HSE
Harter Secrest & Emery LLP
ATTORNEYS AND COUNSELORS
WWW.HSELAW.COM

May 18, 2022

VIA ELECTRONIC MAIL

Onondaga County Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, New York 13202

Barclay Damon Tower
125 East Jefferson Street
Syracuse, New York 13202
Attn: Jeffrey W. Davis, Esq.

Re: Project: Fayette Manlius, LLC
Location: Town of Manlius
Project Number: 3101-22-01A

To Whom It May Concern:

The following is intended to describe the change in the membership interest of Fayette Manlius, LLC, a New York limited liability company and the applicant for the above-referenced Project. The membership interest in Fayette Manlius, LLC when the applicant applied to the IDA was as follows:

- 100% of the membership interest was owned by Streamline Real Estate Partners, LLC, a New York limited liability company.

- Please note that the applicant's original application erroneously stated that Matthew J. Lester owned 95% of the membership interest in Streamline Real Estate Partners, LLC. Instead, his ownership is set forth in this paragraph and as evidenced in enclosed Operating Agreement for Streamline Real Estate Partners, LLC. Streamline Real Estate Partners, LLC is owned by Anthony Gizzie (2.5% of the membership interest), Timothy Meleca (2.5% of the membership interest) and MJL Property Holdings II, LLC (95% of the membership interest). MJL Property Holdings II, LLC is a New York limited liability company and the sole member of this entity is Matthew J. Lester. Matthew J. Lester is also the Manager of Streamline Real Estate Partners, LLC.

- A copy of the Operating Agreement for MJL Property Holdings II, LLC is enclosed with this letter.

The applicant has since admitted Empire Ventures Management LLC, a New York limited liability company, as a member and the membership interest in Fayette Manlius, LLC is now as follows:

- Streamline Real Estate Partners, LLC owns 80.5% of the membership interest in Fayette Manlius, LLC and is the Manager. The membership interest in Streamline Real Estate Partners, LLC remains the same as described above and Matthew J. Lester remains the Manager of Streamline Real Estate Partners, LLC.

- Empire Ventures Management LLC owns 19.5% of the membership interest in Fayette Manlius, LLC

- A copy of the Amended and Restated Operating Agreement for Fayette Manlius, LLC is enclosed.

If you have any questions in connection with this change to Fayette Manlius, LLC, please feel free to contact the undersigned.

Very truly yours,

Harter Secrest & Emery LLP

s/ Patrick J. Quigley

Patrick J. Quigley
Partner
DIRECT DIAL: 585.231.1164
EMAIL: PQUIGLEY@HSELAW.COM

Onondaga County Industrial Development Agency

Project Summary

2/22/2022

1. Project	**Fayette Manlius, LLC**	**2. Project Number**	**3101-22-01A**
3. Location	Town of Manlius	**4. School District**	Fayetteville-Manlius School District
		6. Project Type	Remediation, Demolition, and Construction
5. Tax Parcel(s)	024.-01-08.1	**Village**	Village of Manlius

7.Total Project Cost	**$**	**11,136,078**
Land	$	955,500
Site Work	$	931,760
Remediation	$	425,000
Building	$	7,625,000
Furniture & Fixtures	$	-
Equipment	$	-
Equipment Subject to NYS Production Exemption	$	-
Engineering/Architecture Fees	$	196,875
Financial Charges	$	90,076
Legal Fees	$	100,200
Other	$	811,667

8. Total Jobs	20
8A. Job Retention	0
8B: Job Creation	20
(Next 5 Years)	

Cost Benefit Analysis

	Fayette Manlius, LLC
	Fiscal Impact ($)
Estimated Abatement Cost	**$2,136,903**
Sales Tax Abatement	$228,800
Mortgage Recording Tax Abatement	$66,825
Real Property Tax Relief	$1,841,278
New Investment	**$31,144,277**
PILOT Payments	$1,960,116
Project Wages (10 years)	$8,400,000
Construction Wages	$8,270,700
Employee Benefits (10 years)	$2,436,000
Project Capital Investment	$9,937,260
Agency Fees	$140,201
Benefit:Cost Ratio	**15 :1**

Project Description

Fayetteville Manlius LLC is proposing to re-develop a site in the Town of Manlius for mixed use.

Copyright Onondaga County Industry Development Agency, All Rights Reserved

Fayette Manlius, LLC

2/2/2022

A) PILOTS Estimate Table Worksheet

for 12 years

OCIDA estimate of current market value					$ 1,278,700
Projected investment					$ 7,625,000
OCIDA estimate of increase in value					$ 5,181,300
OCIDA estimated value after project is completed					$ 6,460,000
Taxes that would have been collected if the project did not occur					$ 752,452
Scheduled PILOT payments					$ 1,960,116

PILOT YEAR	Exemption %	Onondaga County	Town of Manlius	Fayetteville-Manlius School District	Village of Manlius	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	$ 6,427	$ 4,840	$ 34,571	$ 10,265	$ 56,102.54	$ 283,430	$ 227,328
2	100%	$ 6,556	$ 4,937	$ 35,262	$ 10,470	$ 57,224.59	$ 289,099	$ 231,874
3	100%	$ 6,687	$ 5,036	$ 35,967	$ 10,679	$ 58,369.09	$ 294,881	$ 236,512
4	90%	$ 9,584	$ 7,218	$ 51,552	$ 15,307	$ 83,660.68	$ 300,779	$ 217,118
5	80%	$ 12,595	$ 9,485	$ 67,746	$ 20,115	$ 109,940.59	$ 306,794	$ 196,854
6	70%	$ 15,722	$ 11,840	$ 84,567	$ 25,109	$ 137,238.23	$ 312,930	$ 175,692
7	60%	$ 18,970	$ 14,285	$ 102,033	$ 30,296	$ 165,583.80	$ 319,189	$ 153,605
8	50%	$ 22,340	$ 16,824	$ 120,165	$ 35,679	$ 195,008.30	$ 325,572	$ 130,564
9	40%	$ 25,839	$ 19,458	$ 138,981	$ 41,266	$ 225,543.55	$ 332,084	$ 106,540
10	30%	$ 29,468	$ 22,191	$ 158,501	$ 47,062	$ 257,222.20	$ 338,726	$ 81,503
11	20%	$ 33,232	$ 25,026	$ 178,747	$ 53,073	$ 290,077.78	$ 345,500	$ 55,422
12	10%	$ 37,135	$ 27,965	$ 199,739	$ 59,306	$ 324,144.69	$ 352,410	$ 28,265
TOTAL		**$ 224,554**	**$ 169,106**	**$ 1,207,829**	**$ 358,627**	**$ 1,960,116**	**$ 3,801,394**	**$ 1,841,278**

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		20	0	0	0	0
Total Employment Goals	0	20	20	20	20	20

2/2/2022

Copyright Onondaga County Industry Development Agency, All Rights Reserved

Project Tax Billing and Payment Schedule

1. The anticipated PILOT Filing Date is Q2 2022
2. Applicant will receive a 2022-23 Village Tax Bill in June 2022
3. Applicant will receive a 2022-23 School Tax Bill in September 2022
4. Applicant will receive a 2023 Town and County Tax Bill in January 2023
5. Applicant will not receive a 2023-2024 Village Tax Bill
6. Applicant will not receive a 2023-2024 School Tax Bill
7. Applicant will not receive a 2024 Town and County Tax Bill
8. Applicant will receive an OCIDA PILOT Bill for Year 1 in January of 2024

Please contact OCIDA staff with any questions.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.

2. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.

3. If providing an estimate put "(est.)" after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.

4. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.

5. When completed, return this Application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**

6. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at http://www.dec.ny.gov/permits/6191.html.

7. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion that there are elements of the project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.

8. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.

9. A complete Application consists of the following 9 items:
   - This Application
   - Local Access Agreement
   - Employment Plan

- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of $1,000
- A check payable to Barclay Damon LLP in the amount of $2,500

10. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

Return to:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: February 2, 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Fayette Manlius, LLC

Applicant/ Project Operator Address: 1657 East Ave Rochester NY 14610

Phone: (585)797-8877 Fax: NA

Website: NA E-mail: mlester@caliberbrokerage.com

Federal ID#: 85-0723173 NAICS:

State and Year of Incorporation/Organization: New York / 2020

Owner (if different from Applicant/Project Owner):

Owner Address:

Federal ID#:

State and Year of Incorporation/Organization:

List of stockholders, members, or partners of Owner:

B) Individual Completing Application:

Name: Chuck Wallace and Christine Stevens

Title:

Address: VIP Development Associates, Inc., One Websters Landing, Syracuse, NY 13202

Phone: 315/744-0714 Fax: 315/471-5373

E-mail: chuck.wallace@vipstructures.com; cstevens@vipstructures.com

C) Company Contact (if different from individual completing application):

Name: Anthony Gizzie

Title: Chief Operating Officer

Address: Streamline Real Estate Partners 25 Parce Ave Suite 155 Fairport NY 14450

Phone: 585-888-3077 Cell Phone: 585-797-5324

E-mail: anthony@streamlinere.com

D) Company Counsel:

Name of Attorney: Patrick Quigley

Firm Name: Harter Secrest and Emery LLP

Address: 1600 Bausch and Lomb Place Rochester NY 14604

Phone: 585-231-1164 Cell Phone: NA

E-mail: pquigley@hselaw.com

E) Business Organization (check appropriate category):

☐ Corporation ☐ Partnership

☐ Public Corporation ☐ Joint Venture

☐ Sole Proprietorship ☑ Limited Liability Company

☐ Other (please specify): _____

Year Established: 2020

State in which Organization is established: NY

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
Streamline Real Estate Partners LLC	100%
Streamline Members:	
Matt Lester 95%	
Anthony Gizzie, Timothy Meleca, < 5%	

G) Applicant Business Description:

Please attach a description of your Company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: 0%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☑No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☑No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐Yes ☑No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐Yes ☑No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 332 Fayette Street

Legal Address (if different): _____

City: _____ Village/Town: Manlius

Zip Code: 13104 School District: Fayetteville-Manlius CSD

Tax Map Parcel ID(s): ~~A portion of~~ 024.-01-08.1

Current Assessed Value: ~~1,087,700~~ 1,200,000 Footage of Existing Building: 17,053 sf

Census Tract: 151

B) Type (Check all that apply):

- [x] New construction
- [ ] Expansion/Addition to current facilities
- [ ] Renovation of existing facility
- [x] Housing Project
- [ ] Renewable Energy Project
- [x] Retail
- [ ] Purchase of machinery and/or equipment
- [x] Brownfield/Remediated Brownfield
- [ ] LEED Certification
- [x] Demolition and Construction
- [x] Acquisition of existing facility/property
- [ ] Other:

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)
* For a Renewable Energy Project (also see page 15)
* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- [ ] (i) the size of the Project in square feet and a breakdown of square footage per each intended use;
- [ ] (ii) the size of the lot upon which the Project sits or is to be constructed;
- [ ] (iii) the current use of the site and the intended use of the site upon completion of the Project;

☐ (iv) the principal products to be produced and/or the principal activities that will occur on the Project site;

☐ (v) please describe your method for site control (Own, lease, other).

E) Select Project type for all end users at Project site (you may check more than one):
**Please check any and all end users as identified below

☐ Industrial
☐ Acquisition of Existing Facility
☑ Housing Project (see page 17)
☐ Equipment Purchase
☐ Multi-Use Tenant
☐ Renewable Energy Project (see page 15)
☐ Commercial
☐ Bank Office
☑ Retail (see page 14)
☑ Mixed Use
☐ Facility for Aging
☐ Civic Facility (not for profit)
☐ Other _____

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
   ☑ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
   ☑ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
   ☐ Yes ☑ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☑ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

   ☑ Yes. What is the status? ☐ No. When will the plans be submitted?

   Site plan approval received

2. Has the project received site plan approval from the town or local planning board?

   ☑ Yes ☐ No

3. If no, what is the anticipated approval date? _____

4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)

5. Environmental Information

   a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: http://www.dec.ny.gov/permits/6191.html

   b. Have any environmental issues been identified on the property?

      ☑ Yes ☐ No

      If yes, please attach an explanation.

Fayette Manlius, LLC
OCIDA Application

SECTION II
C: Project Narrative and I: Compelling Circumstances

Project Overview. As described and shown in Section II, D, this project consists of the acquisition, redevelopment, and revitalization of blighted land in the Village of Manlius, with frontage along its primary commercial corridor of Fayette Street/Route 92, at the junction of North Manlius Street/F-M Road. The applicant has the land under purchase contract but has not closed on it.[1] The land has been designated as a brownfield by the New York State Department of Environmental Conservation (DEC); the developer will remediate the site under a brownfield cleanup agreement. As approved by – and with tremendous support from – the Village of Manlius Board of Trustees and Planning Board, the site will be part of a Planned Unit Development District (PUD). One parcel of land will have an urgent care clinic. A second parcel will have a three-story mixed-use building containing retail spaces on the ground floor and apartments on the upper two floors. Parking will be provided. The applicant seeks OCIDA benefits for the project, and seeks a PILOT only for the mixed-use building/parcel.

Background and Compelling Circumstances. A countless number of prior developers have tried unsuccessfully to develop this exact site (and adjacent lands) over the past few decades.[2] In 2007, the Village of Manlius developed its Comprehensive Plan, Vision Manlius, which outlines goals that this project will achieve, including economic development, enhanced attractiveness and accessibility of the "downtown" business core, improved visual character along commercial corridors and prominent gateways, and the development of quality housing. The Village created PUD zoning in 2010 to facilitate the achievement of these goals and enhance the general welfare of the community, but over the past 12 years, the Village has seen few PUD applications and almost no new development.[3] Challenges include the environmental contamination at this site; the high costs of new construction (currently greatly exacerbated by COVID); and the general difficulties of financing speculative urban infill, especially in suburban locations and in municipalities with high rates of real property taxation. Under the agreement reached for the PUD Zoning, the Village requires the mixed-use building. It will be located on the portion of the land with the worst environmental contaminants (and highest remediation costs). Financing of the project poses a great challenge; while its scale is appropriate for the size of the site and the village setting, the economies of scale that can be achieved with larger mixed-used buildings and projects are not possible. The brownfield tax credits are one crucial component to achieve a financially viable project. The only other way that the mixed-use project is financially viable is with a PILOT. Without the PILOT, the project does not work financially. The developer would need to abandon the entire redevelopment plan. This would be an extraordinary setback for public officials who have an extraordinary amount of work invested in getting this site developed, and for residents of the area who

---

[1] The applicant's ability to close on the land and move forward with the project is dependent upon the outcome of the application to OCIDA for benefits.

[2] A similar project at this site, proposed by a different developer (Willow Brook of Manlius, LLC), was approved for OCIDA benefits in May 2019. That developer abandoned its plans.

[3] The exception to this rule is Madison Row, across the street from this site. Madison Row is the Village's only completed PUD project. Madison Row is the Village's only new-construction, mixed-use building in decades. It was developed and is currently owned by Matt Lester, the current applicant.

are eager to see aesthetic improvement and community revitalization in the village, particularly at this site.

Urgent Care Clinic. It is worth noting that while the entire project is of benefit to the community in removing blight and creating jobs, increased tax revenues, and adding new housing to the village's dated housing stock, the urgent care is also a unique, noteworthy community benefit.[4] Urgent care clinics provide all types of medical services including physicals, x-rays and diagnostics, and treatment for illnesses and injuries. They have become a crucial part of the healthcare system in America, providing an alternative to expensive emergency room visits. Unlike traditional primary care doctors' offices, they are open on weekends and long hours during the week, accepting patients on a walk-in basis. Because they offer accessible, convenient, affordable, high-quality care, urgent care clinics' popularity has had huge gains in recent decades. The COVID pandemic, however, has created a meteoric rise in demand for urgent care services, especially for convenient COVID testing. A large national study showed that in 2020, urgent care clinics experienced a 58% increase in visit volumes, and more than half of total visits were COVID-related. It is anticipated that even after COVID subsides, urgent care clinics' popularity will not diminish. Millions of Americans have come to prefer the convenience of its care, particularly millennials and people with young children. This clinic will serve the community. It is expected to draw patients from a wide geographic area across the eastern portion of the county. It is also expected to draw patients from areas of Madison County such as Cazenovia and Chittenango.

SECTION II, D. PROJECT DESCRIPTION

The total project entails the purchase of land, (the applicant controls the site through a purchase contract but has not closed on it; closing is dependent upon the successful outcome of this application to OCIDA), the creation of two new tax parcels as shown on the enclosed site plan, the demolition of a vacant single-story concrete block building (approximately 17,053 SF), and the construction of two buildings:

- Urgent care clinic, 3,500 SF building on a 0.82-acre lot, with parking.
- Mixed-use building, three stories, 37,500 SF total. 12,500 SF of retail space on the first floor. Twenty (20) apartments total on the second and third floors. 1.42-acre lot, with parking.

The project has received site plan approval from the Village of Manlius.

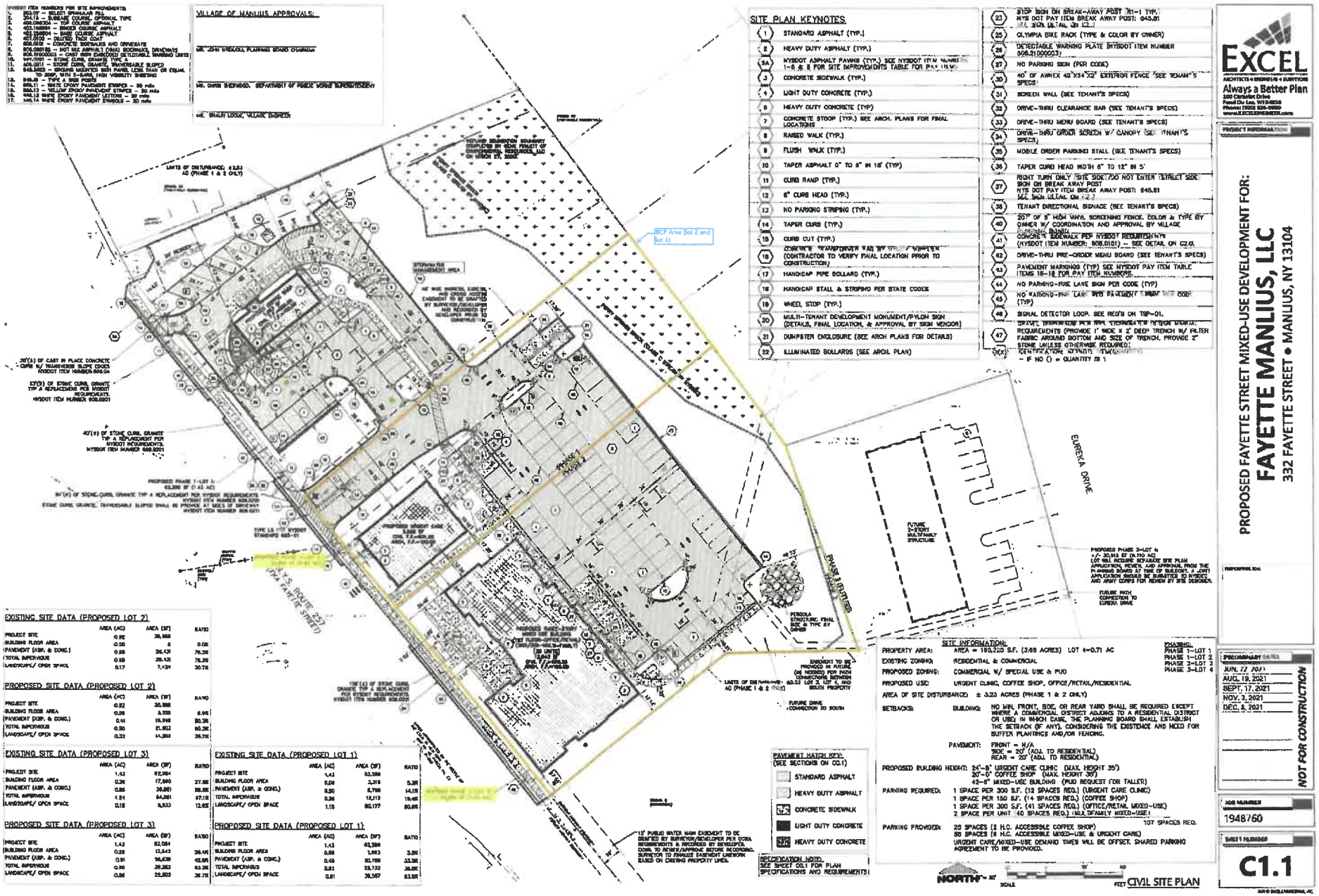
As mentioned, the site is environmentally contaminated and is listed with the NYS Department of Environmental Conservation (DEC) as a brownfield. The site will be remediated in keeping with DEC guidelines. Upon closing on the land, remediation will begin. Site work and construction will begin only after the remediation is complete, estimated to be Q3 2022. Environmental reports indicate that the extent of environmental contamination on the urgent care lot is likely less than on the mixed-use lot, which would enable site work and urgent care construction to start ahead of the mixed-use building. It is anticipated that the mixed-use building would be completed by the end of Q3 2023.

SECTION II, F TENANT INFORMATION

100% of the space in both the urgent care clinic and the mixed-use building will be leased to either business entities (with no relationship to the applicant except as landlord and tenant) or as residential apartment units. The tenant for the urgent care clinic has signed a long term lease with the applicant,

[4] The applicant does not seek a PILOT for the urgent care clinic.

the lease being dated May 14, 2021. The urgent care clinic represents 8.5% of the total building square footage in the two buildings. The mixed-use building will have 12,500 square feet of rentable retail space on the first floor. Twenty (20) apartment units will be located on the second and third floors. As of the date of this application, no retail or residential tenants have been identified for the mixed-use building.


