented By Empire Commercial & Empire Realty Group

49 Stone Street

Rochester, New York 14604

Multifamily Mixed-Use | 22 Units | 30,246 SF | Class A | Fully Renovated 2020

$4,290,000	$195,000	$185,695	$212,853
Asking Price	Price / Unit	LOI Scenario NOI	Fully Stab. NOI

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CONFIDENTIALITY & DISCLAIMER NOTICE

This Offering Memorandum ("OM") has been prepared by Empire Commercial and Empire Realty Group (collectively, "Co-Brokers") on behalf of 49 Stone Street LLC for the exclusive use of prospective purchasers of the property located at 49 Stone Street, Rochester, New York 14604 (the "Property").

This OM does not purport to be all-inclusive or to contain all information which a prospective purchaser may require. Neither Co-Brokers nor the owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. All financial projections and T12 figures are based on ownership-provided data and have not been independently audited. Prospective purchasers are advised to perform their own independent due diligence prior to consummating any transaction.

The information contained herein is intended solely for the party receiving it and may not be reproduced or distributed to any third party without prior written consent of Co-Brokers. By accepting this OM, the recipient agrees to hold all information in the strictest confidence.

Financial and investment inquiries should be directed to Empire Commercial. Site visits and commercial leasing inquiries may be arranged through Empire Realty Group — Commercial Division, Rochester.

All information has been obtained from sources believed reliable. No warranty is made as to its accuracy. Consult licensed legal, tax, and financial advisors before taking any action.

Executive Summary

Empire Commercial and Empire Realty Group — Commercial Division are pleased to co-exclusively present 49 Stone Street, a fully renovated, stabilized four-story mixed-use asset in the heart of Downtown Rochester, New York. Owned and operated by 49 Stone Street LLC, the Property consists of 21 residential apartment units and approximately 4,946 square feet of ground-floor commercial space across 30,246 total square feet, delivering diversified income streams supported by strong urban rental demand and prominent street-level visibility.

Completed in 2020, the Property underwent a comprehensive gut renovation repositioning the asset as a modern, Class A residential and commercial community. All mechanical systems, electrical, plumbing, life-safety, and interior finishes were fully replaced or upgraded. As of April 2026, the Property is 90.9% occupied (20 of 21 residential units leased), generating $30,170 per month in in-place residential rent and $362,040 annually. The trailing twelve-month (T12) income through December 2025 reflects $328,365 in total revenue and net operating income of $146,359 — however, prospective buyers should note that the T12 captures only 4 months of commercial income and includes $30,289 of one-time repair costs, both of which materially understate earning potential.

Notably, the 4,946 SF ground-floor commercial suite is being subdivided into 3 separate leasable spaces. An LOI has been received for Space 1 (~1,900 SF) at $2,000/month ($24,000/year) from a prospective liquor store tenant. Spaces 2 & 3 (~3,046 SF combined) are actively being marketed. At full lease-up of all 3 commercial spaces and the one vacant residential unit (Apt 302), the Property is projected to generate approximately $443,443 in effective gross income and $212,853 in net operating income — a 4.96% cap rate at the $4,290,000 asking price, with upside from commercial remaining.

Downtown Rochester continues to attract sustained reinvestment driven by the healthcare, education, and technology sectors. The University of Rochester — the region's largest employer — and Rochester Institute of Technology anchor a skilled workforce supporting consistent demand for quality urban housing. 49 Stone Street is steps from the Blue Cross Arena, Rochester Riverside Convention Center, Hall of Justice, Eastman School of Music, and Interstate 490.

Investment Highlights

- Fully Renovated (2020) — Comprehensive gut renovation of all mechanical, electrical, plumbing, life-safety systems, and interior finishes. Minimal near-term capital expenditure requirements.
- 90.9% Occupied — 20 of 21 residential units leased as of April 2026 at $30,170/month ($362,040 annualized); average unit rent $1,509/month above the Rochester metro median.
- Immediate Value-Add Upside — The 4,946 SF commercial suite is being subdivided into 3 spaces. An LOI is in hand for Space 1 (~1,900 SF) at $2,000/month from a liquor store tenant. Spaces 2 & 3 (~3,046 SF) are available. Plus vacant Apt 302 (~$1,509/mo). Full stabilization pushes NOI to $212,853 (4.96% cap rate).
- Diversified Income — Residential + commercial ground floor reduces single-tenant risk and provides multiple revenue drivers on one asset.
- Institutional-Quality Finishes — Industrial loft aesthetic, exposed HVAC ductwork, granite/quartz counters, stainless steel appliances, hardwood/luxury flooring, in-unit washer/dryer in every unit.
- Premium Amenities — Open-air rooftop deck with dedicated dog park, secure building access, surveillance cameras, bulk cable/internet included, adjacent parking garage.
- Prime CBD Location — Walk Score 98 (Walker's Paradise). Steps from Rochester's largest employment, entertainment, dining, and transit infrastructure.
- Clean Lease Structure — 9 leases expiring 2026 (renewal upside to market), 11 leases running through 2027, providing near-term stability and roll-to-market opportunity.

