

Comp ID# 109

Imp. Sale #

PCC 484

Location:

Street# 5615

Street Name Business Avenue

Village

Town/City Cicero

County Onondaga State NY

Tax Map # 36.-1-37



Photo By TPT

Photo Date 01/27/2001

Highest & Best Use:

At Time of Sale Industrial Office w/warehouse

Intended Use Industrial Office w/warehouse

Transfer Information:

Grantor Julius Jr. & Betty Rose Stevens Address Box 223, North Syracuse, NY

Grantee 5615 Business Avenue Co., LLC Address 300 Buell Road, Rochester, NY

Liber 4319 Page 258 Sale Date 04/15/1999 Recorded 04/30/1999 Transfer Tax \$780

Indicated Sale Price (Deed) \$195,000 Adj. Sale Price \$195,000 Price/Sq.Ft. \$34.57

Conditions of Sale Arm's Length

Financing Terms PMM: \$180,000 @ 8.5% for 15 yrs. Rights Conveyed Fee Simple

Prior Sale Exposure Time Not marketed

Comments No personal property conveyed. Building occupied by grantee at time of sale (see below).

Verification Information:

Verified With Phone# 0 Verification Date 01/11/2001

Comments Grantee was tenant and instead of renewing lease, opted to purchase the property (renewal lease terms on back)

Site Description:

N'hood Density Suburban N'hood Land Uses Industrial Frontage 100

Size (Acres) 0.588 Size (Sq.Ft.) 25,598 Land-to-Bldg. Ratio 4.5 :1 Access Road front

Comments Site is level and rectangular. It is efficient for current use and has visibility from I-481.

Site Improvements Tarvia parking and access, lawn area and some landscaping, concrete sidewalk

Improvement Description:

Bldg. Size 5,640 Source: Public Record Actual Meas. Verification Other (see below) % Finished 66%

Construction Type Masonry Year Built 1990 Eff. Age 9 Ceiling Height 16 Stories 1

Comments Exterior features consist of: split faced concrete block walls, concrete slab foundation, flat roof structure with membrane cover (original), and fixed, insulated glass windows. Interior finishes are consistent with this occupancy, and were in "move-in" condition. HVAC (original) consists of a package unit for finished area and ceiling mounted space heaters in warehouse. Miscellaneous features include: one 10' x 10' grade level door; no sprinkler system, basement or mezzanine areas.

Site Alloc \$0 Sl.Alloc \$0 Imp.Alloc \$0 Acc.Imp.Alloc \$0