VILLAGE OF MANLIUS APPROVALS:
SITE PLAN KEYNOTES
1 STANDARD ASPHALT (TYP.)
2 HEAVY DUTY ASPHALT (TYP.)
3A HYSDOT ASPHALT PAVING (TYP.) SEE NYSDOT ITEM NUMBER 1-1 & 2 FOR SITE IMPROVEMENTS TABLE FOR PAY ITEMS
3 CONCRETE SIDEWALK (TYP.)
4 LIGHT DUTY CONCRETE (TYP.)
5 HEAVY DUTY CONCRETE (TYP.)
7 CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR FINAL LOCATIONS
8 RAISED WALK (TYP.)
9 FLUSH WALK (TYP.)
10 TAPER ASPHALT 0" TO 6" IN 18" (TYP)
11 CURB RAMP (TYP.)
12 6" CURB HEAD (TYP.)
13 NO PARKING STRIPING (TYP.)
14 TAPER CURB (TYP.)
15 CURB CUT (TYP.)
16 CONCRETE TRANSFORMER PAD BY UTILITY COMPANY (CONTRACTOR TO VERIFY FINAL LOCATION PRIOR TO CONSTRUCTION)
17 HANDICAP PIPE BOLLARD (TYP.)
18 HANDICAP STALL & STRIPING PER STATE CODES
19 WHEEL STOP (TYP.)
20 MULTI-TENANT DEVELOPMENT MONUMENT/PYLON SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
21 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
22 ILLUMINATED BOLLARDS (SEE ARCH. PLAN)
23 STOP SIGN ON BREAK-AWAY POST (R1-1 TYP.) NYS DOT PAY ITEM BREAK AWAY POST: 645.01
25 OLYMPIA BIKE RACK (TYPE & COLOR BY OWNER)
26 DETECTABLE WARNING PLATE (NYSDOT ITEM NUMBER 608.31000003)
27 NO PARKING SIGN (PER CODE)
30 40' OF AWNEX 42"x54"x22" EXTERIOR FENCE (SEE TENANT'S SPECS)
31 SCREEN WALL (SEE TENANT'S SPECS)
32 DRIVE-THRU CLEARANCE BAR (SEE TENANT'S SPECS)
33 DRIVE-THRU MENU BOARD (SEE TENANT'S SPECS)
34 DRIVE-THRU ORDER SCREEN W/ CANOPY (SEE TENANT'S SPECS)
35 MOBILE ORDER PARKING STALL (SEE TENANT'S SPECS)
36 TAPER CURB HEAD WIDTH 6" TO 12" IN 5'
37 RIGHT TURN ONLY SIGN (R3-5R) DO NOT ENTER (STREET SIDE) SIGN ON BREAK AWAY POST NYS DOT PAY ITEM BREAK AWAY POST: 645.01
38 TENANT DIRECTIONAL SIGNAGE (SEE TENANT'S SPECS)
40 357' OF 6' HIGH VINYL SCREENING FENCE. COLOR & TYPE BY OWNER W/ COORDINATION AND APPROVAL BY VILLAGE
41 CONCRETE SIDEWALK PER NYSDOT REQUIREMENTS (NYSDOT ITEM NUMBER: 608.0101) - SEE DETAIL ON C2.0
42 DRIVE-THRU PRE-ORDER MENU BOARD (SEE TENANT'S SPECS)
43 PAVEMENT MARKINGS (TYP) SEE NYSDOT PAY ITEM TABLE ITEMS 16-18 FOR PAY ITEM NUMBERS.
44 NO PARKING-FIRE LANE SIGN PER CODE (TYP)
45 NO PARKING-FIRE LANE PAVEMENT MARKING PER CODE (TYP)
46 SIGNAL DETECTOR LOOP. SEE REQ'S ON TSP-01.
47 STORM DRAINAGE PER NYS STORMWATER DESIGN MANUAL REQUIREMENTS (PROVIDE 1' WIDE x 2' DEEP TRENCH W/ FILTER FABRIC AROUND BOTTOM AND SIZE OF TRENCH. PROVIDE 2" STONE UNLESS OTHERWISE REQUIRED)
(XX) - IF NO () = QUANTITY IS 1
EXISTING SITE DATA (PROPOSED LOT 2)
PROPOSED SITE DATA (PROPOSED LOT 2)
EXISTING SITE DATA (PROPOSED LOT 3)
PROPOSED SITE DATA (PROPOSED LOT 3)
EXISTING SITE DATA (PROPOSED LOT 1)
PROPOSED SITE DATA (PROPOSED LOT 1)
PAVEMENT HATCH KEY: (SEE SECTIONS ON C0.1)
STANDARD ASPHALT
HEAVY DUTY ASPHALT
CONCRETE SIDEWALK
LIGHT DUTY CONCRETE
HEAVY DUTY CONCRETE
SPECIFICATION NOTE: SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS
SITE INFORMATION:
PROPERTY AREA: AREA = 180,223 S.F. (3.68 ACRES) LOT 4=0.71 AC
EXISTING ZONING: RESIDENTIAL & COMMERCIAL
PROPOSED ZONING: COMMERCIAL W/ SPECIAL USE & PUD
PROPOSED USE: URGENT CLINIC, COFFEE SHOP, OFFICE/RETAIL/RESIDENTIAL
AREA OF SITE DISTURBANCE: ± 3.23 ACRES (PHASE 1 & 2 ONLY)
SETBACKS: BUILDING: NO MIN. FRONT, SIDE, OR REAR YARD SHALL BE REQUIRED EXCEPT WHERE A COMMERCIAL DISTRICT ADJOINS TO A RESIDENTIAL DISTRICT OR USE) IN WHICH CASE, THE PLANNING BOARD SHALL ESTABLISH THE SETBACK (IF ANY), CONSIDERING THE EXISTENCE AND NEED FOR BUFFER PLANTINGS AND/OR FENCING.
PAVEMENT: FRONT = N/A
SIDE = 20' (ADJ. TO RESIDENTIAL)
REAR = 20' (ADJ. TO RESIDENTIAL)
PROPOSED BUILDING HEIGHT: 24'-8" URGENT CARE CLINIC (MAX HEIGHT 35')
20'-0" COFFEE SHOP (MAX HEIGHT 30')
42'-8" MIXED-USE BUILDING (PUD REQUEST FOR TALLER)
PARKING REQUIRED: 1 SPACE PER 300 S.F. (12 SPACES REQ.) (URGENT CARE CLINIC)
1 SPACE PER 150 S.F. (14 SPACES REQ.) (COFFEE SHOP)
1 SPACE PER 300 S.F. (41 SPACES REQ.) (OFFICE/RETAIL MIXED-USE)
2 SPACE PER UNIT (40 SPACES REQ.) (MULTIFAMILY MIXED-USE)
107 SPACES REQ.
PARKING PROVIDED: 28 SPACES (2 H.C. ACCESSIBLE COFFEE SHOP)
89 SPACES (4 H.C. ACCESSIBLE MIXED-USE & URGENT CARE)
URGENT CARE/MIXED-USE DEMAND TIMES WILL BE OFFSET. SHARED PARKING AGREEMENT TO BE PROVIDED.
PHASING:
PHASE 1-LOT 1
PHASE 1-LOT 2
PHASE 2-LOT 3
PHASE 3-LOT 4
EUREKA DRIVE
FUTURE 4-STORY MULTIFAMILY STRUCTURE
PROPOSED PHASE 3-LOT 4 +/- 20,915 SF (0.710 AC)
FUTURE PATH CONNECTION TO EUREKA DRIVE
NORTH
SCALE
FEET
CIVIL SITE PLAN
EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
PROPOSED FAYETTE STREET MIXED-USE DEVELOPMENT FOR:
FAYETTE MANLIUS, LLC
332 FAYETTE STREET • MANLIUS, NY 13104
PRELIMINARY DATES
JUN. 17, 2021
AUG. 19, 2021
SEPT. 17, 2021
NOV. 3, 2021
DEC. 8, 2021
NOT FOR CONSTRUCTION
JOB NUMBER
1948760
SHEET NUMBER
C1.1

Planning Board of the Village of Manlius

Resolution: Fayette Manlius, LLC Site Plan

Fayette Manlius, LLC has applied for site plan approval for a mixed use development in a PUD district at 332 & 402-06 Fayette Street in the Village. The application includes a proposed final subdivision plat dated April 10, 2020; and a set of plans labeled CO.1 through PXP2 with dates in August and September 2021.

The Village Board of Trustees held a public hearing on May 11, 2021 and approved the zone change to PUD on May 11, 2021.

The Onondaga County Planning Board issued a resolution dated August 25, 2021, finding that the project will have no significant adverse inter-community or county-wide impacts.

Regarding SEQRA, the Planning Board resolves to act as lead agency for a single agency, uncoordinated review of this unlisted action. Based on a review of the full environmental assessment form, the submitted plans, and all relevant information, the Planning Board determines that the project will have no significant adverse environmental impact. The Planning Board further determines that all questions on part 2 of the environmental assessment form may be answered, "No, or small impact may occur."

Pursuant to section 99-11.2(c)(8) of the Village Code, the Planning Board hereby grants final site plan approval for phases 1 and 2 of the project and finds that the requirements of section 99-37(D) of the Village Code have been satisfied. Pursuant to section 99-11.2(c)(9), the Subdivision is approved as part of the site plan. This final site plan approval is subject to the following conditions, which must be met before any building permit will be issued:

- Pursuant to Village Code sections 99-11.2(c)(7) and 99-37(2)(b), the applicant shall be required to post a security in an amount to be determined by the Village Board of Trustees and in a form to be approved by the Village Attorney, in order to ensure the completion of site improvements (excluding construction of the mixed use building) for phase 2 of the project, including demolition and removal of the existing building, environmental clean up, landscaping, and site restoration.
- The applicant shall be required to enter into an agreement with the Village Board providing for the applicant's operation and maintenance of the stormwater drainage system, including the posting of any security required by the Village Board. This agreement shall be subject to the review of the Village Engineer and Village Attorney before Village Board approval.
- The applicant shall be required to prepare and enter into easement agreements under which all the lots on the site have rights to shared parking and access to the site. These and any other required easement agreements shall be subject to the approval of the Village Attorney.
- The applicant shall obtain permits from the New York State Department of Transportation, New York State Department of Environmental Conservation, the Onondaga County Water Authority, and the Onondaga County Department of Water

Environment Protection to authorize the work on the site. These permits shall be subject to the review and approval of the Village Engineer and Village Code Enforcement Officer.

- The applicant shall not engage in outdoor storage of vehicles on the site, either during or after construction.
- The applicant will use lighting shields as necessary to prevent spillage of light onto the neighboring properties.
- The applicant shall obtain certificates of occupancy for phases 1 and 2 within 3 years of the approval of the PUD district by the Village Board of Trustees.
- Fencing as shown on sheet C2.4 shall be Nantucket Grey.
- With respect to siding on the phase 2 mixed use building, the Planning Board will determine at a later date the color of the siding and whether it will be Dutch lap or clapboard style, following additional submissions by the applicant at a Planning Board meeting.
- The applicant shall fulfill any other legal and engineering requirements as determined by the Village Engineer and Village Attorney.
- The applicant shall submit a set of final signed site plans for filing with the Village Clerk.

The applicant shall submit a separate application for signage approval.

The applicant shall be required to submit a separate application for site plan approval for phase 3 of the project.

APPROVED.
Dated: October 5, 2021

John A Urciuoli

John Urciuoli, Chairman
Village of Manlius Planning Board

Roll Call Vote:

	Aye	Nay	Other
Mr. Urciuoli	X	____	____
Mr. Hehl	X	____	____
Ms. Hatch	____	____	Absent
Ms. Maloney	X	____	____
Mr. Bilharz	X	____	____

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 I F: (518) 402-9020
www.dec.ny.gov

January 10, 2022

Fayette Manlius, LLC
Matthew Lester
1657 East Avenue
Rochester, NY 14610

RE: Site Name: 332 Fayette Manlius
Site No.: C734153
Location of Site: 332 Fayette Street, Onondaga County, Manlius, NY 13104

Dear Matthew Lester:

To complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the 332 Fayette Manlius site.

If you have any further questions relating to this matter, please contact the project attorney for this site, Margaret Sheen, Esq., NYS Department of Environmental Conservation, Office of General Counsel, 615 Erie Blvd., West Syracuse, NY 13204 or by email at margaret.sheen@dec.ny.gov.

Sincerely,

Susan Edwards

Susan Edwards, P.E.
Acting Director
Division of Environmental Remediation

Enclosure

ec: Christopher Mannes, Project Manager

cc: Margaret Sheen, Esq.
Jennifer Andaloro, Esq./Dale Thiel

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for

BROWNFIELD SITE CLEANUP AGREEMENT
Index No. C734153-12-21

332 Fayette Manlius
DEC Site No:C734153
Located at: 332 Fayette Street
Onondaga County
Manlius, NY 13104

Hereinafter referred to as "Site"

by:

Fayette Manlius, LLC
1657 East Avenue, Rochester, NY 14610

Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on August 4, 2021; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, Fayette Manlius, LLC, is participating in the BCP as a Volunteer as defined in ECL 27-1405(1)(b).

II. Tangible Property Tax Credit Status

The Site is not located in a City having a population of one million or more. It is therefore presumed that the Site is eligible for tangible property tax credits.

III. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 2.248 acres, a Map of which is attached as Exhibit "A", and is described as follows:

Tax Map/Parcel No.: Portion of 024-01-08.1
Street Number: 332 Fayette Street, Manlius
Owner: Constantine and Michael Assimon

IV. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

Christopher Mannes, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
christopher.mannes@dec.ny.gov

Note: one hard copy (unbound) of work plans and reports is required, as well as one electronic copy.

Christine Vooris (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
christine.vooris@health.ny.gov

Margaret Sheen, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
615 Erie Blvd West
Syracuse, NY 13204
margaret.sheen@dec.ny.gov

2. Communication from the Department to Applicant shall be sent to:

Fayette Manlius, LLC
Attn: Matthew Lester
1657 East Avenue
Rochester, NY 14610
mlester@caliberbrokerage.com

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED: 1/10/2022

THIS BROWNFIELD CLEANUP AGREEMENT IS HEREBY APPROVED, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: Susan Edwards

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

CONSENT BY APPLICANT

Applicant hereby consents to the issuing and entering of this Agreement, and agrees to be bound by this Agreement.

Fayette Manlius, LLC

By: _____

Title: _____

Date: 12/16/21

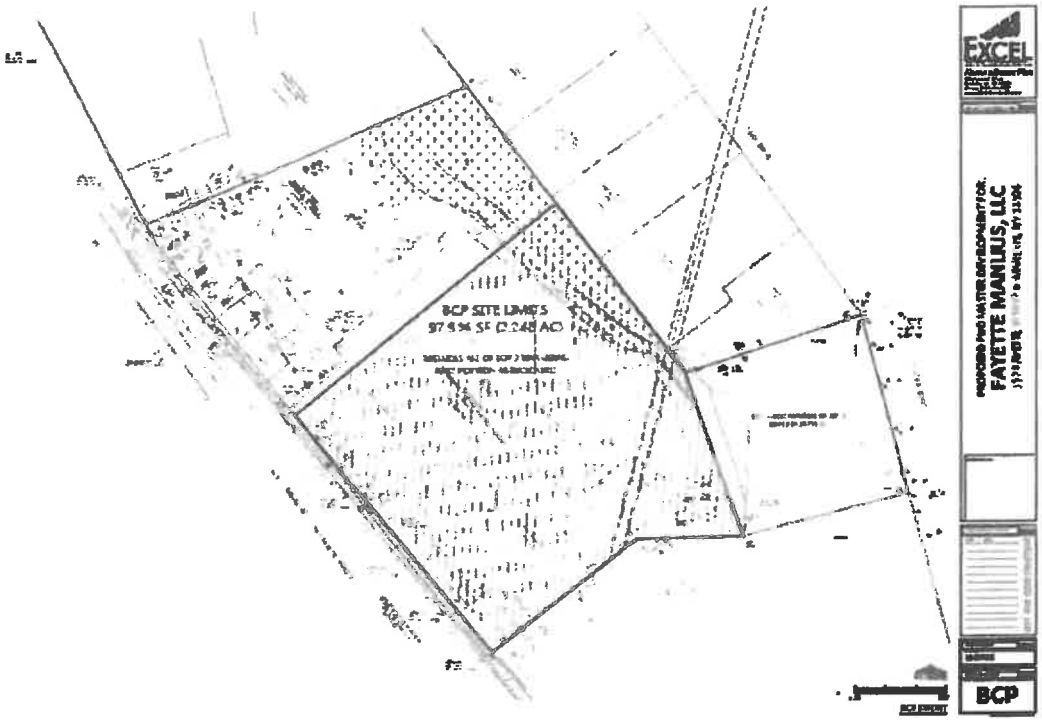
STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 16th day of December in the year 2021, before me, the undersigned, personally appeared Matthew Cotter, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

BRANDON R. COTTRELL
Notary Public, State of New York
Qualified in Monroe County
No. 02C06336916
My Commission Expires February 16, 24

_____
Signature and Office of individual taking acknowledgment

EXHIBIT A
SITE MAP



Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	See attached chart		
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost			

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs $ 11,136,078

Project refinancing: estimated amount
(for refinancing of existing debt only) $ N/A

Sources of Funds for Project Costs:

1. Bank Financing $ 8,910,000
2. Equity (excluding equity that is attributed to grants/tax credits) $ 1,126,078
3. Tax Exempt Bond Issuance (if applicable) $ N/A
4. Taxable Bond Issuance (if applicable) $ N/A

5. Public Sources (Include sum total of all state and federal grants and tax credits) $ 1,100,000

-Identify each state and federal grant/credit:

NYS Brownfield Tax Credit $ 1,100,000

_____ $ _____

_____ $ _____

6. Total Sources of Funds for Project Costs $ 11,136,078

C) Employment and Payroll Information

*Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

1. Are there people currently employed at the project site?

☐ Yes ☑ No If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	95
Estimate the average length of construction jobs to be created (months):	24 months
Current annual payroll at facility:	$0.00
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company ($ or % salary) per FTE job:	29%
Amount or percent of wage employees pay for benefits:	
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	

D) New Employment Benefits

i. Complete the following chart indicating the number of FTE jobs presently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
N/A		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
Please see attachment				

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

☑ Real Property Tax Abatement (PILOT): $1,841,278

☑ Mortgage Recording Tax Exemption (.75% of amount mortgaged): $66,825

☑ Sales and Use Tax Exemption (4% Local, 4% State): $228,800

☐ Tax Exempt Bond Financing (Amount Requested): N/A

☐ Taxable Bond Financing (Amount Requested): N/A

Fayette Manlius, LLC
OCIDA Application

SECTION III, C and D, Employment

There are currently no jobs at the project location.

As a result of this project, new jobs will be created at the urgent care facility and at the retail tenant spaces on the first floor of the mixed-use building.

The urgent care clinic will employ approximately 15 people. These jobs are a mixture of doctors, nurses, and other medical personnel; managerial positions; and administrative and support staff. The average annual salary of these employees is approximately $58,000.

The retail tenants for the mixed-use building retail component will employ a minimum of 5 FTE's. (Tenants are not yet secured, though discussions are underway).

In total, it is safe to say that a minimum number of 20 jobs will be created between the urgent care and the retail tenant spaces of the mixed-use building, with an average annual salary of approximately $42,000.

Job Creation

Year	0	1	2	3	4	5
Creation Goals		20	0	0	0	0
Total Employment Goals	0	20	20	20	20	20

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ 8,910,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): $ 66,825

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

$ 2,860,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on page 9, this calculation only exists to help you with your estimate):

$ 228,800

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

Fayette Manlius, LLC
OCIDA Application
Section III, Question A: Project Costs

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	$ 955,500.00	100	$ 955,500.00
Site Work/Demo	$ 931,760.00	100	$ 931,760.00
Remediation	$ 425,000.00	100	$ 425,000.00
Building Construction & Renovation	$ -		
	$ -	100	$ -
Urgent Care Facility	$ 675,000.00	100	$ 675,000.00
Mixed Use Building	$ 6,950,000.00	100	$ 6,950,000.00
Furniture & Fixtures	Included In Blg Const.		
Equipment	Included In Blg Const.		
Engineering/Architect	$ 196,875.00	100	$ 196,875.00
Financial Charges	$ 90,075.63	100	$ 90,075.63
Legal	$ 100,200.00	100	$ 100,200.00
Other	$ 811,667.38	100	$ 811,667.38
Total Project Cost	$ 11,136,078.00		$ 11,136,078.00

* IDA Application Fee and Legal Fees not included

Percentage of project costs for retail 21.96%

Sources of Funds	
Bank Debt	8,910,000
Brownfield Tax Credits	1,100,000
Equity	1,126,078
Total Sources	11,136,078

Property Information	**Square Footage**
Mixed Use Building (1.42 Acre Parcel)	
Retail Units (3)	12,500
Residential Units (6 1br, 14 2br)	22,000
Circulation/Common	3,000
Total Mixed Use Building	37,500
Urgent Care Facility (.82 Acre Parcel)	3,500
TOTAL PROJECT	**41,000**

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐Yes ☑No

2. Is the Project located in a distressed area? A distressed area is a census tract that has a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐Yes ☑No

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐Yes ☑No

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐Yes ☑No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]

2. Is the applicant leasing the property?
   - ☐ Yes, please provide a copy of the lease
   - ☐ No, purchased the property. Please provide documentation.

3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
   - ☐ Yes
   - ☐ No

4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
   - ☐ Yes. Please provide copy.
   - ☐ No

5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
   - ☐ Yes. Please provide copy.
   - ☐ No

6. Is the entire parcel being used for the solar project?
   - ☐ Yes
   - ☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____

7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
   - ☐ Yes, explain.
   - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR BEST PRACTICES*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less then entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]

2. Is the Project being built in a blighted area? Please describe.

3. Is the Project fulfilling an unmet need in the area? Please explain.

4. Please provide a market study documenting a need for such housing.

5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.

6. Is the Project considered infill in a populated area? Please explain.

7. Does the Project provide walkability?

8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.

9. Is the Project part of a larger mixed-use development? Please describe.

SECTION VII: HOUSING PROJECTS

1. **Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided.**

   Simply put, the project is not financially viable without the OCIDA benefits, especially not without the PILOT for the mixed-use building. Without the PILOT, the mixed-use building is not able to be financed. The applicant/developer is obligated to build the mixed-use building as part of its approvals from the Village of Manlius. The developer cannot close on its purchase of the land and move forward with the project without the assurance of the PILOT.

2. **Is the project being built in a blighted area?**

   The Village of Manlius has areas of blight, including this environmentally contaminated site which is characterized by a single-story commercial building that has been vacant for many years, and its parking lot. While the Village of Manlius does have attractive buildings and features, it has been largely characterized by heavy vehicular traffic, being a primary commuter artery along NYS Route 92, which runs through the village center. As such, one of the key goals of the Village's Comprehensive Plan is to improve the community's visual character and aesthetics, particularly along commercial corridors and at prominent gateways such as this one. During the site plan approval process, the developer worked very closely with village officials and Planning Board members to ensure that the project would have architectural designs that are high-quality and in keeping with the historic feel of Village.

3. **Is the housing fulfilling an unmet need in the area?**

   Yes, the Village of Manlius has a very aged housing stock. Apartments are in high demand.

4. **Please provide a market study documenting the need for such housing.**

   The applicant commissioned a market study in 2021 showing a downward trend in vacancy rates. At the time of the study, vacancy rates were 2.8%.

5. **Is there support from local government officials for the Project and for the financial assistance being requested from the Agency?**

   Yes.

6. **Is the Project considered infill in a populated area?**

   Yes. The project takes an environmentally contaminated piece of land with a vacant building in the center of the village and converts it to an attractive, vibrant area, with a clinic to serve residents, new apartments, and three new businesses on the ground floor of the mixed-use building.

7. **Does the Project provide walkability?**

Yes. During the site plan approval process, the developer worked closely with the village and NYS Department of Transportation to ensure that the site design is optimally friendly and safe for pedestrians and encourages walkability to and from the project site. This is in keeping with the village setting and with the Village's goal of having a vibrant commercial district.

8. **Is there additional county infrastructure necessary to service the Project?**

   No.

9. **Is the project part of a larger-mixed use development?**

   As described in the application, the project is a mixed-use development.