Property Overview

Property Address	49 Stone Street, Rochester, NY 14604
Parcel / Tax ID (APN)	121.230-0002-027.001
Ownership Entity	49 Stone Street LLC
Property Type	Multifamily / Mixed-Use
Sub-Type	Apartment Building — Class A
Investment Type	Owner / User or Investment
Total Building SF	30,246 SF
Lot Size	10,169 SF
Number of Stories	4
Residential Units	21 Apartment Units (1BR & 2BR)
Commercial Suite	Suite 104 — 4,946 SF, Ground Floor
Year Built / Renovated	1900 / 2020 (Full Gut Renovation)
Zoning	GCD-URD / CCD
Construction Type	Historic Masonry
Current Occupancy (04/02/2026)	90.9% — 20 of 21 Residential Units Leased
In-Place Monthly Rent	$30,170 / Month (Residential)
Average Monthly Rent Per Unit	$1,509 / Month
Parking	Adjacent Parking Garage (Monthly Rate)
Broker Co-Op	Yes
Asking Price	**$4,290,000**
Price Per SF	$142 / SF
Price Per Residential Unit	$195,000 / Unit
T12 NOI (2025)	**$146,359**
T12 Cap Rate	3.41%
Stabilized Cap Rate (Pro-Forma)	4.96% (Fully Stabilized)
Gross Rent Multiplier (T12)	13.06x

Unit Mix & Lease Schedule

Unit Mix Summary

Unit Type	# Units	% of Mix	Avg Monthly Rent	Annualized Rent	Status
1BR Apartments	17	81%	$1,469 / Mo.	$299,268 / Yr.	16 Leased / 1 Vacant
2BR Apartments	3	14%	$1,802 / Mo.	$64,872 / Yr.	3 Leased
Commercial (Retail/Office)	1	5%	$2,380 / Mo. (prior)	$28,561 / Yr. (mkt)	Vacant — Suite 104
TOTAL	**21 Res. + 1 Comm.**	**100%**	**—**	**$392,701 (Stabilized)**	**90.9% Res. Occupancy**

Lease Expiration Schedule

9 leases expire in 2026 offering near-term roll-to-market renewal upside. 11 leases run through early-to-mid 2027 providing near-term stability. All residential leases are annual or month-to-month.

Unit	BR	Lease Start	Lease Expiry	Monthly Rent
Q2 2026 — Expiring (2 Units)				
Apt 401	1BR	07/01/2025	06/29/2026	**$1,520**
Apt 403	1BR	07/01/2020	06/30/2026	**$1,235**
Q3-Q4 2026 — Expiring (7 Units)				
Apt 201	1BR	08/01/2021	07/31/2026	**$1,630**
Apt 301	1BR	08/01/2020	07/31/2026	**$1,425**
Apt 402	1BR	09/01/2025	08/31/2026	**$1,345**
Apt 404	1BR	09/01/2022	08/31/2026	**$1,460**
Apt 205	2BR	10/01/2025	09/30/2026	**$1,710**
Apt 304	1BR	11/01/2025	10/31/2026	**$1,415**
Apt 306	1BR	11/01/2025	10/31/2026	**$1,395**
2027 — Stable (11 Units through Early-Mid 2027)				
Apt 101	1BR	02/01/2026	01/31/2027	**$1,535**
Apt 102	1BR	03/01/2023	02/28/2027	**$1,395**
Apt 103	1BR	02/01/2026	01/31/2027	**$1,550**
Apt 202	1BR	02/01/2026	01/31/2027	**$1,615**
Apt 203	1BR	02/01/2026	01/31/2027	**$1,620**
Apt 204	2BR	04/01/2026	03/31/2027	**$1,795**
Apt 206	2BR	02/01/2026	01/31/2027	**$1,900**
Apt 303	1BR	02/01/2026	01/31/2027	**$1,350**
Apt 305	1BR	03/01/2024	02/28/2027	**$1,475**

