

Comp ID# 114

Rental #

PCC 464

Location:

Building Name

Street# 5615

Street Name Business Avenue

Village

Town/City Cicero

County Onondaga State NY

Location N/S of Business Ave., 550' west of US Route 11

Tax Map # 36.-1-37

Type of Space Industrial Office w/ warehouse



Photo By TPT

Photo Date 01/27/2001

Lease Information:

Landlord Julius Jr. & Betty Rose Stevens

Tenant 5615 Business Avenue Co., LLC

Lease Date 04/15/1999 Lease Term 5 yrs.\*

Rent/Yr \$36,000 Rent/Mo \$3,000

Leased Area 5,640 Type of Lease Action Renewal

Rent/Sq.Ft. \$6.38

Overage None

Escalations None

Operating Expenses:

R.E. Taxes:  L'dlord  Ten. Amount \$1.00/sf

Insurance:  L'dlord  Ten. Amount

Rep&Main:  L'dlord  Ten. Amount

Str. Main:  L'dlord  Ten. Amount \$0.25/sf

Gr. Main.:  L'dlord  Ten. Amount

Janitorial:  L'dlord  Ten. Amount

Utilities:  L'dlord  Ten. Amount

Other:  L'dlord  Ten. Amount

Miscellaneous Lease Data:

Renewal Option

Work Letter

Concessions

Cancellation Option

Verification Information:

Verified With

Phone# 0 Verification Date 01/11/2001

Comments \* Lease never began because tenant acquired property

Site Description:

N'hood Density Suburban N'hood Land Uses Industrial Size (Ac.) 0.588 Size (Sq.Ft.) 25,598

Land-to-Bldg. Ratio 4.5:1 Comments Functional site; visibility from I-481

Improvement Description:

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