Village of
MANLIUS
Paul Whorrall, Mayor

February 7, 2022

Onondaga County Industrial Development Agency (OCIDA)
333 W. Washington St – Suite 130
Syracuse, NY 13202

Re: Fayette Manlius, LLC's Urgent Care and Mixed-Use Apartment Building in the Village of Manlius

Dear OCIDA Staff and Board Members:

This letter is to express support for the application to OCIDA for benefits for the urgent care and mixed-use apartment building in the Village of Manlius.

As you are aware from the application, the developer has worked long and hard with the Village of Manlius, and the project has

1. received zoning designation from our Board of Trustees as a Planned Unit Development in our village, meeting our standards for community benefit, and aligning with our Comprehensive Plan;
2. received full site plan approval by our Planning Board, meeting our standards for walkability, community character, appropriate design, and community benefit;
3. been accepted into the New York State DEC's brownfield clean-up program.

This project is extremely important to our village. It will take a vacant, environmentally contaminated parcel of land in the heart of our business district, at the gateway to our village, on our main street, and convert it to an attractive, vibrant community asset. It will bring an important service to our village in the form of the urgent care clinic. It will bring much-needed new housing stock. It will bring new businesses and jobs. It will be a destination that supports other businesses, and which improves the quality of life, the character of the village, and our tax base. Our village has spent many years working with multiple previous developers to secure the future of this site. We really want this project to come to fruition and succeed. For this reason, we request and urge you to support the application for OCIDA benefits.

Sincerely,
Village of Manlius

Paul Whorrall

Paul Whorrall
Mayor

Trustees: Janice Abdo-Rott • Hank Chapman • Scott McGrew • Tom Pilewski
One Arkie Albanese Avenue • Manlius, New York 13104 • Phone: 315.682.9171 • Fax: 315.682.8119
www.manliusvillage.org

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency.**

In consideration of the extension of financial assistance by the Agency Fayette Manlius, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of_____(date).

Company: Fayette Manlius, LLC

Representative for Contract: Matthew J. Lester

Address: 1657 East Avenue City: Rochester State: NY Zip: 14610

Phone: (585)797-8877 Email: mlester@caliberbrokerage.com

Project Address: 332 Fayette Street City: Manlius State: NY Zip: 13104

General Contractor: To be determined

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: Matthew J. Lester Title: Member

Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects) Non-refundable Application Fee (Solar Projects Only)	$1,000 $10,000	Due at time of application
Legal Deposit (All projects except Solar Projects) Legal Deposit (Solar Projects Only)	$2,500 $5,000	Due at time of application
Minimum Fee of 1% of TPC 1. Sales and Use Tax Exemption 2. Mortgage Recording Tax 3. PILOT **is an additional fee**	.01 X TPC .0025 X TPC (total .0125)	Due at closing
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees Fee for first $20 million Fee for expenses above $20 million	.0025 X of the project cost or bond amount .00125 X of project cost or bond amount	Due at closing
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company: Fayette Manlius, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Matthew J. Lester, Member

Date: 2/1/22

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Name of Applicant Company: Fayette Manlius., LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Matthew J. Lester, Member

Date: 2/1/22

Section XII: Representations, Certifications, and Indemnification

Matthew J. Lester (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member (title) of Fayette Manlius, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. **First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. **Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or is reasonably necessary.

C. **Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

D. **Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

E. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

F. **Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Section X.

H. **Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

I. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

J. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

K. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

L. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

M. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

N. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.

O. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company: Fayette Manlius, LLC

Signature of Officer or Authorized Representative: By Streamline Real Estate Partners LLC Manager

Name & Title of Officer or Authorized Representative: Matt Lester Manager

Date: 2-4-22

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Matthew J Lester, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of Streamline Real Estate Manager LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 4th January day of, 20 22.

Patrick Quigley

(Notary Public)

PATRICK J. JR. QUIGLEY
Notary Public, State of New York
Qualified in Ontario County
No. 02QU6022663
Commission Expires April 5, 2023

End of Application

Rev 1.18.22

Planning Board of the Village of Manlius

Resolution: Fayette Manlius, LLC Site Plan

Fayette Manlius, LLC has applied for site plan approval for a mixed use development in a PUD district at 332 & 402-06 Fayette Street in the Village. The application includes a proposed final subdivision plat dated April 10, 2020; and a set of plans labeled CO.1 through PXP2 with dates in August and September 2021.

The Village Board of Trustees held a public hearing on May 11, 2021 and approved the zone change to PUD on May 11, 2021.

The Onondaga County Planning Board issued a resolution dated August 25, 2021, finding that the project will have no significant adverse inter-community or county-wide impacts.

Regarding SEQRA, the Planning Board resolves to act as lead agency for a single agency, uncoordinated review of this unlisted action. Based on a review of the full environmental assessment form, the submitted plans, and all relevant information, the Planning Board determines that the project will have no significant adverse environmental impact. The Planning Board further determines that all questions on part 2 of the environmental assessment form may be answered, "No, or small impact may occur."

Pursuant to section 99-11.2(c)(8) of the Village Code, the Planning Board hereby grants final site plan approval for phases 1 and 2 of the project and finds that the requirements of section 99-37(D) of the Village Code have been satisfied. Pursuant to section 99-11.2(c)(9), the Subdivision is approved as part of the site plan. This final site plan approval is subject to the following conditions, which must be met before any building permit will be issued:

- Pursuant to Village Code sections 99-11.2(c)(7) and 99-37(2)(b), the applicant shall be required to post a security in an amount to be determined by the Village Board of Trustees and in a form to be approved by the Village Attorney, in order to ensure the completion of site improvements (excluding construction of the mixed use building) for phase 2 of the project, including demolition and removal of the existing building, environmental clean up, landscaping, and site restoration.
- The applicant shall be required to enter into an agreement with the Village Board providing for the applicant's operation and maintenance of the stormwater drainage system, including the posting of any security required by the Village Board. This agreement shall be subject to the review of the Village Engineer and Village Attorney before Village Board approval.
- The applicant shall be required to prepare and enter into easement agreements under which all the lots on the site have rights to shared parking and access to the site. These and any other required easement agreements shall be subject to the approval of the Village Attorney.
- The applicant shall obtain permits from the New York State Department of Transportation, New York State Department of Environmental Conservation, the Onondaga County Water Authority, and the Onondaga County Department of Water

Environment Protection to authorize the work on the site. These permits shall be subject to the review and approval of the Village Engineer and Village Code Enforcement Officer.

- The applicant shall not engage in outdoor storage of vehicles on the site, either during or after construction.
- The applicant will use lighting shields as necessary to prevent spillage of light onto the neighboring properties.
- The applicant shall obtain certificates of occupancy for phases 1 and 2 within 3 years of the approval of the PUD district by the Village Board of Trustees.
- Fencing as shown on sheet C2.4 shall be Nantucket Grey.
- With respect to siding on the phase 2 mixed use building, the Planning Board will determine at a later date the color of the siding and whether it will be Dutch lap or clapboard style, following additional submissions by the applicant at a Planning Board meeting.
- The applicant shall fulfill any other legal and engineering requirements as determined by the Village Engineer and Village Attorney.
- The applicant shall submit a set of final signed site plans for filing with the Village Clerk.

The applicant shall submit a separate application for signage approval.

The applicant shall be required to submit a separate application for site plan approval for phase 3 of the project.

APPROVED.
Dated: October 5, 2021

John A Urciuoli
John Urciuoli, Chairman
Village of Manlius Planning Board

Roll Call Vote:

	Aye	Nay	Other
Mr. Urciuoli	X	____	____
Mr. Hehl	X	____	____
Ms. Hatch	____	____	Absent
Ms. Maloney	X	____	____
Mr. Bilharz	X	____	____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Fayette Street Mixed-Use Development		
Project Location (describe, and attach a general location map): 332 Fayette Street, Manlius, NY ---- See attached general location map		
Brief Description of Proposed Action (include purpose or need): Redevelopment property with four buildings including: Stand-alone urgent care clinic, Restaurant/coffee shop with drive through use, Multi-use building with office/retail on first floor and residential on 2nd/3rd floors, and 2-story multi-family building (future) Parking and drive aisles will be shared between the facilities on site within Lots 1-3. The future multi-family part of the property on Lot 4 is separated and would access off of Eureka Drive at time of future development Action is for a two phase PUD to be subdivided and rezoned for future development. Phase 1-Lot 1 and Lot 2 are currently being proposed for development. Phase 2-Lot 3 site development. Building construction to occur once tenants and market dictates. Phase 3-Lot 4 will be developed in the future, retained by seller, and layout provided is conceptually only.		
Name of Applicant/Sponsor: Fayette Manlius, LLC	Telephone: 585-454-4500 E-Mail: mlester@caliberbrokerage.com	
Address: 1657 East Ave		
City/PO: Rochester	State: NY	Zip Code: 14610
Project Contact (if not same as sponsor; give name and title/role): Eric Drazkowski-Civil Engineer Representative	Telephone: 920-322-1777 E-Mail: eric.d@excelengineer.com	
Address: 100 Camelot Drive		
City/PO: Fond du Lac	State: WI	Zip Code: 54935
Property Owner (if not same as sponsor): Michael Assimon & Constantine Assimone	Telephone: 315-669-5049 E-Mail: michaelassimon@gmail.com	
Address: 332 & 406 Fayette Street		
City/PO: Manlius	State: NY	Zip Code: 13104

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Village Board - zoning change	
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Village Planning Board-zoning change	
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☑Yes☐No	Manlius Fire/EMS	
e. County agencies ☑Yes☐No	SOCPA per GML 239	
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	NYSDOT	
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Remediaton Sites:C734122, Remediaton Sites:C734147

Lot 1-Phase 1 is on the west side of the property noted as Remediation Site and is approximately 200' west of the spill incident. Lot 2 and Lot 3- of Phases 1 and 2 are close to the remediation site that will need to be appropriately addressed prior to construction. Environmental Engineer is currently working with owner/developer and state/federal agencies for cleanup proposal. Phase II is future development on the east side of the PUD.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑Yes☐No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Part of the proposed action (Lot 1) is currently zoned (R-2) Two Family Residential and is proposed to be rezoned as part of the project to comm. The remaining part of Phase 1 and 2 is zoned (C) Commercial and will remain commercial. Entire Phase 1 , 2 and 3 is proposed for PUD Overlay.

b. Is the use permitted or allowed by a special or conditional use permit? ☑Yes☐No

c. Is a zoning change requested as part of the proposed action? ☑Yes☐No
If Yes,
i. What is the proposed new zoning for the site? Currently part residential and commercial. Prop: Fully commercial zoning w/ special use & PUD

C.4. Existing community services.

a. In what school district is the project site located? Fayette-Manlius Central School District

b. What police or other public protection forces serve the project site?
Manlius Police Department

c. Which fire protection and emergency medical services serve the project site?
Manlius Fire Department

d. What parks serve the project site?
Perry Springs Park & Fish Hatchery is located approximately 400' north of site. Mill Run Park also serves the project site.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial with multifamily portion.

b. a. Total acreage of the site of the proposed action? 4.388 acres
b. Total acreage to be physically disturbed? 3.23 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.388 acres

c. Is the proposed action an expansion of an existing project or use? ☐Yes☑No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑Yes☐No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial & Lot split
ii. Is a cluster/conservation layout proposed? ☐Yes☑No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑Yes☐No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 3 PHASE 3-LOT 4 SCHEDULE UNKNOWN
- Anticipated commencement date of phase 1 (including demolition) 11 month 2021 year
- Anticipated completion date of final phase PHASE 2-LOT 3 12 month 2024 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Lots 1-3 share a common access to Fayette Street along with cross access. Phase 1-Lot 1 and Phase 1-Lot 2 will be completed first and Phase 2-Lot 3 will follow based on market analysis. Phase 3-Lot 4 is separated from Lots 1-3 by Perry Springs Brook and is anticipated for access off of Eureka Dr TBD.

f. Does the project include new residential uses? ☑Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	0
At completion of all phases	6	14	0	0

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes, lot 1-coffee shop,lot 2-urgent care,lot 3-office/retail/multifamily,lot 4-multifamily

i. Total number of structures 4

ii. Dimensions (in feet) of largest proposed structure: 42'-6" height; 100 width; and 159 length

iii. Approximate extent of building space to be heated or cooled: all areas square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No

If Yes,

i. Purpose of the impoundment: Stormwater

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: Runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

NA

iv. Approximate size of the proposed impoundment. Volume: .10 million gallons; surface area: 0.17 acres

v. Dimensions of the proposed dam or impounding structure: 6 height; 180 length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? Stormwater pond/Remediation for contaminated portion of site.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): TBD by environmental engineer
- Over what duration of time? TBD by environmental engineer

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Contaminated material: Disposed of per federal/state requirements.
Stormwater pond excavation-used for fill on site as able.

iv. Will there be onsite dewatering or processing of excavated materials? ☑Yes ☐No
If yes, describe. TBD by site contractor (anticipated based on relation of site to stream)

v. What is the total area to be dredged or excavated? 0.17 acres

vi. What is the maximum area to be worked at any one time? 0.17 acres

vii. What would be the maximum depth of excavation or dredging? 6 feet

viii. Will the excavation require blasting? ☐Yes ☑No

ix. Summarize site reclamation goals and plan:

No reclamation for stormwater pond known. Contaminated area TBD by environmental engineer.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 8260 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: Onondaga County Water Authority
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☐Yes ☑No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 8260 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Onondaga County Wastewater Collections
- Name of district: Onondaga County Department of Water Environmental Protection
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes: Includes only Lot 1-3 (Phase I & II). Phase III Lot 4 unknown

All information is for Phase I & II stormwater. Phase III is unknown and no stormwater documentation can be provided. Phase II will be required to address stormwater requirements as required at time of Phase II development.

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or ____* acres (impervious surface) *Net increase: 0.23 ac Total Impervious: 1.94 ac

_____ Square feet or 3.68 acres (parcel size)

ii. Describe types of new point sources. Lot 1 post stormwater detention & treatment. Lot 2-Swale and Roof discharge out storm sewer.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Lot 1-onsite stormwater management facility/groundwater, Lot 2-surface runoff, Lot 3-surface runoff

- If to surface waters, identify receiving water bodies or wetlands: After all stormwater treatment/detention, etc requirements are met, site runoff will discharge to the Perry Springs Brook on the east side of the development. Long Term Maintenance Agreement for maintenance of the facility will be provided and completed with the Village of Manlius.
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☐ Weekend
☑ Randomly between hours of 6 AM to 8 PM.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 1-2 deliveries/week along with 1 garbage pickup/week. EMS Services only as needed

iii. Parking spaces: Existing 0 (Lot 2/3=prev car dealer Proposed 113 Net increase/decrease 113

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Access to the development to remain in the current location with improvement to create right out, thru/left out, and 1 ingress lane. See below

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

Location & orientation of access conforms to traffic study completed for previous PUD development that was not constructed. Based on past conversations with NYSDOT, traffic study update is not required.

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:
TBD at time of design.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local Utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

coffee shop: Approx 6 AM-7 PM
Urgent Care: 8 AM-8 PM
Mixed-Use: Approx. 8 AM-8 PM

i. During Construction:
- Monday - Friday: As allowed by Village
- Saturday: As allowed by Village
- Sunday: As allowed by Village
- Holidays: As allowed by Village

ii. During Operations:
- Monday - Friday: See above
- Saturday: See above
- Sunday: See above
- Holidays: See above

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

For Urgent care, ambulance service potentially as needed. During construction, noise present from approx. 7 Am to 6 Pm or as allowed by Village. Noise from the drive-thru will be required to remain less than any noise ordinance requirements.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Trees will be removed as needed for construction and additional landscaping provided that will provide additional barrier for noise. Wooded area on east side of lot will remain as natural barrier for noise. Evergreen trees provide by drive-thru for noise barrier to residential

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Phase III will be required to meet lighting requirements at time of development. Phase 1/2 light poles will be provided around the site for site lighting. Lights will face into the property and remain below 0.5 ftca at property lines. Fixtures mounted at 20' and be full cutoff. Landscaping provide for additional buffer.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Trees will be removed as needed for construction and additional landscaping provided that will provide additional barrier for light. Wooded area on east side of lot will remain as natural barrier for light. Evergreen trees provide by drive-thru for light barrier to residential

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☑ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

Commonly shared trash enclosure is provided on the site for Lot 2/3 and on north for Lot 1. It will be picked up 1-2 times/week. Trash will be stored in dumpsters and will not create odors in excess of other similar commercial properties. Trash Enclosures of Phase 3 will have same requirements.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Pesticides,herbicides, and insecticides are not proposed to be used unless determined to be needed by pest control company. After operations begin, likely preventative contained rodent control on exterior of coffee shop facility administered and maintained by local pest control company per regulatory requirements.

ii. Will the proposed action use Integrated Pest Management Practices? Not anticipated. ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 8 tons per month (unit of time)
- Operation : Fully filled=2 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Good construction practices by contractor to avoid unnecessary disposal.
- Operation: 4 CY recycling dumpster and 4 CY trash dumpster are utilized during operations by urgent care. Dumpsters are picked up weekly typically. The coffee shop produces 4 CY of recycling and 4 CY of trash weekly that is also picked up weekly.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: 20 CY or 40 CY dumpsters will be provided during construction for regular pickup throughout the construction project.
- Operation: 4 CY recycling dumpster and 4CY trash dumpster are utilized during operations by urgent care. Dumpsters are picked up weekly typically. The coffee shop produces 4 CY of recycling and 4 CY of trash weekly that is also picked up weekly.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

West side of Phase 1 is currently residential and the east side of Phase II is commercial. Phase III is currently vacant and adjacent to residential.

b. Land uses and covertypes on the project site. ~~Information below is Phase I & II only. Phase III final layout will be completed in future. Development area of Phase III is fully~~ pervious and an increase of impervious surface coverage is anticipated.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.17 ac	1.94	-0.23 ac
• Forested	0.20 ac	0	-0.20 ac
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.16 ac	0.21 ac	+ 0.05 ac
• Wetlands (freshwater or tidal)	0.34 ac	0.34 ac	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn Area	0.81 ac	1.19 ac	+0.38 ac

c. Is the project site presently used by members of the community for public recreation? ☐Yes☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes☑No

If Yes:

i. Has the facility been formally closed? ☐Yes☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑Yes☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): C734122, C734147

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

Developer currently working with environmental engineer to address contaminated site. Site is proposed to be cleaned up per state/federal regulations.

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes☐No

If yes, provide DEC ID number(s): C734122, C734147

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Developer currently working with environmental engineer to address contaminated site. Site is proposed to be cleaned up per state/federal regulations.

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? +20' (depth of boring) feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Cut & Fill Land	58.9 %
Kendaia silt loam	33.0 %
Paymyra gravelly loam	8.1 %

d. What is the average depth to the water table on the project site? Average: 6 feet

e. Drainage status of project site soils:
☑ Well Drained: 8.1 % of site
☑ Moderately Well Drained: 58.9 % of site
☑ Poorly Drained 33.0 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 96 % of site
☐ 10-15%: ____ % of site
☑ 15% or greater: 4 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 899-233.1 Classification C(TS)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Trout-Stream (CTS) status | Vicinity of Northern Long Eared Bat | Songbirds

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No
If Yes:
i. Species and listing (endangered or threatened): _____
Northern Long-eared Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐Yes ☑No

If Yes:

i. Nature of historic/archaeological resource: ☐Archaeological Site ☐Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐Yes ☑No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐Yes ☑No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑Yes ☐No

If Yes:

i. Identify resource: Old Erie Canal Trail (CRIS), Perry Springs Park (CRIS), Limestone Creek Greenway Trail (CRIS)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Historic Trail, State Park, State Trail

iii. Distance between project and resource: 2.5 mi, 0.1 mi, 0.5 mi miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐Yes ☑No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐Yes ☐No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Fayette Manlius, LLC Date 6-24-21

Signature _____ Title Manager

PRINT FORM

Agency Use Only [If applicable]

Project : Fayette Street PUD

Date : October 5, 2021

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☐ NO ☑ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☑	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☑	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☑	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☑	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☑	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☑	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☑	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☑	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☑	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☑	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☑	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☑	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D,2,h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☑	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☑	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☑	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☑	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☑	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	□	□
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	□	□
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	□	□
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	□	□
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	□	□
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	□	□
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	□	□
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	□	□
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	□	□
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	□	□
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	□	□
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	□	□
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	□	□
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	□	□
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	□	□
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	□	□
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Agency Use Only [If Applicable]

Project: Fayette Street PUD

Date: October 5, 2021

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The proposed Action is consistent with the character of the community and surrounding neighborhood. The proposed Fayette Street Planned Unit Development WILL NOT have a significant impact on traffic, energy use, aesthetic resources, natural resources, flooding or drainage, or human health.

The Village of Manlius Planning Board, as the designated lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on October 5, 2021 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Environmental Assessment Form (EAF) Part 3, the supporting documentation to the EAF and Mapping.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Manlius Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Fayette Street Planned Unit Development

Name of Lead Agency: Village of Manlius Planning Board

Name of Responsible Officer in Lead Agency: John Urciuoli

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: John A. Urciuoli Date: October 5, 2021

Signature of Preparer (if different from Responsible Officer) Shaun Logue - MRB Group Date: October 5, 2021

For Further Information:

Contact Person: John Urciuoli, Planning Board Chairman

Address: Village of Manlius, One Arkie Albanese Avenue, Manlius, New York 13104

Telephone Number: (315) 682-9171

E-mail: mdygert@manliusvillage.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

Rent Survey Report

100 Suburban Park Dr

Suburban Park Apartments
128 Unit Apartment Building
Manlius, New York - Outer S Onondaga County Neighborhood

PREPARED BY

Patrick Wayne
Senior Sales Executive, CRE

SUBJECT PROPERTY

Property Details	1

RENT COMPS

Map & List	8
Photo Comparison	10
Rent Comps Details	12
Unit Mix Summary	36
Ranking Chart By Bedroom	37
Changes in Rent Comps	39
Rent Trend Charts	42
RentTrend Data	47

CONSTRUCTION

Overall Construction Map & Summary	49
Under Construction Map & List	50
Under Construction Details	52
Deliveries Past 12 Months Map & List	53
Delivered Property Details	55
Construction Summary	56

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Subject Property

100 Suburban Park Dr - Suburban Park Apartments

Manlius, New York - Outer S Onondaga County Neighborhood

PROPERTY

No. of Units:	**128**
Stories:	**2**
Avg. Unit Size:	**975 SF**
Type:	**Apartments - All**
Rent Type:	**Market**
Year Built:	**-**
Parking:	**144 Spaces; 1.1 per U...**
Distance to Transit:	**-**

PROPERTY MANAGER

Empire Management Co. - Suburban Park A.