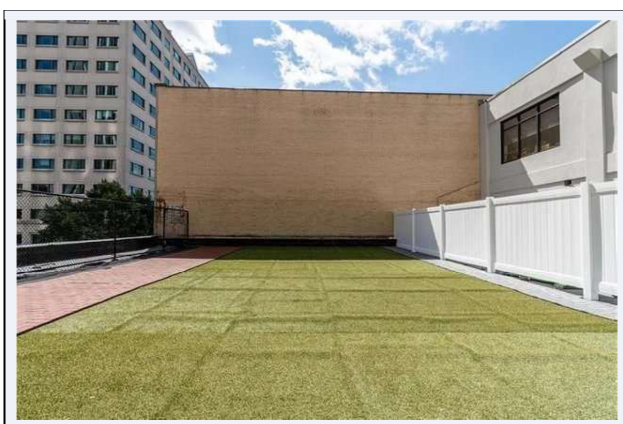
Apt 405	1BR	02/01/2026	01/31/2027	**$1,450**
Apt 406	1BR	03/01/2026	02/28/2027	**$1,350**
TOTAL — 20 Leased (+ Apt 302 Vacant + Suite 104 Vacant)				**$30,170 / Mo.**

Property Description

Exterior & Building

49 Stone Street is a four-story historic masonry building occupying a 10,169 SF lot in Rochester's Central Business District. The street-facing facade features large commercial-grade storefront windows at ground level and a distinctive brick and decorative tile exterior preserved through the 2020 renovation. Originally constructed in 1900, the building underwent a full-scale gut renovation in 2020 transforming it into a modern Class A mixed-use asset while retaining its historic character and street presence.

49 Stone Street — Building Exterior, Downtown Rochester CBD



Residential Units

Units are configured as one-bedroom and two-bedroom open-concept floorplans maximizing space efficiency. Each unit incorporates an industrial-inspired loft aesthetic: exposed HVAC ductwork, contract ceilings, modern kitchen cabinetry, stainless steel appliance packages (refrigerator, range, dishwasher, microwave), granite/quartz countertops, hardwood and luxury flooring, and in-unit washer/dryer. Secure building access and a full surveillance camera system serve all floors. Bulk cable/internet is included.

Interior Photos




Rooftop Deck & Dog Park

The Property features an open-air rooftop deck and dedicated dog park with artificial turf, offering panoramic views of the Downtown Rochester skyline. This differentiating amenity supports tenant retention and justifies market-rate rents within the urban lifestyle demographic.

Commercial Suite — Suite 104 (4,946 SF)

The ground-floor commercial suite features dedicated street-level storefront access, large display windows, high ceiling heights, and strong pedestrian and vehicular visibility. Suite 104 was previously leased at $2,380/month and is currently vacant, representing $28,561/year in stabilized income upon re-tenancy. The suite is ideally positioned for retail, boutique fitness, restaurant/cafe, professional office, or service-oriented uses, benefiting from the foot traffic of 21 residential units above.

Location & Market Overview

Rochester, New York

Rochester is the third-largest city in New York State, anchoring a regional economy of approximately 1.1 million residents. Known nationally as a center for science, technology, optics, and R&D, the city's economy is anchored by the University of Rochester (region's largest employer), Rochester Institute of Technology, Paychex, Wegmans, Constellation Brands, and Bausch & Lomb — providing a stable, diversified employment base that drives consistent housing demand.

Downtown & Immediate Trade Area

49 Stone Street sits at the core of the Central Business District with a Walk Score of 98 (Walker's Paradise). The Property is within 0.3 miles of the Blue Cross Arena, Rochester Riverside Convention Center, Hall of Justice, Social Security Building, Eastman School of Music, Monroe Community College Damon City Campus, and Interstate 490. Frederick Douglass / Greater Rochester International Airport is 4.7 miles (9 minutes) away.

Multifamily Market

Rochester's multifamily market reflects stable fundamentals: metro vacancy approximately 6.6%, median rent $1,330/month (2025). Class A downtown assets with premium amenities consistently command above-median rents. The Property's average of $1,509/month is 13% above the metro median, reflecting its Class A positioning, full renovation, and CBD location. Consistent demand from university affiliates, healthcare workers, and young professionals underpins market-rate occupancy.