(315) 692-0584

OWNER

Empire Management Company

ASKING RENTS PER UNIT/SF

Current:	**$1,363**	**$1.40 /SF**
Last Quarter:	**$1,364**	**$1.40 /SF**
Year Ago:	**$1,350**	**$1.38 /SF**
Competitors:	**$1,096**	**$1.13 /SF**
Submarket:	**$1,316**	**$1.41 /SF**

VACANCY

Current:	**0.0%**	**0 Units**
Last Quarter:	**0.0%**	**0 Units**
Year Ago:	**0.0%**	**0 Units**
Competitors:	**3.4%**	**137 Units**
Submarket:	**3.2%**	**112 Units**

12 MONTH ABSORPTION

Current:	**0 Units**
Competitor Total:	**45 Units**
Competitor Avg:	**2.8 Units**
Submarket Total:	**12 Units**
Submarket Avg:	**0.2 Units**

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	900	32	25.0%	0	0.0%	$1,212	$1.35	$1,208	$1.34	0.3%
2	2	1,000	96	75.0%	0	0.0%	$1,413	$1.41	$1,410	$1.41	0.2%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	900	32	25.0%	0	0.0%	$1,212	$1.35	$1,208	$1.34	0.3%
All 2 Beds	1,000	96	75.0%	0	0.0%	$1,413	$1.41	$1,410	$1.41	0.2%
Totals	**975**	**128**	**100%**	**0**	**0.0%**	**$1,363**	**$1.40**	**$1,360**	**$1.39**	**0.2%**

Estimate

SITE AMENITIES

24 Hour Access	Clubhouse	Grill
Maintenance on site	Property Manager on Site	Tennis Court
Walking/Biking Trails		

UNIT AMENITIES

Carpet	Dining Room	Dishwasher
Disposal	Hardwood Floors	Heating
Kitchen	Refrigerator	

RECURRING EXPENSES

Dog Rent $50	Cat Rent $25	Free Unassigned Surface Lot Parking
Storage Fee $35	Free Water, Heat, Trash Removal	

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Subject Property

PET POLICY

Dog Allowed $50/Mo, 1 Maximum, 40 lb. Maximum
Restrictions: Some restrictions may apply.
Dog must be family friendly breed, spayed or neutered with current with vaccinations. $50/Dog pet rent is required in addition to your monthly rent.
Cat Allowed $25/Mo, 1 Maximum

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Subject Property

Must spayed or neutered with current vaccinations. $25/Cat pet rent is required in addition to your monthly rent.

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Subject Property

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please
contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Subject Property

Primary

Building

Building

Building

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Subject Property

Interior

Interior

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables

100 Suburban Park Dr

Suburban Park Apartments
128 Unit Apartment Building
Manlius, New York - Outer S Onondaga County Neighborhood

PREPARED BY

CoStar LoopNet

Patrick Wayne
Senior Sales Executive, CRE

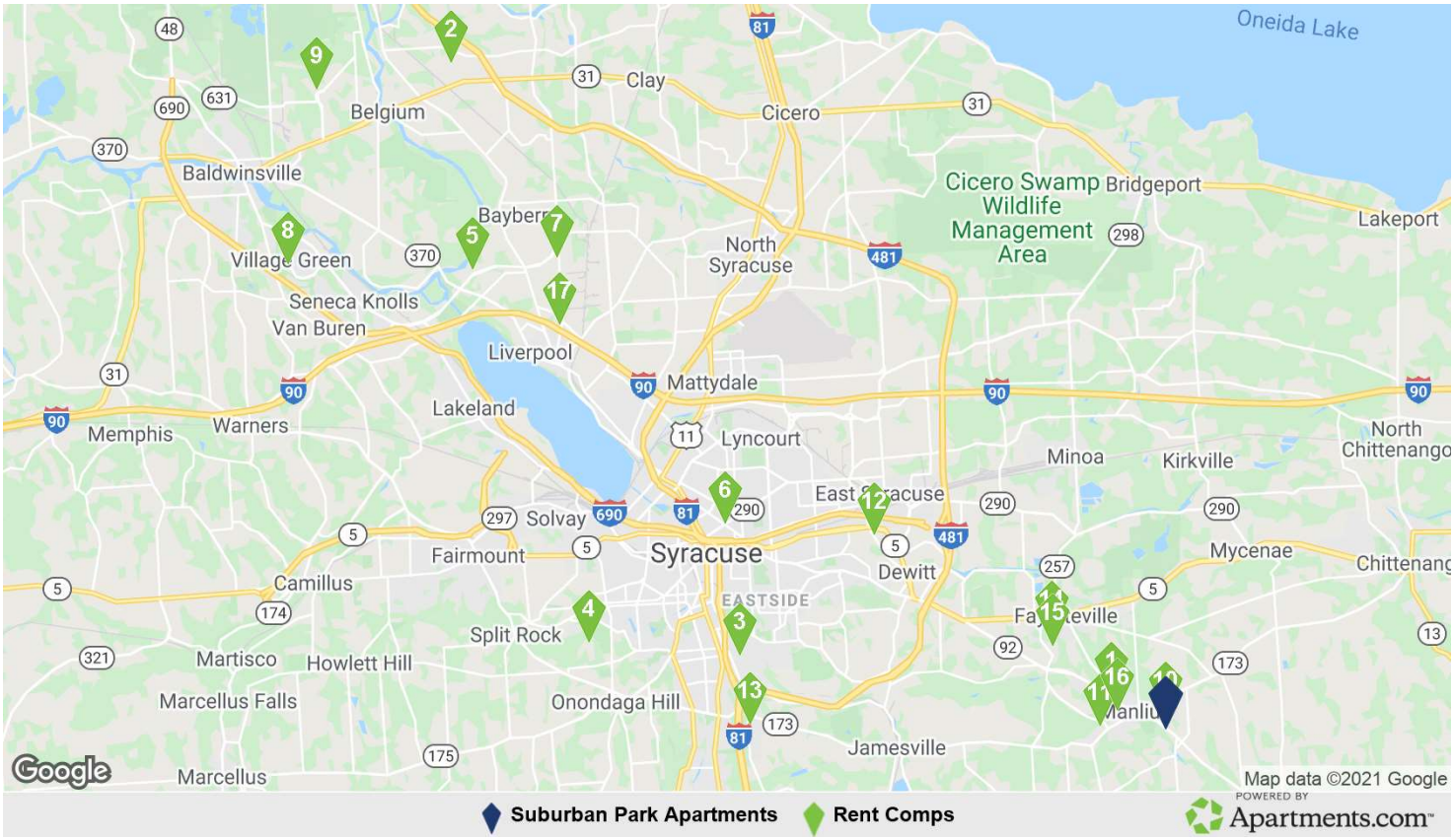
CoStar™

Rent Comparables Summary

100 Suburban Park Dr

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
17	$1,099	$1.13	4.8%

RENT COMP LOCATIONS



RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	4	245	231	761
Studio Units	0	3	0	42
One Bedroom Units	0	83	60	228
Two Bedroom Units	3	133	124	383
Three Bedroom Units	0	25	0	162

Property Attributes	Low	Average	Median	High
Year Built	1943	1982	1973	2021
Number of Floors	2	3	3	15
Average Unit Size SF	745	963	963	1,245
Vacancy Rate	0.0%	4.8%	1.6%	60.2%
Star Rating	★★☆☆☆	★★☆☆☆ 2.8	★★★☆☆	★★★★☆

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables Summary

100 Suburban Park Dr

	Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				
				Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	Rent/SF
1	The Lofts at Madison Ro… 7650 Highbridge Rd	★★★☆☆	2015	4	760	-	$1,291	$1,360	-	$1.77
2	Rivers Pointe Apartments 3801 Rivers Pointe Way	★★★★☆	2014	416	994	-	$1,267	$1,824	$2,782	$1.63
	Suburban Park Apartments 100 Suburban Park Dr	★★★☆☆	-	128	975	-	$1,212	$1,413	-	$1.40
3	Clarendon Heights 508 Ivy Ridge Rd	★★★☆☆	1973	256	794	-	$954	$1,151	-	$1.32
4	High Acres 5111 Ball Rd	★★★☆☆	1986	348	1,058	-	$1,083	$1,466	$1,769	$1.27
5	Grenadier Village 100 Kings Park Dr	★★☆☆☆	1980	534	884	-	$888	$1,046	$1,197	$1.17
6	Regency Tower 770 James St	★★★☆☆	1963	238	1,027	$908	$1,197	$1,188	$1,406	$1.17
7	Westminster Place 7475 Morgan Rd	★★★☆☆	1973	260	917	-	$1,022	$1,065	-	$1.15
8	Village Green 100 S Village Blvd	★★★☆☆	1984	50	975	-	-	$1,095	-	$1.12
9	Center Pointe at Radisson 8927 Center Pointe Dr	★★★★☆	2001	120	498	-	$984	$1,253	$1,555	$1.09
10	Manlius Academy Apartm… 4719 Kehoe Ln	★★☆☆☆	1943	172	745	$650	$750	$893	-	$1.06
11	Carriage House East 311 W Seneca St	★★★☆☆	1972	180	952	-	$886	$1,030	-	$1.03
12	Swiss Village Apartments 99 Alpine Dr	★★☆☆☆	1965	231	796	-	$752	$839	$910	$1.01
13	Nob Hill Apartments 101 Lafayette Rd	★★★☆☆	1970	761	976	-	$873	$961	$1,080	$0.98
14	Fayetteville Pines Townh… 510-550 Warren St	★★☆☆☆	1973	78	935	-	$704	$994	-	$0.96
15	Wildwood Ridge Apartme… 5100 Highbridge St	★★☆☆☆	1973	268	1,238	-	$880	$985	$1,600	$0.84
16	Townhouse East 128 W Pleasant St	★★☆☆☆	-	142	1,100	-	-	$920	-	$0.84
17	Tulip Ridge Apartments 1225 Tulip St	★★★☆☆	2021	108	-	-	$1,025	$1,400	-	-

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables Photo Comparison

100 Suburban Park Dr

1 The Lofts at Madison Row A…

7650 Highbridge Rd
4 Units / 2 Stories
Rent/SF $1.77, Vacancy 0%
Owner: Morgan Communities

2 Rivers Pointe Apartments

3801 Rivers Pointe Way
416 Units / 3 Stories
Rent/SF $1.63, Vacancy 2.9%
Owner: SteepRock Capital, LLC

Subject Property

Suburban Park Apartments

100 Suburban Park Dr
128 Units / 2 Stories
Rent/SF $1.40, Vacancy 0%
Owner: Empire Management Company

3 Clarendon Heights

508 Ivy Ridge Rd
256 Units / 3 Stories
Rent/SF $1.32, Vacancy 0%
Owner: DLH Properties

4 High Acres

5111 Ball Rd
348 Units / 2 Stories
Rent/SF $1.27, Vacancy 1.7%
Owner: Morgan Properties

5 Grenadier Village

100 Kings Park Dr
534 Units / 2 Stories
Rent/SF $1.17, Vacancy 0%
Owner: East Coast Properties

6 Regency Tower

770 James St
238 Units / 15 Stories
Rent/SF $1.17, Vacancy 9.2%
Owner: Interfaith Works Of Center

7 Westminster Place

7475 Morgan Rd
260 Units / 2 Stories
Rent/SF $1.15, Vacancy 3.1%
Owner: DHM Properties

8 Village Green

100 S Village Blvd
50 Units / 2 Stories
Rent/SF $1.12, Vacancy 0%
Owner: DHM Properties

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables Photo Comparison

9 Center Pointe at Radisson

8927 Center Pointe Dr
120 Units / 2 Stories
Rent/SF $1.09, Vacancy 0%
Owner: Fava Realty

10 Manlius Academy Apartments

4719 Kehoe Ln
172 Units / 3 Stories
Rent/SF $1.06, Vacancy 0%
Owner: Berkley Properties LLC

11 Carriage House East

311 W Seneca St
180 Units / 3 Stories
Rent/SF $1.03, Vacancy 1.1%
Owner: Valenti Real Estate

12 Swiss Village Apartments

99 Alpine Dr
231 Units / 3 Stories
Rent/SF $1.01, Vacancy 4.3%
Owner: Bridgeton Holdings Urban Re…

13 Nob Hill Apartments

101 Lafayette Rd
761 Units / 4 Stories
Rent/SF $0.98, Vacancy 6.3%
Owner: Sinatra and Company

14 Fayetteville Pines Townhou…

510-550 Warren St
78 Units / 2 Stories
Rent/SF $0.96, Vacancy 1.3%
Owner: Fayetteville Pines

15 Wildwood Ridge Apartments

5100 Highbridge St
268 Units / 3 Stories
Rent/SF $0.84, Vacancy 10.1%
Owner: Petro Gurskyi

16 Townhouse East

128 W Pleasant St
142 Units / 2 Stories
Rent/SF $0.84, Vacancy 0%
Owner: Morris Management

17 Tulip Ridge Apartments

1225 Tulip St
108 Units / 3 Stories
Rent/SF -, Vacancy 60.2%
Owner: Syracuse Premier Apartments

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

1 7650 Highbridge Rd - The Lofts at Madison Row Apartments

Manlius, New York - Outer S Onondaga County Neighborhood

PROPERTY

Property Size:	**4 Units, 2 Floors**
Avg. Unit Size:	**760 SF**
Year Built:	**2015**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**-**
Distance to Subject:	**1.30 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

-

-

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	686	1	25.0%	0	0.0%	$1,291	$1.88	$1,288	$1.88	0.2%
2	2	785	3	75.0%	0	0.0%	$1,360	$1.73	$1,356	$1.73	0.2%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	686	1	25.0%	0	0.0%	$1,291	$1.88	$1,288	$1.88	0.2%
All 2 Beds	785	3	75.0%	0	0.0%	$1,360	$1.73	$1,356	$1.73	0.2%
Totals	**760**	**4**	**100%**	**0**	**0.0%**	**$1,343**	**$1.77**	**$1,339**	**$1.76**	**0.2%**

Estimate Updated July 04, 2021

RECURRING EXPENSES

Free Cable

PET POLICY

No Pets Allowed

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables

2 3801 Rivers Pointe Way - Rivers Pointe Apartments

Liverpool, New York - Outer NE Onondaga County Neighborhood

★★★★☆

PROPERTY

Property Size:	**416 Units, 3 Floors**
Avg. Unit Size:	**993 SF**
Year Built:	**2014**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**832 Spaces; 2.0 per Unit**
Distance to Subject:	**19.66 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Rivers Pointe Apartments

(315) 409-4410

OWNER

Purchased Jan 2020

$31,346,009 ($75,351/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	797	63	15.1%	1	1.6%	$1,310	$1.64	$1,304	$1.64	0.5%
1	1	877	58	13.9%	0	0.0%	$1,233	$1.41	$1,227	$1.40	0.5%
1	1	949	58	13.9%	0	0.0%	$1,253	$1.32	$1,247	$1.31	0.5%
2	2	977	17	4.1%	3	17.7%	$1,621	$1.66	$1,613	$1.65	0.5%
2	2	1,012	37	8.9%	9	24.3%	$1,779	$1.76	$1,771	$1.75	0.5%
2	2	1,015	37	8.9%	2	5.4%	$1,675	$1.65	$1,667	$1.64	0.5%
2	2	1,058	27	6.5%	4	14.8%	$1,789	$1.69	$1,781	$1.68	0.5%
2	2	1,076	27	6.5%	5	18.5%	$2,457	$2.28	$2,445	$2.27	0.5%
2	2	1,106	27	6.5%	3	11.1%	$1,695	$1.53	$1,687	$1.53	0.5%
2	2	1,109	27	6.5%	5	18.5%	$1,701	$1.53	$1,693	$1.53	0.5%
2	2	1,190	17	4.1%	7	41.2%	$1,916	$1.61	$1,907	$1.60	0.5%
2	2	1,203	4	1.0%	4	100%	$1,776	$1.48	$1,768	$1.47	0.5%
3	2	1,327	11	2.6%	1	9.1%	$2,876	$2.17	$2,862	$2.16	0.5%
3	2	1,429	3	0.7%	2	66.7%	$2,665	$1.86	$2,652	$1.86	0.5%
3	2	1,479	3	0.7%	0	0.0%	$2,553	$1.73	$2,541	$1.72	0.5%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	872	179	43.0%	1	0.6%	$1,267	$1.45	$1,261	$1.45	0.5%
All 2 Beds	1,064	220	52.9%	42	19.1%	$1,824	$1.71	$1,816	$1.71	0.5%
All 3 Beds	1,372	17	4.1%	3	17.7%	$2,782	$2.03	$2,768	$2.02	0.5%
Totals	**994**	**416**	**100%**	**46**	**11.1%**	**$1,623**	**$1.63**	**$1,616**	**$1.63**	**0.5%**

Estimate Updated July 12, 2021

SITE AMENITIES

24 Hour Access, Business Center, Fitness Center, Media Center/Movie Theatre, Pool, Property Manager on Site, Tanning Salon

UNIT AMENITIES

Air Conditioning, Balcony, Ceiling Fans, Den, Granite Countertops, Microwave, Security System, Washer/Dryer, Wi-Fi

RECURRING EXPENSES

Dog Rent $60 | Cat Rent $60 | Free Cable

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

ONE TIME EXPENSES

Dog Fee $399-499	Cat Fee $399-499	Admin Fee $499
Application Fee $20		

PET POLICY

Dog Allowed One-Time Fee: $399-499, $60/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply: Akita, Chow, Doberman, Hybrid wolf, Pitbull/Staffordshire terrier, Rottweiler, and any mixed breeds of the above mentioned. Please keep in mind that all pets are subject to approval from management.
We allow up to 2 pets per apartment home. There is a non-refundable pet fee of $399 for one pet and $499 for two pets. Please keep in mind that all pets are subject to approval from management. Please call our Leasing Office for complete Pet Polic...
Cat Allowed One-Time Fee: $399-499, $60/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply: Akita, Chow, Doberman, Hybrid wolf, Pitbull/Staffordshire terrier, Rottweiler, and any mixed breeds of the above mentioned. Please keep in mind that all pets are subject to approval from management.
We allow up to 2 pets per apartment home. There is a non-refundable pet fee of $399 for one pet and $499 for two pets. Please keep in mind that all pets are subject to approval from management. Please call our Leasing Office for complete Pet Polic...

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

3 508 Ivy Ridge Rd - Clarendon Heights

Syracuse, New York - Eastside Neighborhood

PROPERTY

Property Size:	**256 Units, 3 Floors**
Avg. Unit Size:	**794 SF**
Year Built:	**1973 Renov 1985**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**800 Spaces; 3.1 per Unit**
Distance to Subject:	**8.72 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

DLH - Clarendon Heights Apartments

(315) 478-4600

OWNER

Purchased Sep 2012

$9,100,000 ($35,547/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	560	9	3.5%	0	0.0%	$887	$1.58	$885	$1.58	0.3%
1	1	750	108	42.2%	4	3.7%	$948	$1.26	$945	$1.26	0.3%
1	1	775	12	4.7%	1	8.3%	$1,061	$1.37	$1,059	$1.37	0.3%
2	1	850	127	49.6%	9	7.1%	$1,151	$1.35	$1,148	$1.35	0.2%

Totals	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	739	129	50.4%	5	3.9%	$954	$1.29	$952	$1.29	0.3%
All 2 Beds	850	127	49.6%	9	7.1%	$1,151	$1.35	$1,148	$1.35	0.2%
Totals	**794**	**256**	**100%**	**14**	**5.5%**	**$1,052**	**$1.32**	**$1,049**	**$1.32**	**0.2%**

Estimate Updated July 21, 2021

SITE AMENITIES

Fitness Center, Maintenance on site, Package Service, Property Manager on Site, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Hardwood Floors, Heating, Kitchen, Range, Tub/Shower, Window Coverings

RECURRING EXPENSES

Dog Rent $40	Cat Rent $30	Free Unassigned Surface Lot Parking

ONE TIME EXPENSES

Dog Fee $300	Cat Fee $300	Application Fee $20

PET POLICY

Dog Allowed One-Time Fee: $300-300, $40/Mo, 2 Maximum, 25 lb. Maximum
Small Dogs Only
Cat Allowed One-Time Fee: $300-300, $30/Mo, 2 Maximum

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables

4 5111 Ball Rd - High Acres

Syracuse, New York - Outer S Onondaga County Neighborhood

PROPERTY	
Property Size:	**348 Units, 2 Floors**
Avg. Unit Size:	**1,057 SF**
Year Built:	**1986**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**684 Spaces; 2.0 per Unit**
Distance to Subject:	**11.74 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Morgan - High Acres

(315) 475-9501

OWNER

Purchased Oct 2019

Not Disclosed - Part of Portfolio

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	608	38	10.9%	3	7.9%	$945	$1.55	$942	$1.55	0.4%
1	1	653	40	11.5%	1	2.5%	$1,175	$1.80	$1,171	$1.79	0.4%
1	1	698	20	5.7%	0	0.0%	$1,134	$1.62	$1,130	$1.62	0.4%
1	1	1,003	14	4.0%	0	0.0%	$1,123	$1.12	$1,119	$1.12	0.4%
2	1.5	808	20	5.7%	0	0.0%	$1,089	$1.35	$1,085	$1.34	0.4%
2	1.5	844	25	7.2%	1	4.0%	$1,405	$1.66	$1,400	$1.66	0.4%
2	1.5	854	20	5.7%	0	0.0%	$1,314	$1.54	$1,309	$1.53	0.4%
2	1.5	860	20	5.7%	5	25.0%	$1,110	$1.29	$1,106	$1.29	0.4%
2	1.5	1,003	22	6.3%	1	4.6%	$1,260	$1.26	$1,255	$1.25	0.4%
2	1.5	1,055	27	7.8%	2	7.4%	$1,475	$1.40	$1,469	$1.39	0.4%
2	1.5	1,650	50	14.4%	0	0.0%	$1,764	$1.07	$1,757	$1.07	0.4%
2	1.5	1,668	50	14.4%	1	2.0%	$1,640	$0.98	$1,634	$0.98	0.4%
3	1.5	1,440	2	0.6%	0	0.0%	$1,769	$1.23	$1,762	$1.22	0.4%

Totals	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	690	112	32.2%	4	3.6%	$1,083	$1.57	$1,079	$1.57	0.4%
All 2 Beds	1,231	234	67.2%	10	4.3%	$1,466	$1.19	$1,461	$1.19	0.4%
All 3 Beds	1,440	2	0.6%	0	0.0%	$1,769	$1.23	$1,762	$1.22	0.4%
Totals	**1,058**	**348**	**100%**	**14**	**4.0%**	**$1,345**	**$1.27**	**$1,340**	**$1.27**	**0.4%**

Estimate

Updated July 21, 2021

SITE AMENITIES

Fitness Center, Laundry Facilities, Pet Play Area, Playground, Pool, Sundeck

UNIT AMENITIES

Balcony, Dishwasher, Range, Refrigerator, Tub/Shower, Washer/Dryer

RECURRING EXPENSES

Dog Rent $35

Cat Rent $35

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

ONE TIME EXPENSES

Dog Fee $350	Cat Fee $350

PET POLICY

Dog Allowed One-Time Fee: $350-350, $35/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply
Maximum Two Pets per Home; Breed Restrictions Apply; All Pets Subject to Management Approval.
Cat Allowed One-Time Fee: $350-350, $35/Mo, 2 Maximum
Maximum Two Pets per Home; All Pets Subject to Management Approval.