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (Est. 2024)	~18,500	~109,000	~207,000
Median HH Income	~$38,000	~$42,000	~$46,000
Homeownership Rate	~22%	~30%	~38%
Avg. Commute Time	14 min	17 min	19 min
Walk Score	98 — Walker's Paradise	—	—

Key Points of Interest

- Blue Cross Arena (0.2 mi) — Entertainment & events anchor
- Rochester Riverside Convention Center (0.2 mi) — Corporate & conference hub
- Hall of Justice & Social Security Building (0.2 mi) — Government employment
- Eastman School of Music / University of Rochester (0.3 mi)
- Monroe Community College — Damon City Campus (0.2 mi)
- Interstate 490 (0.1 mi) — Regional highway access
- Greater Rochester International Airport (4.7 mi — 9 min)

Tenancy & Rent Roll

Rent roll as of April 2, 2026. 20 of 21 residential units are leased. Apt 302 (residential) and Suite 104 (commercial, 4,946 SF) are currently vacant.

$30,170	$362,040	$1,509/Mo.	90.9%
In-Place/Mo.	In-Place/Yr.	Avg. Rent	Occupancy

Unit	BR	Lease From	Lease To	Monthly Rent	Annual Rent	Status
Apt 101	1BR	02/01/2026	01/31/2027	$1,535	**$18,420**	Current
Apt 102	1BR	03/01/2023	02/28/2027	$1,395	**$16,740**	Current
Apt 103	1BR	02/01/2026	01/31/2027	$1,550	**$18,600**	Current
Apt 201	1BR	08/01/2021	07/31/2026	$1,630	**$19,560**	Current
Apt 202	1BR	02/01/2026	01/31/2027	$1,615	**$19,380**	Current
Apt 203	1BR	02/01/2026	01/31/2027	$1,620	**$19,440**	Current
Apt 204	2BR	04/01/2026	03/31/2027	$1,795	**$21,540**	Current
Apt 205	2BR	10/01/2025	09/30/2026	$1,710	**$20,520**	Current
Apt 206	2BR	02/01/2026	01/31/2027	$1,900	**$22,800**	Current
Apt 301	1BR	08/01/2020	07/31/2026	$1,425	**$17,100**	Current
Apt 302	—	—	—	—	—	VACANT
Apt 303	1BR	02/01/2026	01/31/2027	$1,350	**$16,200**	Current
Apt 304	1BR	11/01/2025	10/31/2026	$1,415	**$16,980**	Current
Apt 305	1BR	03/01/2024	02/28/2027	$1,475	**$17,700**	Current
Apt 306	1BR	11/01/2025	10/31/2026	$1,395	**$16,740**	Current
Apt 401	1BR	07/01/2025	06/29/2026	$1,520	**$18,240**	Current
Apt 402	1BR	09/01/2025	08/31/2026	$1,345	**$16,140**	Current
Apt 403	1BR	07/01/2020	06/30/2026	$1,235	**$14,820**	Current
Apt 404	1BR	09/01/2022	08/31/2026	$1,460	**$17,520**	Current
Apt 405	1BR	02/01/2026	01/31/2027	$1,450	**$17,400**	Current
Apt 406	1BR	03/01/2026	02/28/2027	$1,350	**$16,200**	Current
Suite 104 (Comm.)	—	—	—	—	—	VACANT
TOTAL				**$30,170 / Mo.**	**$362,040 / Yr.**	**20/21 Leased (90.9%)**

Apt 302 (vacant): estimated market rent ~$1,509/month. Suite 104 (vacant, 4,946 SF): previously leased at $2,380/month. Full stabilization adds ~$46,663/year. Complete executed leases available in the data room.

Financial Analysis

The following financial summary is derived from the ownership-provided 2025 Year-End Profit & Loss Statement (T12) for 49 Stone Street LLC. All figures are as reported and have not been independently audited. Critical context: the T12 reflects only 4 months of commercial income and includes $30,289 of one-time repair costs — both of which materially understate earning potential. See the Income Bridge on the following page.