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please
contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables

5 100 Kings Park Dr - Grenadier Village

Liverpool, New York - Outer NE Onondaga County Neighborhood

PROPERTY	
Property Size:	**534 Units, 2 Floors**
Avg. Unit Size:	**884 SF**
Year Built:	**1980**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**1600 Spaces; 3.0 per Unit**
Distance to Subject:	**16.74 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

East Coast Properties - Grenadier Village

(315) 622-2740

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	650	62	11.6%	0	0.0%	$870	$1.34	$868	$1.34	0.3%
1	1	700	93	17.4%	1	1.1%	$892	$1.27	$889	$1.27	0.3%
1	1	775	31	5.8%	0	0.0%	$910	$1.17	$908	$1.17	0.3%
2	1	700	31	5.8%	0	0.0%	$995	$1.42	$992	$1.42	0.3%
2	1	900	62	11.6%	1	1.6%	$1,023	$1.14	$1,020	$1.13	0.3%
2	1.5	900	93	17.4%	1	1.1%	$1,078	$1.20	$1,076	$1.20	0.3%
3	1	1,100	31	5.8%	0	0.0%	$1,250	$1.14	$1,247	$1.13	0.3%
3	1.5	1,100	62	11.6%	0	0.0%	$1,185	$1.08	$1,182	$1.07	0.3%
3	1.5	1,150	69	12.9%	1	1.5%	$1,183	$1.03	$1,180	$1.03	0.3%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	696	186	34.8%	1	0.5%	$888	$1.28	$885	$1.27	0.3%
All 2 Beds	867	186	34.8%	2	1.1%	$1,046	$1.21	$1,043	$1.20	0.3%
All 3 Beds	1,121	162	30.3%	1	0.6%	$1,197	$1.07	$1,194	$1.06	0.3%
Totals	**884**	**534**	**100%**	**4**	**0.8%**	**$1,036**	**$1.17**	**$1,034**	**$1.17**	**0.3%**

Estimate

Updated July 21, 2021

SITE AMENITIES

24 Hour Access, Breakfast/Coffee Concierge, Cabana, Grill, Laundry Facilities, Picnic Area, Spa, Tennis Court, Volleyball Court, Walking/Biking Trails

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Ceiling Fans, Coffee System, Heating, High Speed Internet Access, Instant Hot Water, Kitchen, Oven, Patio, Range, Refrigerator, Storage Space, Vaulted Ceiling, Views

RECURRING EXPENSES

Free Water, Trash Removal, Sewer

PET POLICY

No Pets Allowed

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

6 770 James St - Regency Tower

Syracuse, New York - Northside Neighborhood

PROPERTY

Property Size:	**238 Units, 15 Floors**
Avg. Unit Size:	**1,029 SF**
Year Built:	**1963**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**241 Spaces; 1.0 per Unit**
Distance to Subject:	**9.78 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Regency Tower

(315) 474-7811

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
Studio	1	-	-	-	-	-	$1,300	-	$1,288	-	0.9%
Studio	1	766	14	5.9%	1	7.1%	$908	$1.18	$899	$1.17	1.0%
1	1	-	-	-	-	-	$1,400	-	$1,387	-	0.9%
1	1	860	16	6.7%	0	0.0%	$1,201	$1.40	$1,189	$1.38	0.9%
1	1	927	130	54.6%	1	0.8%	$1,196	$1.29	$1,185	$1.28	0.9%
2	1	-	-	-	-	-	$1,500	-	$1,486	-	0.9%
2	1	1,031	2	0.8%	1	50.0%	$1,301	$1.26	$1,288	$1.25	1.0%
2	1	1,132	25	10.5%	0	0.0%	$1,166	$1.03	$1,154	$1.02	1.0%
2	2	-	-	-	-	-	$1,575	-	$1,560	-	1.0%
2	2	1,241	26	10.9%	0	0.0%	$1,201	$0.97	$1,189	$0.96	1.0%
3	2	-	-	-	-	-	$1,700	-	$1,684	-	0.9%
3	2	1,473	25	10.5%	0	0.0%	$1,406	$0.95	$1,392	$0.95	1.0%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All Studios	766	14	5.9%	1	7.1%	$934	$1.18	$925	$1.17	1.0%
All 1 Beds	920	146	61.3%	1	0.7%	$1,198	$1.30	$1,187	$1.29	0.9%
All 2 Beds	1,182	53	22.3%	1	1.9%	$1,201	$1.01	$1,189	$1.00	1.0%
All 3 Beds	1,473	25	10.5%	0	0.0%	$1,417	$0.95	$1,403	$0.95	1.0%
Totals	**1,027**	**238**	**100%**	**3**	**1.3%**	**$1,206**	**$1.17**	**$1,194**	**$1.16**	**1.0%**

Estimate Updated July 04, 2021

SITE AMENITIES

Controlled Access, Elevator, Fitness Center, Furnished Units Available, Gated, Laundry Facilities, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Dishwasher, Disposal, Heating, Kitchen, Range, Storage Space, Views, Walk-In Closets, Wheelchair Accessible (Rooms)

RECURRING EXPENSES

Dog Rent $25

Cat Rent $25

Unassigned Garage Parking $55-75

Free Gas, Water, Electricity, Heat, Trash…

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

ONE TIME EXPENSES

Dog Fee $150	Cat Fee $150	Admin Fee $300
Application Fee $25		

PET POLICY

Dog Allowed One-Time Fee: $150-150, $25/Mo, 2 Maximum, 20 lb. Maximum
Cat Allowed One-Time Fee: $150-150, $25/Mo, 2 Maximum, 20 lb. Maximum

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

7 7475 Morgan Rd - Westminster Place

Liverpool, New York - Outer NE Onondaga County Neighborhood

PROPERTY

Property Size:	**260 Units, 2 Floors**
Avg. Unit Size:	**917 SF**
Year Built:	**1973**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**500 Spaces; 1.9 per Unit**
Distance to Subject:	**15.50 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

DHM - Westminster Place

(315) 457-4020

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	705	48	18.5%	1	2.1%	$1,022	$1.45	$1,022	$1.45	0.0%
2	1.5	965	212	81.5%	0	0.0%	$1,065	$1.10	$1,065	$1.10	0.0%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	705	48	18.5%	1	2.1%	$1,022	$1.45	$1,022	$1.45	0.0%
All 2 Beds	965	212	81.5%	0	0.0%	$1,065	$1.10	$1,065	$1.10	0.0%
Totals	**917**	**260**	**100%**	**1**	**0.4%**	**$1,057**	**$1.15**	**$1,057**	**$1.15**	**0.0%**

Estimate Updated July 12, 2021

SITE AMENITIES

24 Hour Access, Clubhouse, Fitness Center, Grill, Laundry Facilities, Maintenance on site, Multi Use Room, Pet Play Area, Picnic Area, Property Manager on Site, Storage Space, Tennis Court

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Eat-in Kitchen, Heating, Kitchen, Microwave, Range, Tub/Shower, Walk-In Closets, Window Coverings

RECURRING EXPENSES

Dog Rent $50

Cat Rent $30

Free Trash Removal, Cable

ONE TIME EXPENSES

Application Fee $20

PET POLICY

Dog Allowed $50/Mo, 2 Maximum
Restrictions: Some breed restrictions apply.
Cat Allowed $30/Mo, 2 Maximum
Restrictions: Limit 2 pets per apartment (2 cats, or 1 dog, 1 cat.)

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

8 100 S Village Blvd - Village Green

Baldwinsville, New York - Outer NW Onondaga County Neighborhood

PROPERTY

Property Size:	**50 Units, 2 Floors**
Avg. Unit Size:	**972 SF**
Year Built:	**1984**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**500 Spaces; 10.0 per Unit**
Distance to Subject:	**19.99 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

DHM - Village Green

(315) 638-0249

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	-	-	-	-	-	$975	-	$975	-	0.0%
2	1.5	-	-	-	-	-	$1,125	-	$1,121	-	0.4%
2	2	-	-	-	-	-	$1,065	-	$1,061	-	0.4%
2	2	975	50	100%	0	0.0%	$1,095	$1.12	$1,092	$1.12	0.3%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	-	-	-	-	-	$975	-	$975	-	0.0%
All 2 Beds	975	50	100%	0	0.0%	$1,095	$1.12	$1,092	$1.12	0.3%
Totals	**975**	**50**	**100%**	**0**	**0.0%**	**$1,093**	**$1.12**	**$1,089**	**$1.12**	**0.3%**

Estimate Updated July 19, 2021

SITE AMENITIES

Business Center, Clubhouse, Controlled Access, Dry Cleaning Service, Fitness Center, Grill, Laundry Facilities, Laundry Service, Maintenance on site, Package Service, Picnic Area, Property Manager on Site, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Heating, High Speed Internet Access, Kitchen, Microwave, Range, Tub/Shower, Views, Vinyl Flooring, Walk-In Closets, Washer/Dryer Hookup, Window Coverings

RECURRING EXPENSES

Dog Rent $50

Cat Rent $30

Storage Fee $20

Free Gas, Heat, Trash Removal, Cable

ONE TIME EXPENSES

Application Fee $20

PET POLICY

Dog Allowed $50/Mo, 2 Maximum
Restrictions: Breed Restrictions & 2 Pet Limit
Cat Allowed $30/Mo, 2 Maximum
Restrictions: Two pet limit. Call for details.

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

9 8927 Center Pointe Dr - Center Pointe at Radisson

Baldwinsville, New York - Outer NW Onondaga County Neighborhood

PROPERTY

Property Size:	**120 Units, 2 Floors**
Avg. Unit Size:	**1,226 SF**
Year Built:	**2001**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**240 Spaces; 2.0 per Unit**
Distance to Subject:	**21.40 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Center Pointe at Radisson

(315) 638-3801

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	-	4	3.3%	0	0.0%	$973	-	$971	-	0.2%
1	1	888	4	3.3%	0	0.0%	$996	$1.12	$993	$1.12	0.3%
2	2	-	48	40.0%	0	0.0%	$1,256	-	$1,253	-	0.3%
2	2	1,152	24	20.0%	0	0.0%	$1,246	$1.08	$1,243	$1.08	0.3%
3	2	-	20	16.7%	0	0.0%	$1,558	-	$1,554	-	0.3%
3	2	1,427	20	16.7%	0	0.0%	$1,551	$1.09	$1,547	$1.08	0.3%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	888	8	6.7%	0	0.0%	$984	$1.12	$982	$1.12	0.2%
All 2 Beds	1,152	72	60.0%	0	0.0%	$1,253	$1.08	$1,249	$1.08	0.3%
All 3 Beds	1,427	40	33.3%	0	0.0%	$1,555	$1.09	$1,551	$1.08	0.3%
Totals	**1,245**	**120**	**100%**	**0**	**0.0%**	**$1,335**	**$1.09**	**$1,332**	**$1.08**	**0.3%**

Estimate Updated July 15, 2021

SITE AMENITIES

Basketball Court, Clubhouse, Fitness Center, Laundry Facilities, Pet Play Area, Playground, Property Manager on Site, Tennis Court

UNIT AMENITIES

Air Conditioning, Balcony, Carpet, Dishwasher, Disposal, Fireplace, Heating, Kitchen, Tile Floors, Vaulted Ceiling, Walk-In Closets, Washer/Dryer Hookup, Wheelchair Accessible (Rooms), Yard

RECURRING EXPENSES

Dog Rent $50	Cat Rent $35	Assigned Garage Parking $100-130
Free Assigned Surface Lot Parking	Unassigned Garage Parking $100-165	Free Unassigned Surface Lot Parking
Free Trash Removal, Sewer		

ONE TIME EXPENSES

Dog Deposit $399	Cat Deposit $399	Application Fee $20

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

PET POLICY

Dog Allowed $399 Deposit, $50/Mo, 1 Maximum, 60 lb. Maximum
Restrictions: Breed restrictions may apply
$50/month pet rent & a one-time $399 pet deposit required at move-in. Call for more details. Call for more details.
Cat Allowed $399 Deposit, $35/Mo, 2 Maximum, 10 lb. Maximum
$35/month pet rent & a one-time $399 pet deposit required at move-in. Call for more details.

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please
contact Patrick Wayne, CoStar Group Inc, 585-545-8850

10 4719 Kehoe Ln - Manlius Academy Apartments

Manlius, New York - Outer S Onondaga County Neighborhood

PROPERTY	
Property Size:	**172 Units, 3 Floors**
Avg. Unit Size:	**747 SF**
Year Built:	**1943**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**-**
Distance to Subject:	**0.30 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Berkley - Manlius Academy

(315) 682-7019

OWNER

Purchased Aug 2019

$11,011,000 - Part of Portfolio

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
Studio	1	-	-	-	-	-	$545	-	$544	-	0.3%
Studio	1	415	42	24.4%	1	2.4%	$650	$1.57	$648	$1.56	0.2%
1	1	-	-	-	-	-	$748	-	$746	-	0.3%
1	1	697	57	33.1%	1	1.8%	$750	$1.08	$748	$1.07	0.3%
2	1	-	-	-	-	-	$888	-	$885	-	0.3%
2	1	720	24	14.0%	1	4.2%	$772	$1.07	$770	$1.07	0.2%
2	1.5	-	-	-	-	-	$1,050	-	$1,047	-	0.3%
2	1.5	950	1	0.6%	0	0.0%	$1,050	$1.11	$1,047	$1.10	0.3%
2	1.5	1,100	48	27.9%	0	0.0%	$950	$0.86	$948	$0.86	0.2%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All Studios	415	42	24.4%	1	2.4%	$645	$1.57	$644	$1.56	0.3%
All 1 Beds	697	57	33.1%	1	1.8%	$750	$1.08	$748	$1.07	0.3%
All 2 Beds	973	73	42.4%	1	1.4%	$905	$0.92	$902	$0.92	0.3%
Totals	**745**	**172**	**100%**	**3**	**1.7%**	**$792**	**$1.06**	**$790**	**$1.05**	**0.3%**

Estimate

Updated July 04, 2021

SITE AMENITIES

24 Hour Access, Laundry Facilities, Maintenance on site, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Cable Ready, Dishwasher, Heating, High Speed Internet Access, Kitchen, Linen Closet, Oven, Range, Refrigerator, Tub/Shower, Washer/Dryer Hookup

RECURRING EXPENSES

Dog Rent $35	Cat Rent $35	Free Water, Trash Removal, Sewer

ONE TIME EXPENSES

Dog Fee $300	Cat Fee $300	Application Fee $20

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

PET POLICY

Dog Allowed One-Time Fee: $300-300, $35/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply
Maximum Two Pets per Home; One Non-refundable Fee per Pet; Breed Restrictions Apply; All Pets Subject to Management Approval.
Cat Allowed One-Time Fee: $300-300, $35/Mo, 2 Maximum
Maximum Two Pets per Home; One Non-refundable Fee per Pet. All Pets Subject to Management Approval.

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please
contact Patrick Wayne, CoStar Group Inc, 585-545-8850

11 311 W Seneca St - Carriage House East

Manlius, New York - Outer S Onondaga County Neighborhood

PROPERTY

Property Size:	**180 Units, 3 Floors**
Avg. Unit Size:	**952 SF**
Year Built:	**1972**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**-**
Distance to Subject:	**1.32 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Valenti - Carriage House East

(315) 682-7467

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	765	60	33.3%	0	0.0%	$886	$1.16	$884	$1.16	0.3%
2	1	-	-	-	-	-	$1,000	-	$996	-	0.4%
2	1	1,045	120	66.7%	0	0.0%	$1,030	$0.99	$1,026	$0.98	0.3%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	765	60	33.3%	0	0.0%	$886	$1.16	$884	$1.16	0.3%
All 2 Beds	1,045	120	66.7%	0	0.0%	$1,029	$0.99	$1,026	$0.98	0.3%
Totals	**952**	**180**	**100%**	**0**	**0.0%**	**$982**	**$1.03**	**$979**	**$1.03**	**0.3%**

Estimate Updated July 15, 2021

SITE AMENITIES

Laundry Facilities, Storage Space

UNIT AMENITIES

Air Conditioning, Balcony, Dishwasher, Disposal, Heating, Kitchen, Refrigerator

RECURRING EXPENSES

Free Water, Heat

PET POLICY

No Pets Allowed

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

12 99 Alpine Dr - Swiss Village Apartments

Syracuse, New York - Outer NE Onondaga County Neighborhood

PROPERTY

Property Size:	**231 Units, 3 Floors**
Avg. Unit Size:	**796 SF**
Year Built:	**1965**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**470 Spaces; 2.0 per Unit**
Distance to Subject:	**7.06 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Swiss Village LLC

(315) 446-8240

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	-	-	-	-	-	$768	-	$763	-	0.7%
1	1	675	5	2.2%	0	0.0%	$700	$1.04	$696	$1.03	0.6%
1	1	700	50	21.6%	2	4.0%	$745	$1.06	$741	$1.06	0.6%
1	1	712	20	8.7%	0	0.0%	$777	$1.09	$773	$1.09	0.6%
1	1	720	30	13.0%	0	0.0%	$755	$1.05	$751	$1.04	0.6%
2	1	-	-	-	-	-	$872	-	$867	-	0.6%
2	1	800	32	13.9%	2	6.3%	$802	$1.00	$797	$1.00	0.6%
2	1	820	20	8.7%	1	5.0%	$830	$1.01	$825	$1.01	0.6%
2	1	830	2	0.9%	0	0.0%	$915	$1.10	$910	$1.10	0.6%
2	1	875	20	8.7%	0	0.0%	$830	$0.95	$825	$0.94	0.6%
2	1	880	15	6.5%	1	6.7%	$850	$0.97	$845	$0.96	0.6%
2	1	920	15	6.5%	2	13.3%	$863	$0.94	$858	$0.93	0.6%
2	1	990	20	8.7%	0	0.0%	$885	$0.89	$880	$0.89	0.6%
3	1	855	2	0.9%	0	0.0%	$910	$1.06	$905	$1.06	0.6%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	707	105	45.5%	2	1.9%	$753	$1.06	$748	$1.06	0.6%
All 2 Beds	871	124	53.7%	6	4.8%	$840	$0.96	$836	$0.96	0.6%
All 3 Beds	855	2	0.9%	0	0.0%	$910	$1.06	$905	$1.06	0.6%
Totals	**796**	**231**	**100%**	**8**	**3.5%**	**$801**	**$1.01**	**$796**	**$1.00**	**0.6%**

Estimate

Updated July 12, 2021

SITE AMENITIES

Grill, Laundry Facilities, Lounge, Picnic Area, Playground, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Ceiling Fans, Dishwasher, Disposal, Heating, Kitchen, Linen Closet, Oven, Range, Refrigerator, Wheelchair Accessible (Rooms)

RECURRING EXPENSES

Free Water, Heat, Trash Removal, Sewer

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

ONE TIME EXPENSES

Application Fee $18

PET POLICY

No Pets Allowed

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please
contact Patrick Wayne, CoStar Group Inc, 585-545-8850

13 101 Lafayette Rd - Nob Hill Apartments

Syracuse, New York - Valley Neighborhood

PROPERTY	
Property Size:	761 Units, 4 Floors
Avg. Unit Size:	976 SF
Year Built:	1970
Type:	Apartments - All
Rent Type:	Market
Parking:	700 Spaces; 0.9 per Unit
Distance to Subject:	8.38 Miles
Distance to Transit:	-

PROPERTY MANAGER

Sinatra - Nob Hill Apartments

(315) 469-3211

OWNER

Purchased Jul 2018

$58,500,000 ($76,873/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	691	76	10.0%	6	7.9%	$917	$1.33	$910	$1.32	0.7%
1	1	721	76	10.0%	0	0.0%	$790	$1.10	$784	$1.09	0.7%
1	1	925	76	10.0%	0	0.0%	$913	$0.99	$906	$0.98	0.7%
2	1	878	77	10.1%	0	0.0%	$1,020	$1.16	$1,012	$1.15	0.7%
2	1.5	815	1	0.1%	0	0.0%	$900	$1.10	$893	$1.10	0.8%
2	1.5	858	76	10.0%	2	2.6%	$1,112	$1.30	$1,104	$1.29	0.7%
2	1.5	880	1	0.1%	0	0.0%	$1,138	$1.29	$1,130	$1.28	0.7%
2	1.5	925	1	0.1%	0	0.0%	$1,000	$1.08	$993	$1.07	0.7%
2	1.5	994	75	9.9%	0	0.0%	$804	$0.81	$799	$0.80	0.7%
2	1.5	998	75	9.9%	0	0.0%	$826	$0.83	$820	$0.82	0.7%
2	2	-	-	-	-	-	$1,293	-	$1,283	-	0.8%
2	2	876	1	0.1%	1	100%	$1,079	$1.23	$1,071	$1.22	0.7%
2	2	998	1	0.1%	0	0.0%	$825	$0.83	$819	$0.82	0.7%
2	2	1,388	75	9.9%	0	0.0%	$1,037	$0.75	$1,030	$0.74	0.7%
3	2	1,106	73	9.6%	7	9.6%	$1,154	$1.04	$1,146	$1.04	0.7%
3	2	1,214	75	9.9%	0	0.0%	$1,006	$0.83	$999	$0.82	0.7%
3	2	1,225	2	0.3%	0	0.0%	$1,177	$0.96	$1,168	$0.95	0.8%

Totals	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds	779	228	30.0%	6	2.6%	$873	$1.12	$867	$1.11	0.7%
All 2 Beds	1,020	383	50.3%	3	0.8%	$962	$0.94	$955	$0.93	0.7%
All 3 Beds	1,162	150	19.7%	7	4.7%	$1,080	$0.93	$1,073	$0.92	0.7%
Totals	**976**	**761**	**100%**	**16**	**2.1%**	**$959**	**$0.98**	**$952**	**$0.97**	**0.7%**

Estimate

Updated July 21, 2021

SITE AMENITIES

Business Center, Corporate Suites, Fitness Center, Furnished Units Available, Grill, Laundry Facilities, Multi Use Room, Online Services, Picnic Area, Playground, Property Manager on Site, Storage Space, Trash Pickup - Door to Door

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Ceiling Fans, Dining Room, Dishwasher, Disposal, Heating, High Speed Internet Access, Intercom, Kitchen, Linen Closet, Microwave, Oven, Range, Refrigerator, Sunroom, Surround Sound, Walk-In Closets

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

RECURRING EXPENSES

Dog Rent $50	Cat Rent $50	Unassigned Garage Parking $55
Unassigned Covered Parking $45	Free Water, Heat, Trash Removal, Sewer	

ONE TIME EXPENSES

Dog Fee $300	Cat Fee $300

PET POLICY

Dog Allowed One-Time Fee: $300-300, $50/Mo, 2 Maximum, 50 lb. Maximum
total of 2 pets allowed
Cat Allowed One-Time Fee: $300-300, $50/Mo, 2 Maximum
total of 2 pets allowed

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please
contact Patrick Wayne, CoStar Group Inc, 585-545-8850

14 510-550 Warren St - Fayetteville Pines Townhouses

Fayetteville, New York - Outer S Onondaga County Neighborhood

PROPERTY

Property Size:	**78 Units, 2 Floors**
Avg. Unit Size:	**935 SF**
Year Built:	**1973**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**-**
Distance to Subject:	**3.00 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Fayetteville Pines