$146,359	$176,648	$185,695	$212,853
T12 NOI	Normalized NOI	LOI Scenario NOI	Fully Stab. NOI

INCOME (T12 — January through December 2025)		
Residential Rent (20 units avg. occupied)	$307,800	
Commercial Rent — Suite 104 (4 months only; vacated May 2025)	$9,845	
Storage Income	$825	
Other Income (Security Deposit Forfeitures — non-recurring)	$9,895	
TOTAL EFFECTIVE GROSS INCOME (T12)	**$328,365**	
OPERATING EXPENSES		
Real Estate Taxes (Monroe County + School District)	$23,737	*7.2%*
Insurance (Property + Umbrella)	$9,054	*2.8%*
Management Fee (~4%)	$13,121	*4.0%*
Repairs & Maintenance (incl. $19,939 Make-Ready + $10,350 Elevator — one-time)	$72,205	*22.0%*
Utilities (Electric, Water, Cable/Internet, Phone)	$46,613	*14.2%*
Leasing Commissions	$9,355	*2.9%*
Professional Fees (Legal, Accounting)	$6,361	*1.9%*
Advertising, Bank Charges, Supplies, Other	$1,560	*0.5%*
TOTAL OPERATING EXPENSES (T12)	**$182,006**	*55.4%*
NET OPERATING INCOME — T12 (2025)	**$146,359**	*44.6%*
T12 NOI (Normalized — excl. one-time R&M items)	$176,648	
VALUATION AT $4,290,000		
Asking Price	**$4,290,000**	
Price Per SF	$142 / SF	
Price Per Residential Unit	$195,000 / Unit	
T12 Cap Rate (as reported)	3.41%	

T12 Cap Rate (normalized, excl. one-time items)	4.12%	
Gross Rent Multiplier (T12)	13.06x	
Annual Debt Service — Interest (T12, below NOI line)	$86,647	

R&M Note: T12 Repairs & Maintenance ($72,205) includes $19,939 one-time make-ready/turn costs and $10,350 elevator repairs. Normalized ongoing R&M estimated at $40,000-$45,000/year. Commercial rent reflects 4 months only (all commercial vacated May 2025). Deposit forfeitures ($9,895) are non-recurring.

Income Bridge & Upside Analysis

LETTER OF INTENT (LOI) RECEIVED — COMMERCIAL SPACE 1

The 4,946 SF ground-floor commercial suite is being subdivided into 3 separate leasable spaces. An LOI has been received for **Space 1 (~1,900 SF) at $2,000/month ($24,000/year)** from a prospective liquor store tenant. Spaces 2 & 3 (~3,046 SF combined) are actively being marketed and represent additional upside.

Full lease-up of all 3 spaces is estimated at ~$5,206/month (~$62,476/year), pushing stabilized NOI to $212,853 — a 4.96% cap rate at $4,290,000.

Commercial Suite 104 — Space Breakdown

Space	Est. SF	Monthly Rent	Annual Rent	Status
Space 1 — Liquor Store	**~1,900 SF**	**$2,000 / Mo.**	**$24,000 / Yr.**	**LOI Received**
Space 2 — Available	~1,523 SF	~$1,603 / Mo.	~$19,238 / Yr.	Available for Lease
Space 3 — Available	~1,523 SF	~$1,603 / Mo.	~$19,238 / Yr.	Available for Lease
TOTAL — ALL 3 SPACES	**4,946 SF**	**~$5,206 / Mo.**	**~$62,476 / Yr.**	**1 of 3 Leased (LOI)**

Spaces 2 & 3 estimated rents based on the LOI rate of $1.05/SF/month. Actual rents subject to market conditions and lease negotiation. Space sizes are approximate pending final subdivision plan.

Four-Scenario Income Bridge

The table below shows the income progression from T12 as-reported to full stabilization. LOI Scenario reflects Space 1 lease execution only. Fully Stabilized reflects all 3 commercial spaces leased.

	T12 (2025)	In-Place (Apr 2026)	**LOI Scenario (Space 1 Only)**	Fully Stabilized (All 3 Spaces)
Residential Rent	$307,800	$362,040	$362,040	$380,142
Commercial — Space 1 (Liquor Store LOI, 1,900 SF)	$9,845 (4 mo.)	Vacant	**$24,000 (LOI)**	$24,000
Commercial — Spaces 2 & 3 (~3,046 SF)	—	Vacant	Vacant	**$38,476 (est.)**
Storage / Other	$825	$825	$825	$825
TOTAL EGI	$328,365	$362,865	$386,865	$443,443
Oper. Expenses (52% norm.)	$182,006	—	$201,170	$230,590
NET OPERATING INCOME	$146,359	—	$185,695	$212,853
Cap Rate @ $4,290,000	3.41%	—	4.33%	4.96%

LOI Scenario: 20 res. units ($362,040) + Space 1 LOI ($24,000) + Storage ($825) = $386,865 EGI. Fully Stabilized: 21 res. units ($380,142) + all 3 commercial spaces (~$62,476) + Storage ($825) = $443,443 EGI. Expenses normalized at 52%. All projections are estimates; purchasers should conduct independent underwriting.

Vacancy & Upside Summary

Vacancy / Opportunity	Monthly Income	Annual Income
Apt 302 — Vacant 1BR (market avg.)	~$1,509 / Mo.	~$18,102 / Yr.
Space 1 — Liquor Store (1,900 SF) — LOI IN HAND	**$2,000 / Mo. (LOI)**	**$24,000 / Yr. (LOI)**
Space 2 — Available (~1,523 SF)	~$1,603 / Mo. (est.)	~$19,238 / Yr. (est.)
Space 3 — Available (~1,523 SF)	~$1,603 / Mo. (est.)	~$19,238 / Yr. (est.)
TOTAL UPSIDE (all vacancies + all spaces leased)	**~$6,715 / Mo.**	**~$80,578 / Yr.**

T12 Monthly Income Summary (2025)

Month	Total Income	Total Expenses	NOI	NOI Margin
Jan	$28,230	$16,805	**$11,425**	40.5%
Feb	$27,402	$21,399	**$6,003**	21.9%
Mar	$38,540	$21,286	**$17,254**	44.8%
Apr	$25,515	$14,414	**$11,101**	43.5%
May	$31,055	$16,315	**$14,740**	47.5%
Jun	$27,930	$12,079	**$15,851**	56.8%
Jul	$23,660	$13,072	**$10,588**	44.8%
Aug	$26,775	$10,733	**$16,042**	59.9%
Sep	$25,333	$15,757	**$9,576**	37.8%
Oct	$21,910	$12,873	**$9,037**	41.2%
Nov	$37,700	$14,472	**$23,228**	61.6%
Dec	$14,315	$12,802	**$1,513**	10.6%
TOTAL	**$328,365**	**$182,006**	**$146,359**	**44.6%**

Dec 2025 income low ($14,315) due to high vacancy during lease-up. Mar ($38,540) and Nov ($37,700) elevated due to lease commencement timing and deposit collections. Monthly detail provided for transparency; T12 totals are the operative underwriting figures.

Sale Process & Offering Procedures

Offering Price

49 Stone Street is offered at $4,290,000 — representing $142 per square foot and $195,000 per residential unit. This pricing reflects the Property's fully renovated Class A condition, prime CBD location, 90.9% occupancy, T12 NOI of $146,359 (2025), and meaningful lease-up upside from one vacant residential unit and the 4,946 SF vacant commercial suite.

Financing & Debt

Information regarding the existing debt structure, current lender, outstanding loan balance, interest rate, and assumability is available to qualified purchasers upon execution of a Confidentiality Agreement. Please contact Empire Commercial for details. The Property may be suitable for conventional commercial financing, DSCR loans, or SBA 504 owner-user financing depending on purchaser objectives.

Co-Brokerage

This offering is co-exclusively brokered by Empire Commercial (financial and investment inquiries) and Empire Realty Group — Commercial Division (site visits and commercial leasing for Suite 104).

Due Diligence — Data Room

Available to qualified purchasers upon execution of a CA. Includes:

- Complete unit-by-unit rent roll and all executed lease documents
- 2025 Year-End Profit & Loss Statement (T12) and supporting detail
- Property tax bills and current Monroe County assessment
- Survey and site plan
- Environmental Phase I (and Phase II if applicable)
- 2020 renovation scope, permits, and contractor documentation
- Existing debt / loan documents (subject to lender consent)
- Zoning letter, certificate of occupancy, and title commitment

Offer Requirements

Submit written offers to the listing co-brokers including: purchase price, earnest money deposit and escrow agent, due diligence period, closing timeline, financing contingencies (if any), and proof of funds or lender pre-approval.

EMPIRE COMMERCIAL

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Site Visits & Commercial Leasing

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All inquiries and offers should be directed exclusively through the listing co-brokers. Do not contact the owner, tenants, or on-site management directly.