(315) 464-0848

OWNER

Purchased Mar 2013

$3,450,000 ($44,231/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	555	26	33.3%	1	3.9%	$704	$1.27	$700	$1.26	0.5%
2	1.5	1,100	26	33.3%	0	0.0%	$1,056	$0.96	$1,052	$0.96	0.3%
2	1.5	1,150	26	33.3%	0	0.0%	$932	$0.81	$929	$0.81	0.3%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	555	26	33.3%	1	3.9%	$704	$1.27	$700	$1.26	0.5%
All 2 Beds	1,125	52	66.7%	0	0.0%	$994	$0.88	$991	$0.88	0.3%
Totals	**935**	**78**	**100%**	**1**	**1.3%**	**$897**	**$0.96**	**$894**	**$0.96**	**0.4%**

Estimate Updated July 04, 2021

UNIT AMENITIES

Dishwasher, Fireplace, Heating, Kitchen, Refrigerator, Washer/Dryer

RECURRING EXPENSES

Dog Rent $25 | Cat Rent $25 | Free Water

ONE TIME EXPENSES

Dog Deposit $250 | Cat Deposit $250

PET POLICY

Dog Allowed $250 Deposit, $25/Mo
Cat Allowed $250 Deposit, $25/Mo

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

15 5100 Highbridge St - Wildwood Ridge Apartments

Fayetteville, New York - Outer S Onondaga County Neighborhood

PROPERTY

Property Size:	**268 Units, 3 Floors**
Avg. Unit Size:	**1,238 SF**
Year Built:	**1973**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**230 Spaces; 0.9 per Unit**
Distance to Subject:	**2.83 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Wildwood Ridge Associates Lp

(315) 637-8018

OWNER

Purchased Dec 2019

$247,200 ($310/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	900	68	25.4%	7	10.3%	$880	$0.98	$880	$0.98	0.0%
2	1.5	1,200	166	61.9%	17	10.2%	$985	$0.82	$985	$0.82	0.0%
3	2.5	2,100	34	12.7%	3	8.8%	$1,600	$0.76	$1,600	$0.76	0.0%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	900	68	25.4%	7	10.3%	$880	$0.98	$880	$0.98	0.0%
All 2 Beds	1,200	166	61.9%	17	10.2%	$985	$0.82	$985	$0.82	0.0%
All 3 Beds	2,100	34	12.7%	3	8.8%	$1,600	$0.76	$1,600	$0.76	0.0%
Totals	**1,238**	**268**	**100%**	**27**	**10.1%**	**$1,036**	**$0.84**	**$1,036**	**$0.84**	**0.0%**

Estimate Updated July 12, 2021

SITE AMENITIES

Basketball Court, Fitness Center, Maintenance on site, Tennis Court, Walking/Biking Trails

UNIT AMENITIES

Dishwasher, Disposal, Heating, Kitchen, Oven, Refrigerator

RECURRING EXPENSES

Unassigned Garage Parking $100-0

Free Water, Heat

PET POLICY

No Pets Allowed

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

16 128 W Pleasant St - Townhouse East

Manlius, New York - Outer S Onondaga County Neighborhood

PROPERTY

Property Size:	**142 Units, 2 Floors**
Avg. Unit Size:	**1,100 SF**
Year Built:	**-**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**400 Spaces; 2.8 per Unit**
Distance to Subject:	**1.04 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Morris - Townhouse East

(315) 638-2313

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
2	1.5	1,100	142	100%	0	0.0%	$920	$0.84	$918	$0.83	0.3%
Totals		**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 2 Beds		1,100	142	100%	0	0.0%	$920	$0.84	$918	$0.83	0.3%
Totals		**1,100**	**142**	**100%**	**0**	**0.0%**	**$920**	**$0.84**	**$918**	**$0.83**	**0.3%**

Estimate Updated July 04, 2021

SITE AMENITIES

Furnished Units Available, Grill, Picnic Area, Playground

UNIT AMENITIES

Air Conditioning, Basement, Carpet, Hardwood Floors, Porch, Storage Space, Washer/Dryer Hookup

RECURRING EXPENSES

Dog Rent $35	Cat Rent $25	Free Unassigned Surface Lot Parking

ONE TIME EXPENSES

Dog Fee $300	Cat Fee $300	Application Fee $20

PET POLICY

Dog Allowed One-Time Fee: $300-300, $35/Mo, 2 Maximum
Restrictions: Breed Restrictions May Apply
Cat Allowed One-Time Fee: $300-300, $25/Mo, 2 Maximum
All Pet Fees are Non-Refundable

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Comparables

17 1225 Tulip St - Tulip Ridge Apartments

Liverpool, New York - Liverpool Neighborhood

PROPERTY	
Property Size:	**108 Units, 3 Floors**
Avg. Unit Size:	**-**
Year Built:	**Jun 2021**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**-**
Distance to Subject:	**14.67 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Syracuse Premier - Tulip Ridge

(315) 476-9643

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
1	1	-	60	55.6%	25	41.7%	$1,025	-	$1,025	-	0.0%
2	2	-	48	44.4%	10	20.8%	$1,400	-	$1,400	-	0.0%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All 1 Beds	-	60	55.6%	25	41.7%	$1,025	-	$1,025	-	0.0%
All 2 Beds	-	48	44.4%	10	20.8%	$1,400	-	$1,400	-	0.0%
Totals	**-**	**108**	**100%**	**35**	**32.4%**	**$1,192**	**-**	**$1,192**	**-**	**0.0%**

Estimate

Updated July 07, 2021

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

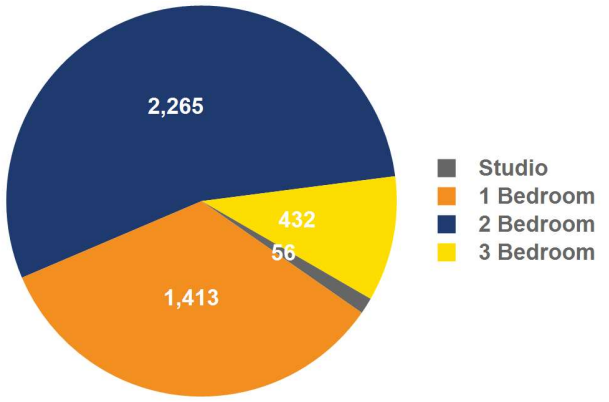
Rent Comparables by Bedroom

100 Suburban Park Dr

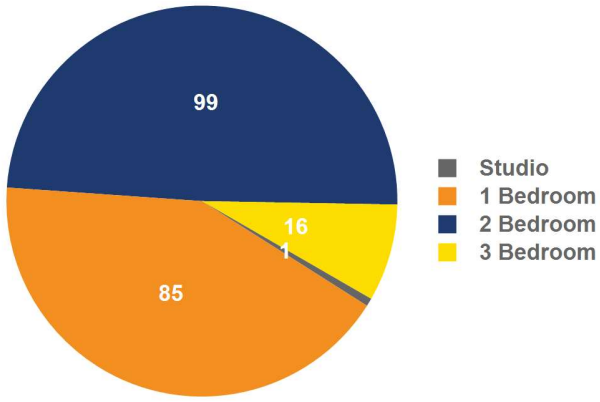
Studio Comps	One Bed Comps	Two Bed Comps	Three Bed Comps
$714	$979	$1,146	$1,297
Subject	Subject	Subject	Subject
-	$1,212	$1,413	-

Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	56	1,413	2,265	432
Vacancy Rate	2.4%	6.0%	4.4%	3.8%
Asking Rent Per Unit	$714	$979	$1,146	$1,297
Asking Rent Per SF	$1.42	$1.26	$1.10	$1.02
Effective Rents Per Unit	$711	$974	$1,142	$1,291
Effective Rents Per SF	$1.41	$1.26	$1.10	$1.01
Concessions	0.5%	0.4%	0.4%	0.4%
Changes Past Year in Rent Comps	**Studio**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**
Year-Over-Year Effective Rent Growth	0.1%	3.1%	6.2%	0.7%
Year-Over-Year Vacancy Rate Change	-1.0%	1.6%	0.6%	-0.6%
12 Month Absorption in Units	1	42	42	3

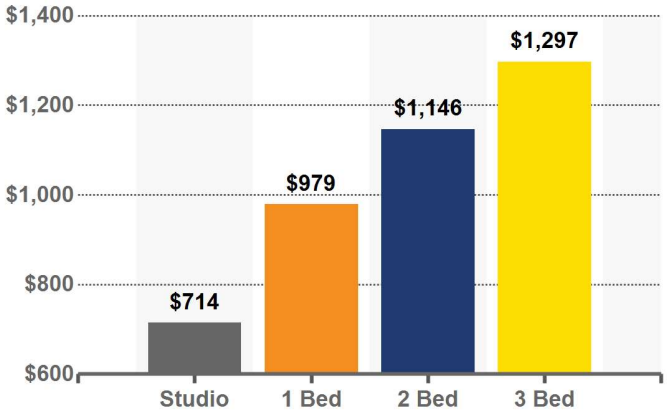
EXISTING UNITS



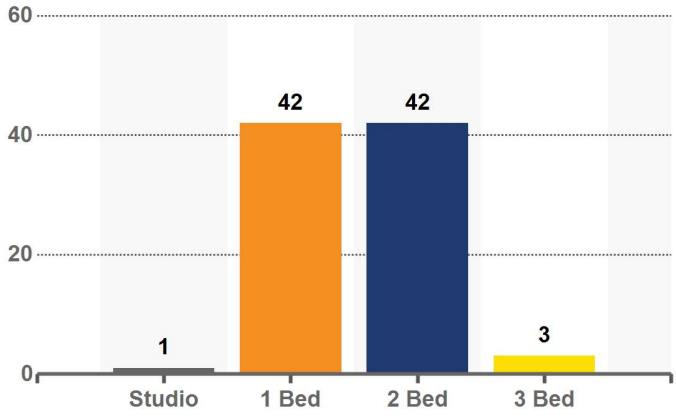
VACANT UNITS



ASKING RENT PER UNIT PER MONTH



12 MONTH ABSORPTION IN UNITS



Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

One Bedroom Rent Comparables

100 Suburban Park Dr

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent Quarter	Change in Rent Year
The Lofts at Madison Row Apa… 7650 Highbridge Rd	★★★☆☆	$1,291	$1.88	-0.1%	0.9%
Rivers Pointe Apartments 3801 Rivers Pointe Way	★★★★☆	$1,267 $1,233 $1,310	$1.45	1.2%	0.0%
Suburban Park Apartments 100 Suburban Park Dr	★★★☆☆	$1,212	$1.35	-0.1%	1.0%
Regency Tower 770 James St	★★★☆☆	$1,197 $1,196 $1,201	$1.30	0.1%	0.1%
High Acres 5111 Ball Rd	★★★☆☆	$1,083 $945 $1,175	$1.57	-4.6%	18.7%
Tulip Ridge Apartments 1225 Tulip St	★★★☆☆	$1,025	-	0.0%	0.9%
Westminster Place 7475 Morgan Rd	★★★☆☆	$1,022	$1.45	0.0%	8.6%
Center Pointe at Radisson 8927 Center Pointe Dr	★★★★☆	$984 $973 $996	$1.12	0.0%	7.6%
Clarendon Heights 508 Ivy Ridge Rd	★★★☆☆	$954 $887 $1,061	$1.29	0.2%	10.0%
Grenadier Village 100 Kings Park Dr	★★☆☆☆	$888 $870 $910	$1.28	0.0%	4.1%
Carriage House East 311 W Seneca St	★★★☆☆	$886	$1.16	0.0%	2.9%
Wildwood Ridge Apartments 5100 Highbridge St	★★☆☆☆	$880	$0.98	0.0%	0.0%
Nob Hill Apartments 101 Lafayette Rd	★★★☆☆	$873 $790 $917	$1.12	0.1%	-0.9%
Swiss Village Apartments 99 Alpine Dr	★★☆☆☆	$752 $700 $777	$1.06	0.0%	1.6%
Manlius Academy Apartments 4719 Kehoe Ln	★★☆☆☆	$750	$1.08	0.0%	0.0%
Fayetteville Pines Townhouses 510-550 Warren St	★★☆☆☆	$704	$1.27	0.0%	0.5%

$0 $625 $1,250 $1,875 $2,500

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Two Bedroom Rent Comparables

100 Suburban Park Dr

Property Name/Address	Rating	Two Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Rivers Pointe Apartments 3801 Rivers Pointe Way	★★★★☆	$1,824 $1,621 $2,457	$1.71	5.0%	26.9%
High Acres 5111 Ball Rd	★★★☆☆	$1,466 $1,089 $1,764	$1.19	0.4%	10.4%
Suburban Park Apartments 100 Suburban Park Dr	★★★☆☆	$1,413	$1.41	-0.1%	1.0%
Tulip Ridge Apartments 1225 Tulip St	★★★☆☆	$1,400	-	0.0%	0.9%
The Lofts at Madison Row Apa… 7650 Highbridge Rd	★★★☆☆	$1,360	$1.73	-0.1%	1.0%
Center Pointe at Radisson 8927 Center Pointe Dr	★★★★☆	$1,253 $1,246 $1,256	$1.08	0.0%	-7.7%
Regency Tower 770 James St	★★★☆☆	$1,188 $1,166 $1,301	$1.01	0.1%	0.1%
Clarendon Heights 508 Ivy Ridge Rd	★★★☆☆	$1,151	$1.35	0.3%	13.0%
Village Green 100 S Village Blvd	★★★☆☆	$1,095	$1.12	0.0%	5.3%
Westminster Place 7475 Morgan Rd	★★★☆☆	$1,065	$1.10	0.0%	7.7%
Grenadier Village 100 Kings Park Dr	★★☆☆☆	$1,046 $995 $1,078	$1.21	0.0%	6.4%
Carriage House East 311 W Seneca St	★★★☆☆	$1,030	$0.99	0.0%	2.5%
Fayetteville Pines Townhouses 510-550 Warren St	★★☆☆☆	$994 $932 $1,056	$0.88	0.0%	0.6%
Wildwood Ridge Apartments 5100 Highbridge St	★★☆☆☆	$985	$0.82	0.0%	0.0%
Nob Hill Apartments 101 Lafayette Rd	★★★☆☆	$961 $804 $1,138	$0.94	-2.7%	-3.9%
Townhouse East 128 W Pleasant St	★★☆☆☆	$920	$0.84	0.0%	1.9%
Manlius Academy Apartments 4719 Kehoe Ln	★★☆☆☆	$893 $772 $1,050	$0.92	0.0%	0.2%
Swiss Village Apartments 99 Alpine Dr	★★☆☆☆	$839 $802 $915	$0.96	0.2%	1.1%

$0 $875 $1,750 $2,625 $3,500

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Changes in Rent Comparables

VACANCY CHANGES PAST QUARTER & YEAR

			Vacancy Levels			Change	
Property Name - Address	Rating	Units	Now	Last Qtr	Last Year	Past Qtr	Past Year
Rivers Pointe Apartments - 3801 Rivers Pointe…	★★★★☆	416	2.9%	2.9%	4.4%	0%	-1.5%
High Acres - 5111 Ball Rd	★★★☆☆	348	1.6%	1.7%	3.5%	0%	-1.9%
Nob Hill Apartments - 101 Lafayette Rd	★★★☆☆	762	6.3%	6.3%	8.1%	0%	-1.8%
Westminster Place - 7475 Morgan Rd	★★★☆☆	260	3.1%	3.1%	3.1%	0%	0%
Regency Tower - 770 James St	★★★☆☆	243	9.4%	9.5%	10.0%	0%	-0.6%
Swiss Village Apartments - 99 Alpine Dr	★★☆☆☆	240	4.3%	4.4%	5.2%	0%	-0.8%
Carriage House East - 311 W Seneca St	★★★☆☆	181	0.9%	0.9%	0.8%	0%	0.1%
Fayetteville Pines Townhouses - 510-550 Warre…	★★☆☆☆	78	1.9%	1.9%	2.5%	0%	-0.6%
Village Green - 100 S Village Blvd	★★★☆☆	53	0.7%	0.7%	1.0%	0%	-0.3%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★☆	120	0.1%	0.1%	0.7%	0%	-0.7%
Clarendon Heights - 508 Ivy Ridge Rd	★★★☆☆	256	0%	0%	0%	0%	0%
Grenadier Village - 100 Kings Park Dr	★★☆☆☆	534	0%	0%	0.2%	0%	-0.2%
Manlius Academy Apartments - 4719 Kehoe Ln	★★☆☆☆	187	0%	0%	1.2%	0%	-1.2%
Suburban Park Apartments 100 Suburban Park…	★★★☆☆	128	0%	0%	0%	0%	0%
The Lofts at Madison Row Apartments - 7650 H…	★★★☆☆	4	0%	0%	0%	0%	0%
Townhouse East - 128 W Pleasant St	★★☆☆☆	142	0%	0%	0%	0%	0%
Wildwood Ridge Apartments - 5100 Highbridge St	★★☆☆☆	268	10.1%	10.1%	7.6%	0%	2.5%

ASKING RENT CHANGES PAST QUARTER & YEAR - STUDIO

			Rents Levels			Change	
Property Name - Address	Rating	Units	Now	Last Qtr	Last Year	Past Qtr	Past Year
Manlius Academy Apartments - 4719 Kehoe Ln	★★☆☆☆	44	$645	$645	$648	0%	-0.3%
Regency Tower - 770 James St	★★★☆☆	15	$934	$933	$933	0.1%	0.1%

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Changes in Rent Comparables

ASKING RENT CHANGES PAST QUARTER & YEAR - ONE BEDROOM

			Rents Levels			Change	
Property Name - Address	Rating	Units	Now	Last Qtr	Last Year	Past Qtr	Past Year
High Acres - 5111 Ball Rd	★★★☆☆	112	$1,083	$1,136	$912	-4.6%	18.7%
Suburban Park Apartments 100 Suburban Park…	★★★☆☆	32	$1,212	$1,212	$1,200	-0.1%	1.0%
The Lofts at Madison Row Apartments - 7650 H…	★★★☆☆	1	$1,291	$1,292	$1,279	-0.1%	0.9%
Carriage House East - 311 W Seneca St	★★★☆☆	60	$886	$886	$862	0%	2.9%
Grenadier Village - 100 Kings Park Dr	★★☆☆☆	186	$888	$888	$853	0%	4.1%
Village Green - 100 S Village Blvd	★★★☆☆	1	$975	$975	$990	0%	-1.5%
Westminster Place - 7475 Morgan Rd	★★★☆☆	48	$1,022	$1,022	$941	0%	8.6%
Wildwood Ridge Apartments - 5100 Highbridge St	★★☆☆☆	68	$880	$880	$880	0%	0%
Swiss Village Apartments - 99 Alpine Dr	★★☆☆☆	110	$753	$753	$741	0%	1.6%
Fayetteville Pines Townhouses - 510-550 Warre…	★★☆☆☆	26	$704	$704	$700	0%	0.5%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★☆	8	$984	$984	$925	0%	6.4%
Manlius Academy Apartments - 4719 Kehoe Ln	★★☆☆☆	62	$750	$750	$750	0%	0%
Regency Tower - 770 James St	★★★☆☆	147	$1,198	$1,197	$1,197	0.1%	0.1%
Nob Hill Apartments - 101 Lafayette Rd	★★★☆☆	228	$873	$872	$881	0.1%	-0.9%
Clarendon Heights - 508 Ivy Ridge Rd	★★★☆☆	129	$954	$953	$867	0.2%	10.0%
Rivers Pointe Apartments - 3801 Rivers Pointe…	★★★★☆	179	$1,267	$1,252	$1,267	1.2%	0%

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Changes in Rent Comparables

ASKING RENT CHANGES PAST QUARTER & YEAR - TWO BEDROOM

			Rents Levels			Change	
Property Name - Address	Rating	Units	Now	Last Qtr	Last Year	Past Qtr	Past Year
Nob Hill Apartments - 101 Lafayette Rd	★★★☆☆	384	$962	$988	$1,001	-2.7%	-3.9%
Suburban Park Apartments 100 Suburban Park…	★★★☆☆	96	$1,413	$1,415	$1,400	-0.1%	1.0%
The Lofts at Madison Row Apartments - 7650 H…	★★★☆☆	3	$1,360	$1,361	$1,347	-0.1%	1.0%
Carriage House East - 311 W Seneca St	★★★☆☆	121	$1,029	$1,029	$1,005	0%	2.5%
Grenadier Village - 100 Kings Park Dr	★★☆☆☆	186	$1,046	$1,046	$983	0%	6.4%
Village Green - 100 S Village Blvd	★★★☆☆	52	$1,095	$1,095	$1,041	0%	5.2%
Westminster Place - 7475 Morgan Rd	★★★☆☆	212	$1,065	$1,065	$989	0%	7.7%
Wildwood Ridge Apartments - 5100 Highbridge St	★★☆☆☆	166	$985	$985	$985	0%	0%
Manlius Academy Apartments - 4719 Kehoe Ln	★★☆☆☆	81	$905	$904	$903	0%	0.2%
Townhouse East - 128 W Pleasant St	★★☆☆☆	142	$920	$920	$903	0%	1.9%
Fayetteville Pines Townhouses - 510-550 Warre…	★★☆☆☆	52	$994	$994	$988	0%	0.6%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★☆	72	$1,253	$1,252	$1,332	0%	-5.9%
Regency Tower - 770 James St	★★★☆☆	55	$1,201	$1,200	$1,200	0.1%	0.1%
Swiss Village Apartments - 99 Alpine Dr	★★☆☆☆	128	$840	$838	$831	0.2%	1.1%
Clarendon Heights - 508 Ivy Ridge Rd	★★★☆☆	127	$1,151	$1,148	$1,018	0.3%	13.0%
High Acres - 5111 Ball Rd	★★★☆☆	234	$1,466	$1,461	$1,329	0.4%	10.4%
Rivers Pointe Apartments - 3801 Rivers Pointe…	★★★★☆	220	$1,824	$1,738	$1,438	5.0%	26.9%

ASKING RENT CHANGES PAST QUARTER & YEAR - THREE BEDROOM

			Rents Levels			Change	
Property Name - Address	Rating	Units	Now	Last Qtr	Last Year	Past Qtr	Past Year
High Acres - 5111 Ball Rd	★★★☆☆	2	$1,769	$1,770	$1,664	-0.1%	6.3%
Swiss Village Apartments - 99 Alpine Dr	★★☆☆☆	2	$910	$910	$910	0%	0%
Wildwood Ridge Apartments - 5100 Highbridge St	★★☆☆☆	34	$1,600	$1,600	$1,600	0%	0%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★☆	40	$1,555	$1,555	$1,590	0%	-2.2%
Regency Tower - 770 James St	★★★☆☆	26	$1,417	$1,416	$1,416	0.1%	0.1%
Grenadier Village - 100 Kings Park Dr	★★☆☆☆	162	$1,197	$1,167	$1,136	2.5%	5.3%
Nob Hill Apartments - 101 Lafayette Rd	★★★☆☆	150	$1,080	$999	$1,239	8.2%	-12.8%
Rivers Pointe Apartments - 3801 Rivers Pointe…	★★★★☆	17	$2,782	$2,098	$1,676	32.6%	66.0%

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Trends

100 Suburban Park Dr

PROPERTY ATTRIBUTES	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
Existing Units	128	4,166	3,359	49,849
Building Rating	★★★☆☆	★★☆☆☆ 2.8	★★☆☆☆ 2.4	★★☆☆☆ 2.3
Under Construction as % of Inventory	-	-	-	0.7%

UNIT MIX	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
1 Bedroom - 1 Bath	25%	34%	37%	35%
2 Bedroom - 2 Bath	75%	12%	4%	6%

ASKING RENTS PER SF	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
1 Bedroom - 1 Bath	$1.35	$1.26	$1.88	$1.31
2 Bedroom - 2 Bath	$1.41	$1.33	$2.98	$1.47
Concessions	0.3%	0.4%	0.5%	0.6%

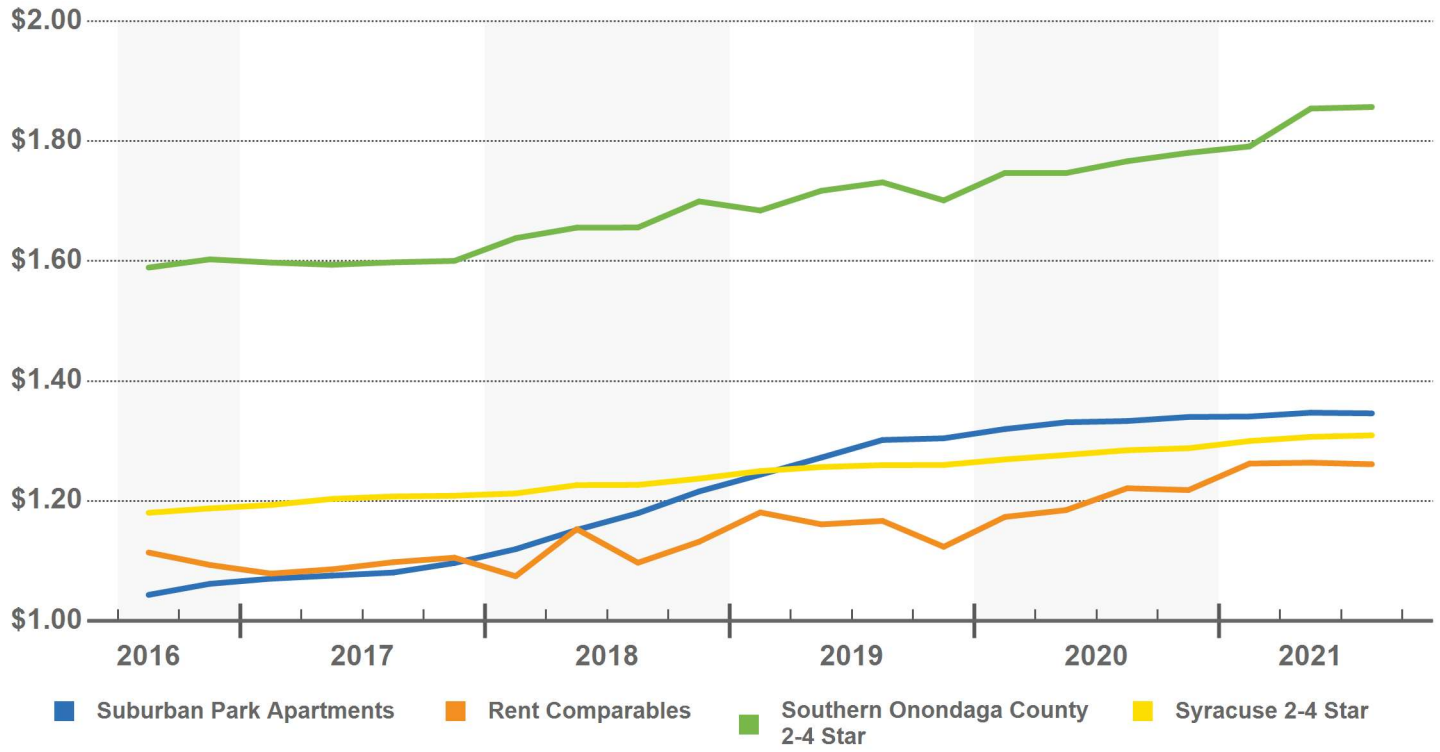
AVERAGE EFFECTIVE RENT GROWTH	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
Current Quarter	-0.1%	0.9%	1.1%	0.2%
1 Year Rent Growth	0.7%	4.8%	7.0%	3.6%
3 Year Rent Growth	13.3%	16.0%	19.4%	9.6%
5 Year Rent Growth	32.7%	16.2%	21.5%	12.8%
All-Time Average	2.7%	2.0%	2.0%	1.6%

VACANCY RATE	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
Current Quarter	0.0%	4.8%	2.8%	3.6%
Last Quarter	0.0%	4.9%	2.8%	3.7%
1 Year Ago	0.0%	4.1%	3.1%	4.3%
3 Years Ago	1.6%	5.0%	4.3%	5.4%
5 Years Ago	0.8%	2.4%	4.0%	4.1%

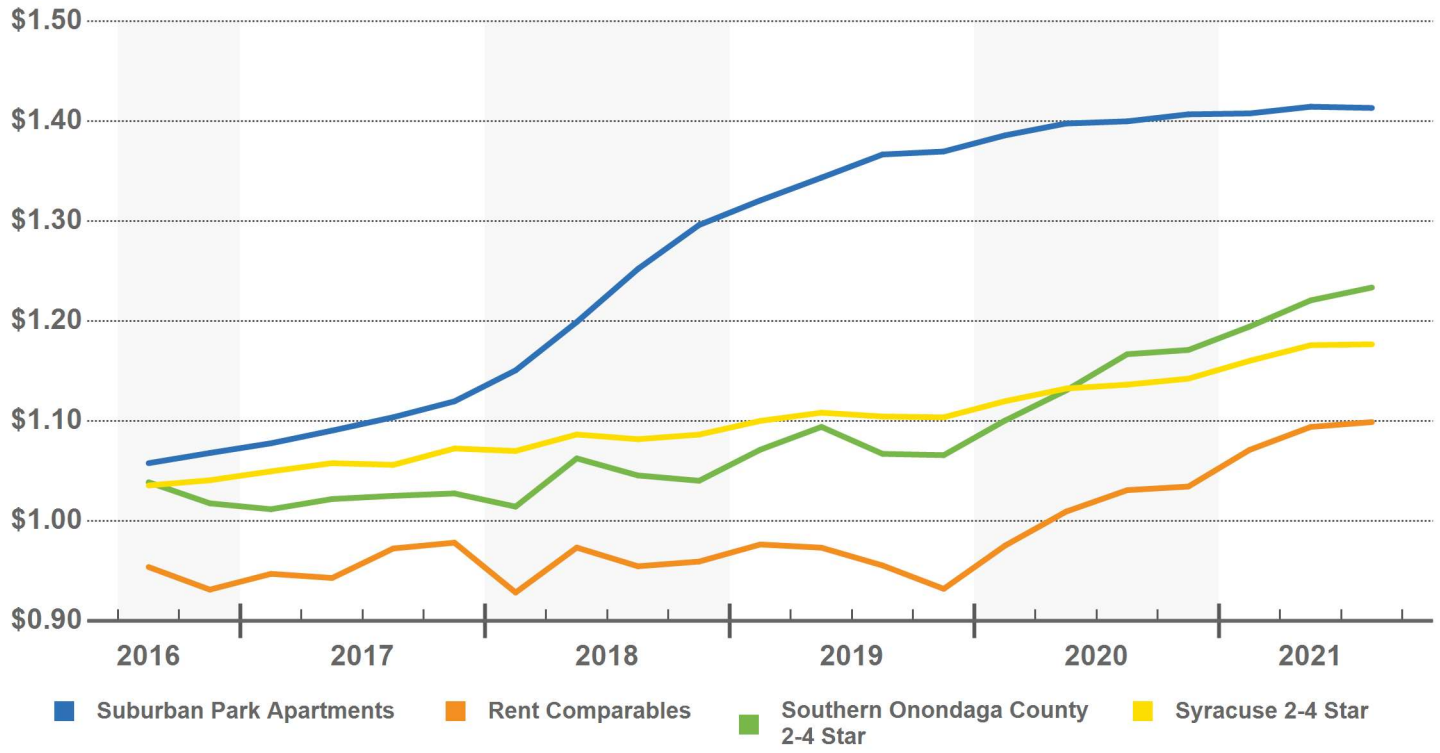
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Trends

ONE BEDROOM ASKING RENT PER SQUARE FOOT



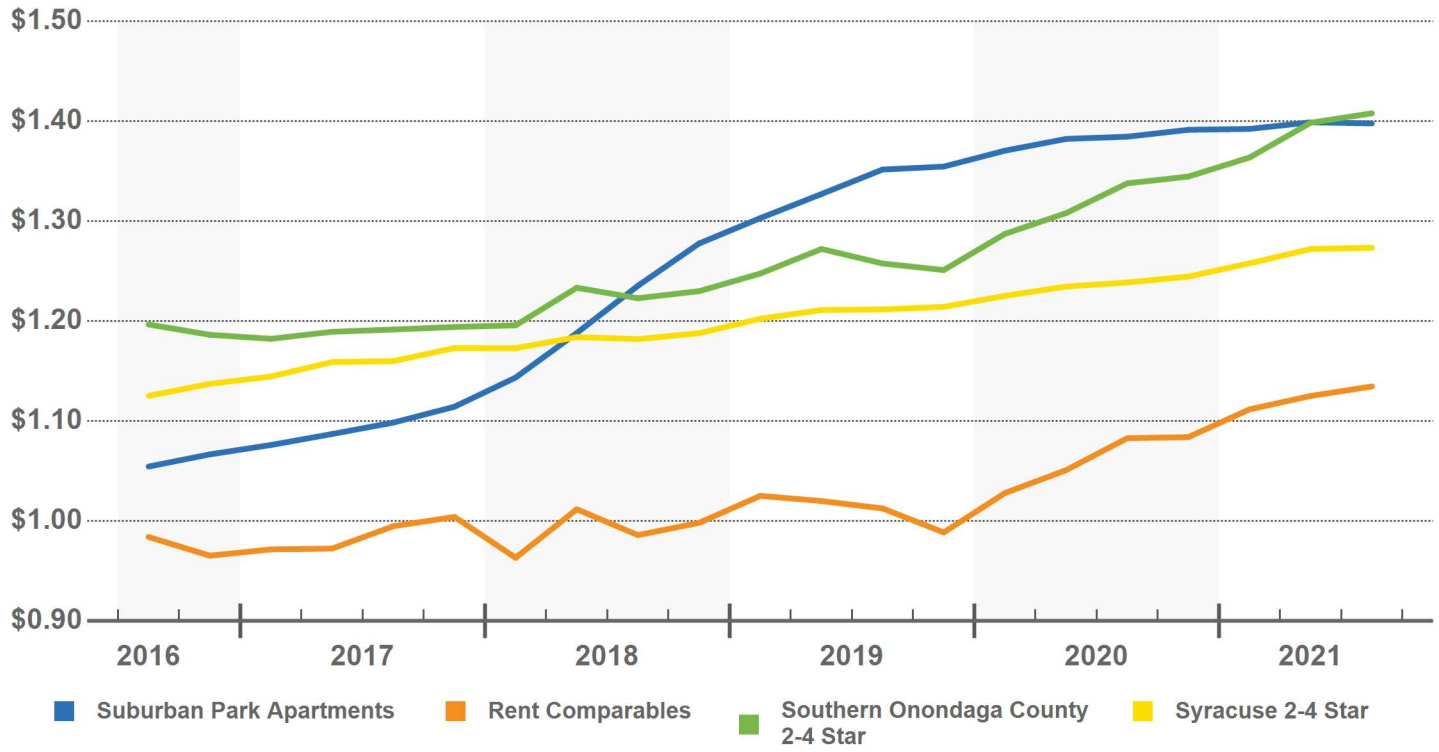
TWO BEDROOM ASKING RENT PER SQUARE FOOT



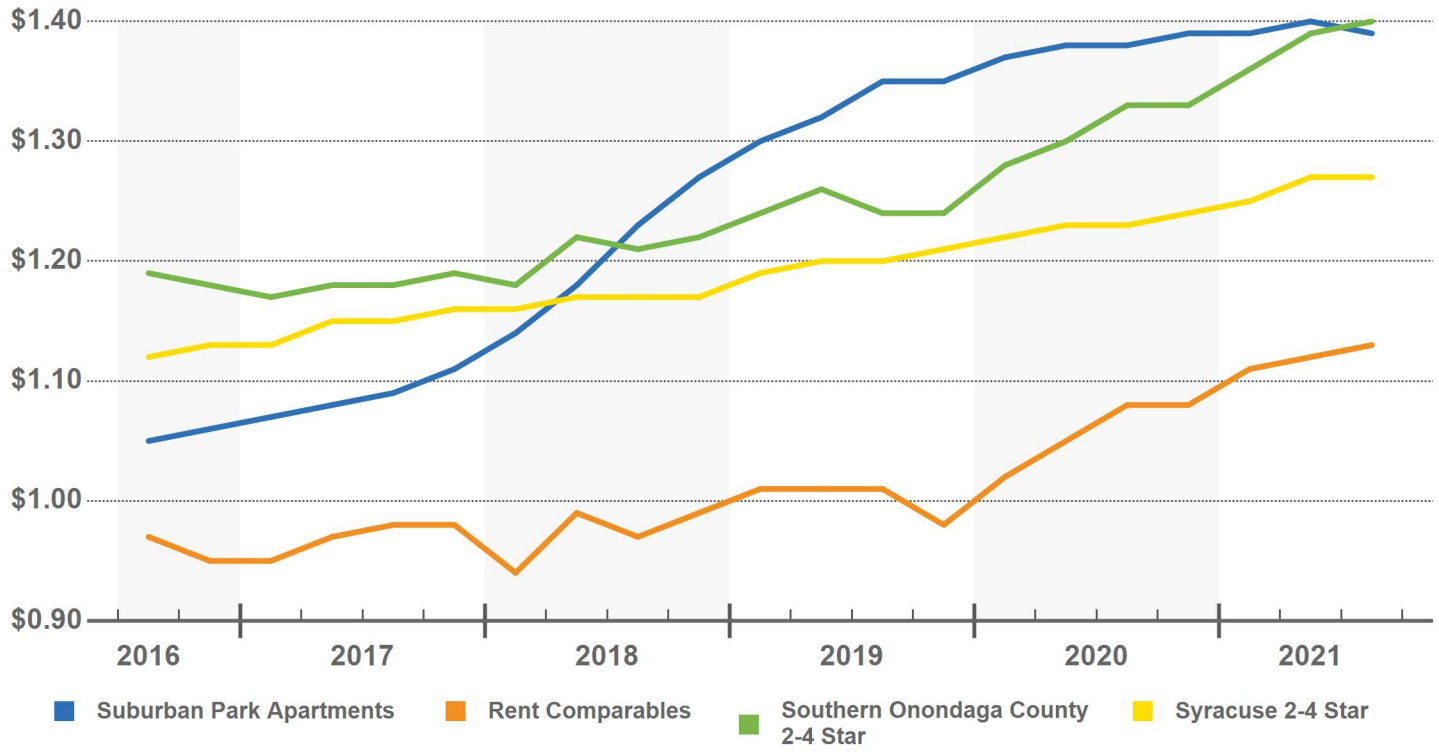
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Trends

OVERALL ASKING RENT PER SQUARE FOOT



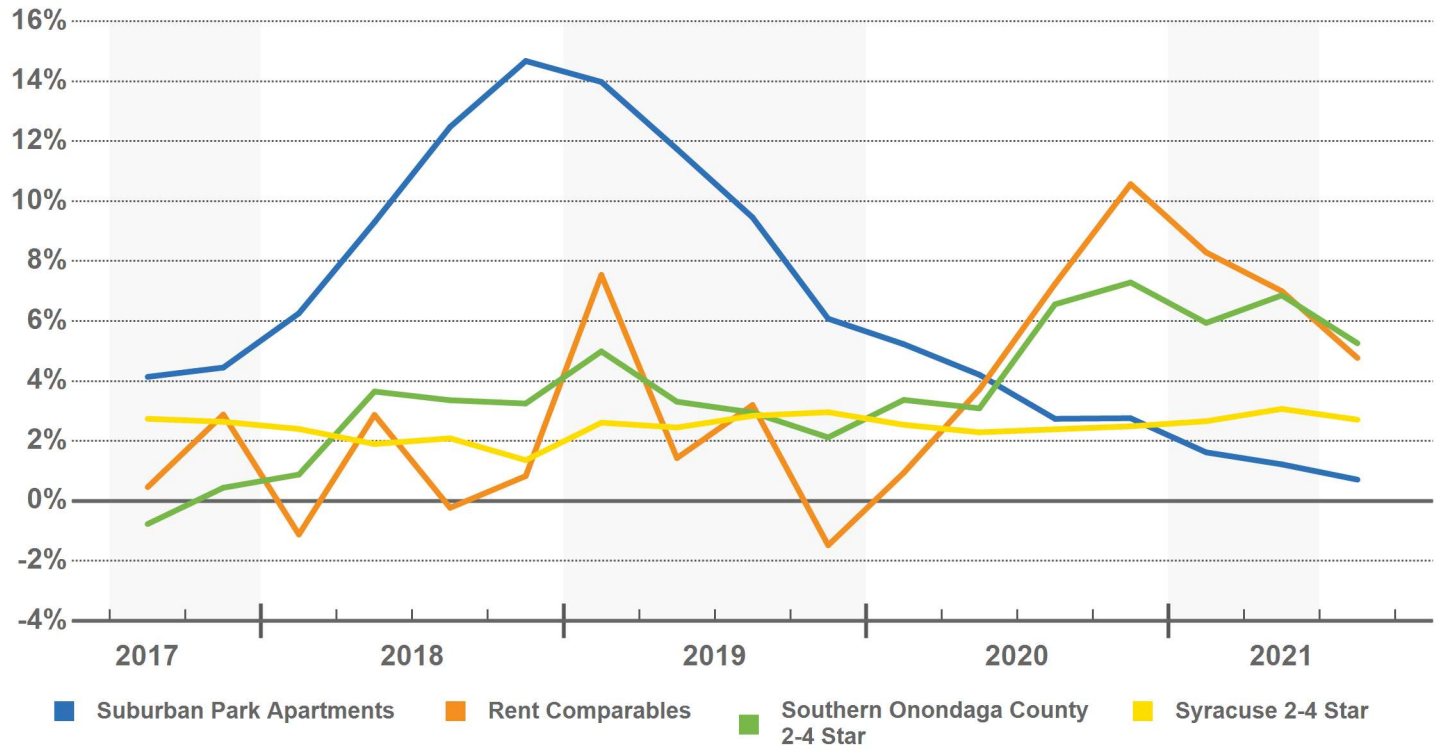
OVERALL EFFECTIVE RENT PER SQUARE FOOT



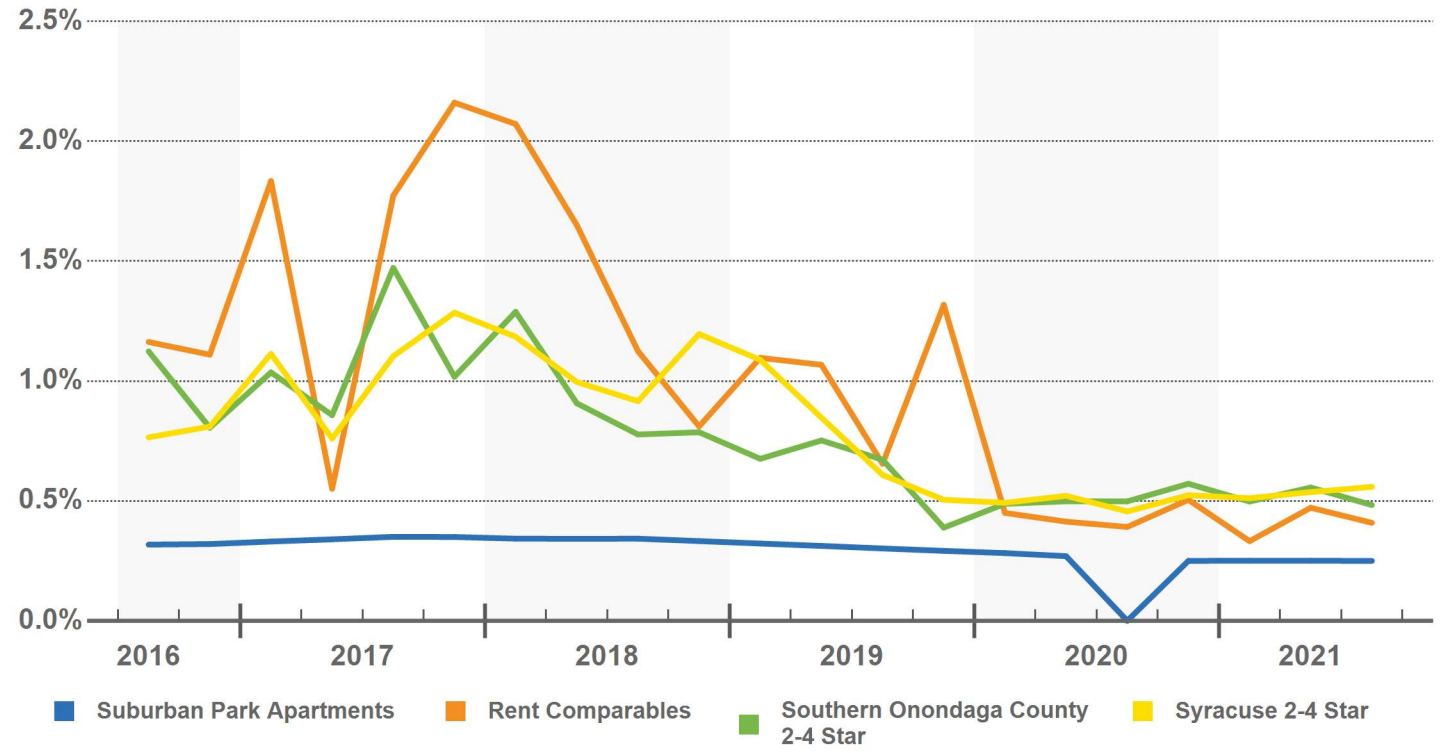
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Trends

ANNUAL EFFECTIVE RENT GROWTH



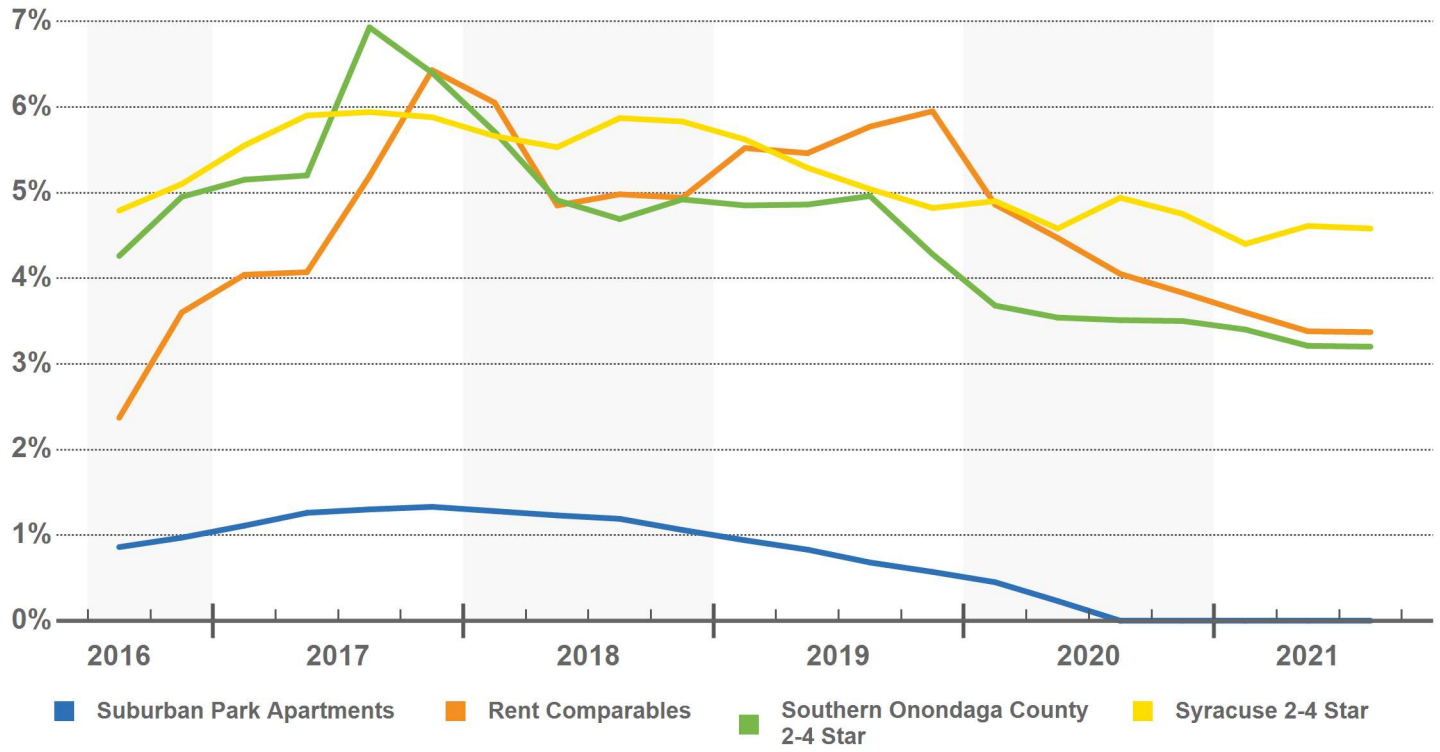
CONCESSIONS



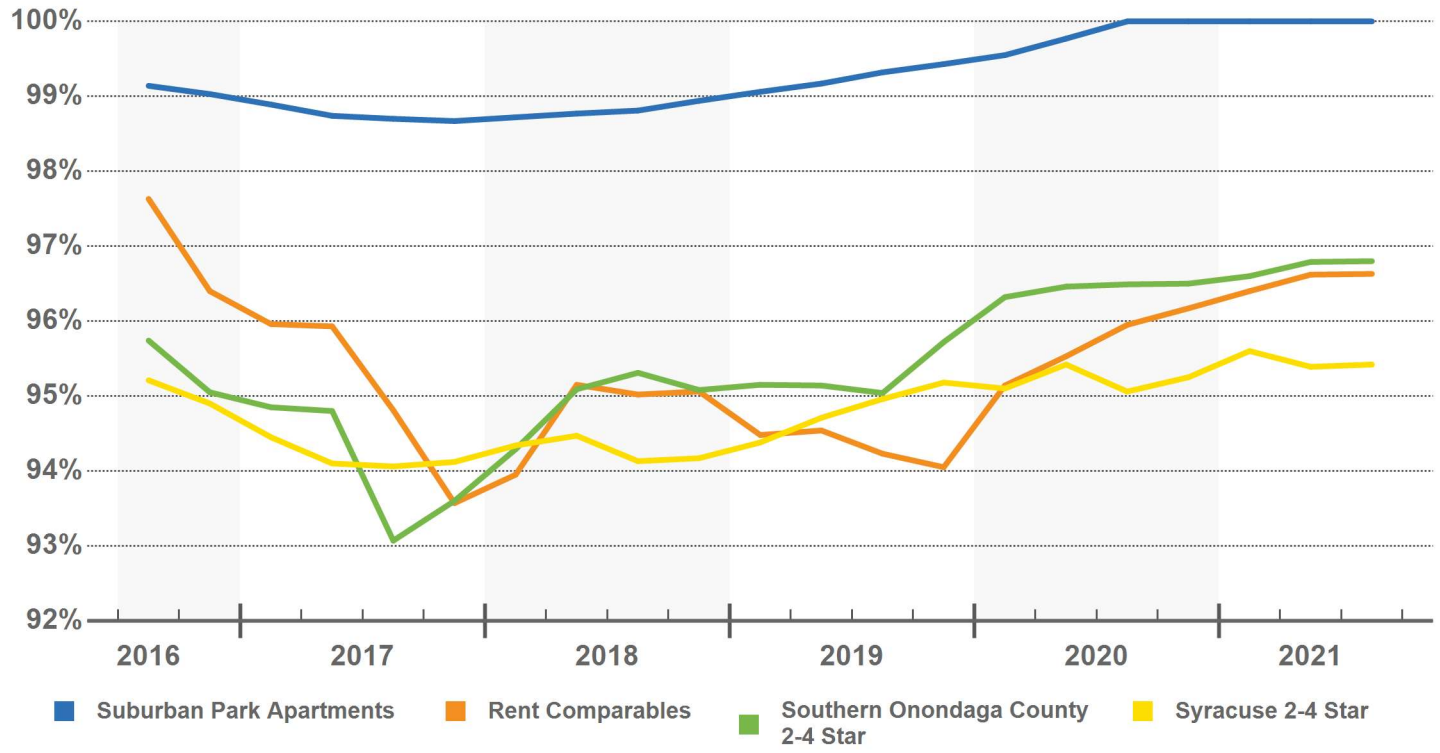
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Trends

VACANCY RATES



OCCUPANCY RATES



Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Rent Trends

RENT COMPARABLES HISTORICAL DATA BY YEAR

		Rental Rates Per SF				Vacancy			
Year	Units	Asking	Effective	Growth	Concessions	Units	Percent	Change	Absorption
2021	4,092	$1.13	$1.13	4.8%	0.4%	138	3.4%	-0.5%	0
2020	4,092	$1.08	$1.08	10.6%	0.5%	157	3.8%	-2.1%	9
2019	4,092	$0.99	$0.98	-1.5%	1.3%	243	6.0%	1.0%	(8)
2018	4,092	$1.00	$0.99	0.8%	0.8%	204	5.0%	-1.5%	1
2017	4,092	$1.00	$0.98	2.9%	2.2%	264	6.5%	2.8%	(50)
2016	4,092	$0.97	$0.95	-0.2%	1.1%	149	3.7%	0.6%	(50)
2015	4,092	$0.96	$0.96	2.6%	0.7%	125	3.1%	-1.2%	(7)
2014	4,088	$0.95	$0.93	1.7%	1.4%	176	4.3%	0.7%	29
2013	3,672	$0.92	$0.92	7.9%	0.4%	132	3.6%	1.0%	6
2012	3,672	$0.85	$0.85	1.1%	0.4%	96	2.6%	0.2%	(2)

RENT COMPARABLES HISTORICAL DATA BY QUARTER PAST 3 YEARS

		Rental Rates Per SF				Vacancy			
Quarter	Units	Asking	Effective	Growth	Concessions	Units	Percent	Change	Absorption
2021 Q3	4,092	$1.13	$1.13	0.9%	0.4%	138	3.4%	0.0%	0
2021 Q2	4,092	$1.13	$1.12	1.1%	0.5%	138	3.4%	-0.2%	9
2021 Q1	4,092	$1.11	$1.11	2.8%	0.3%	147	3.6%	-0.2%	9
2020 Q4	4,092	$1.08	$1.08	0.0%	0.5%	157	3.8%	-0.2%	9
2020 Q3	4,092	$1.08	$1.08	3.1%	0.4%	166	4.1%	-0.4%	17
2020 Q2	4,092	$1.05	$1.05	2.3%	0.4%	183	4.5%	-0.4%	16
2020 Q1	4,092	$1.03	$1.02	4.9%	0.5%	199	4.9%	-1.1%	44
2019 Q4	4,092	$0.99	$0.98	-3.0%	1.3%	243	6.0%	0.2%	(8)
2019 Q3	4,092	$1.01	$1.01	-0.3%	0.7%	236	5.8%	0.3%	(12)
2019 Q2	4,092	$1.02	$1.01	-0.5%	1.1%	224	5.5%	-0.1%	3
2019 Q1	4,092	$1.03	$1.01	2.4%	1.1%	226	5.5%	0.6%	(23)
2018 Q4	4,092	$1.00	$0.99	1.6%	0.8%	204	5.0%	0.0%	1

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Construction Survey

100 Suburban Park Dr

Suburban Park Apartments

128 Unit Apartment Building

Manlius, New York - Outer S Onondaga County Neighborhood

PREPARED BY

CoStar LoopNet

Patrick Wayne

Senior Sales Executive, CRE

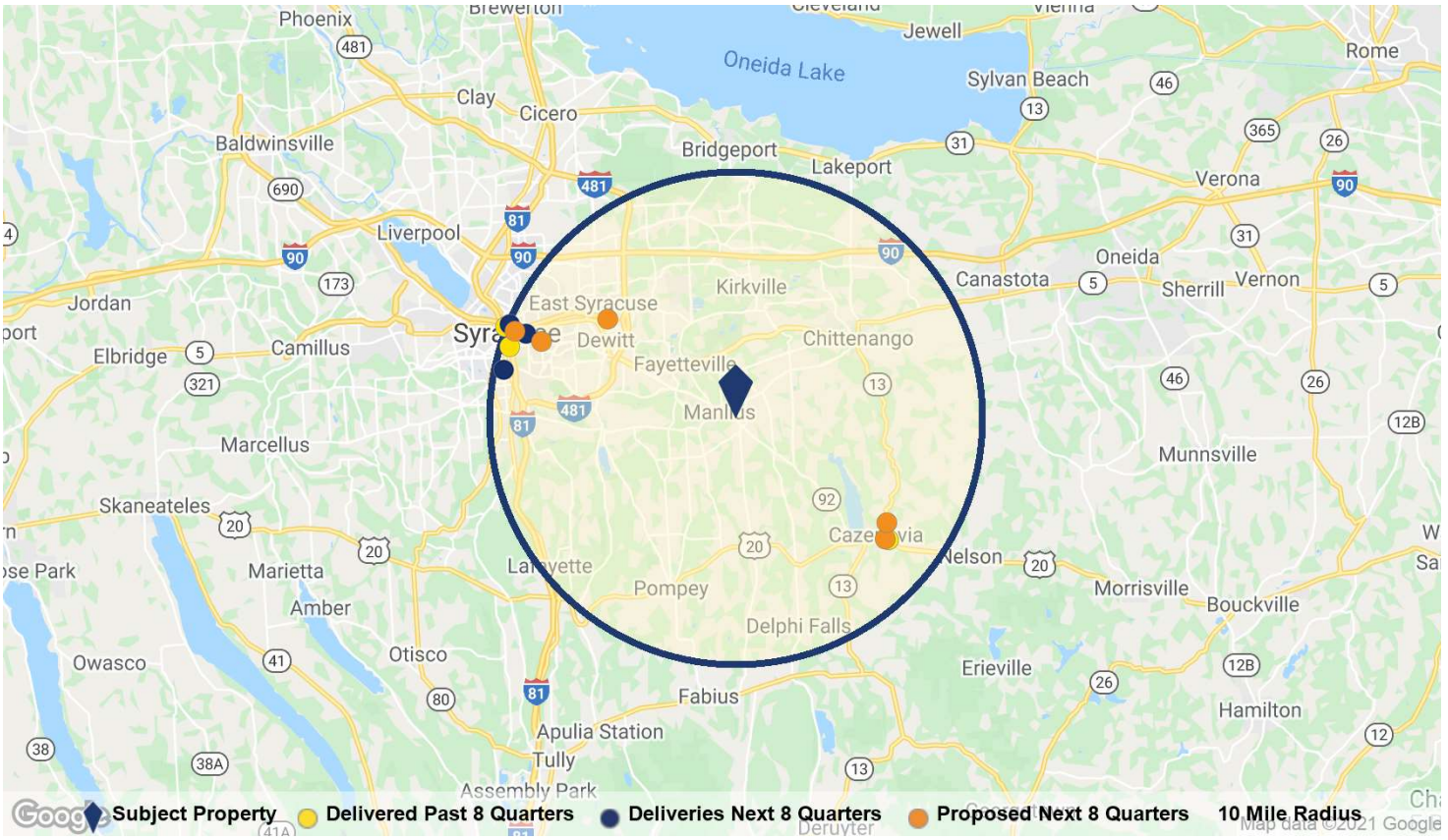
CoStar™

Overall Construction Summary

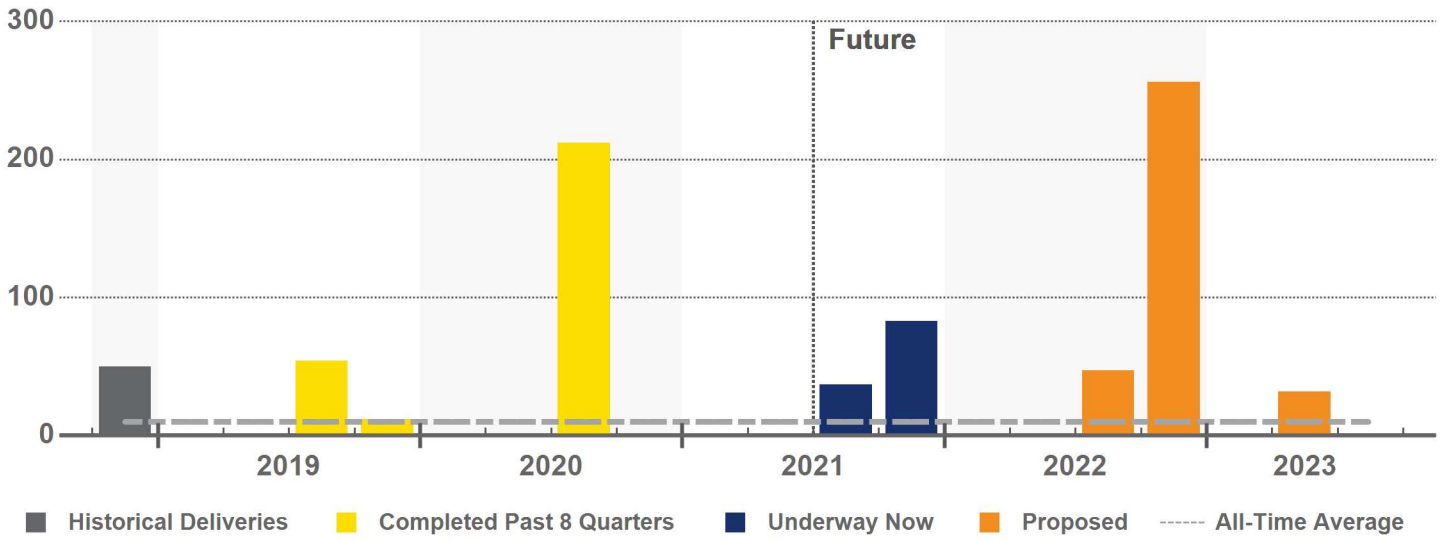
100 Suburban Park Dr

All-Time Annual Average	Delivered Past 8 Quarters	Deliveries Next 8 Quarters	Proposed Next 8 Quarters
40	278	120	335

MAP OF 24 MONTH DELIVERIES, UNDER CONSTRUCTION, PROPOSED



PAST AND FUTURE DELIVERIES



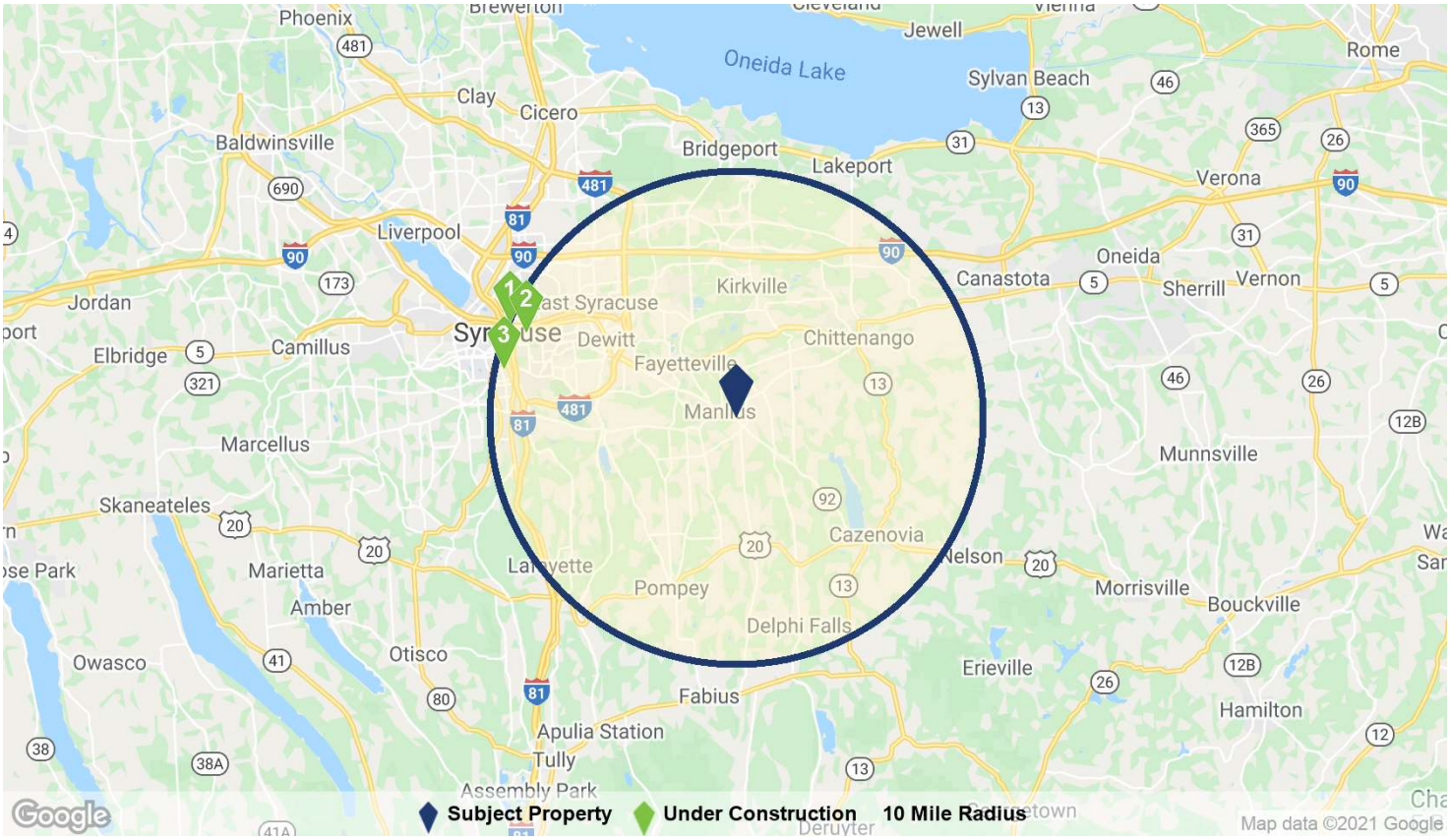
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Under Construction Properties

100 Suburban Park Dr

Properties	Units	Percent of Inventory	Avg. No. Units
3	120	0.7%	40

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Property Size in Units	29	40	37	54
Number of Stories	3	3	3	3
Average Unit Size SF	474	474	474	474
Star Rating	★★★☆☆	★★★☆☆ 3.3	★★★☆☆	★★★★☆
Estimated Delivery Date	Sep 2021	Oct 2021	Nov 2021	Dec 2021
Months to Delivery	2	3	4	5
Construction Period in Months	17	19	21	21

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Under Construction Properties

COMPLETIONS WITHIN NEXT 3 MONTHS

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1	**Smith Lofts** 500 Erie Blvd E	★★★☆☆	37	-	Apr 2020	Sep 2021	- Paulus Development Co.

COMPLETIONS 3-6 MONTHS AWAY

	Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
2	**1007 Madison St**	★★★★☆	29	3	Feb 2020	Nov 2021	- Cuse Real Estate
3	**411 W Clovin St**	★★★☆☆	54	-	Mar 2020	Dec 2021	Home Leasing Jennifer Defranco

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

500 Erie Blvd E - Smith Lofts

Syracuse, New York - Downtown Syracuse Neighborhood

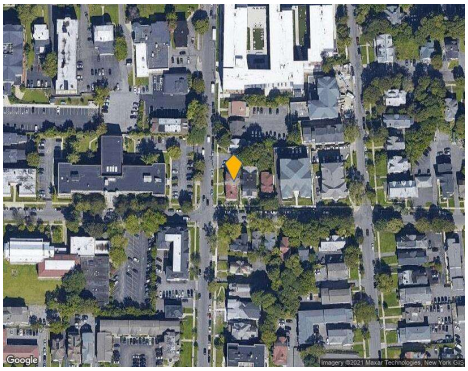
PROPERTY		CONSTRUCTION INFO	
Property Size:	**37 Units**	Start Date:	**Apr 2020**
Stories:	**-**	Completion Date:	**Sep 2021**
Average Unit Size:	**474 SF**	Build Time:	**17 Months**
Rent Type:	**Affordable**	Time to Delivery:	**2 Months**

OWNER

Paulus Development Co.

1007 Madison St

Syracuse, New York - Eastside Neighborhood



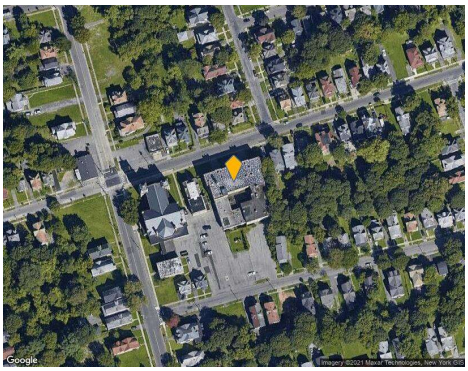
PROPERTY		CONSTRUCTION INFO	
Property Size:	**29 Units**	Start Date:	**Feb 2020**
Stories:	**3**	Completion Date:	**Nov 2021**
Average Unit Size:	**-**	Build Time:	**21 Months**
Rent Type:	**Market**	Time to Delivery:	**4 Months**

OWNER

Cuse Real Estate

411 W Clovin St

Syracuse, New York - Southside Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	**54 Units**	Start Date:	**Mar 2020**
Stories:	**-**	Completion Date:	**Dec 2021**
Average Unit Size:	**-**	Build Time:	**21 Months**
Rent Type:	**Affordable**	Time to Delivery:	**5 Months**

DEVELOPER

Home Leasing

OWNER

Jennifer Defranco

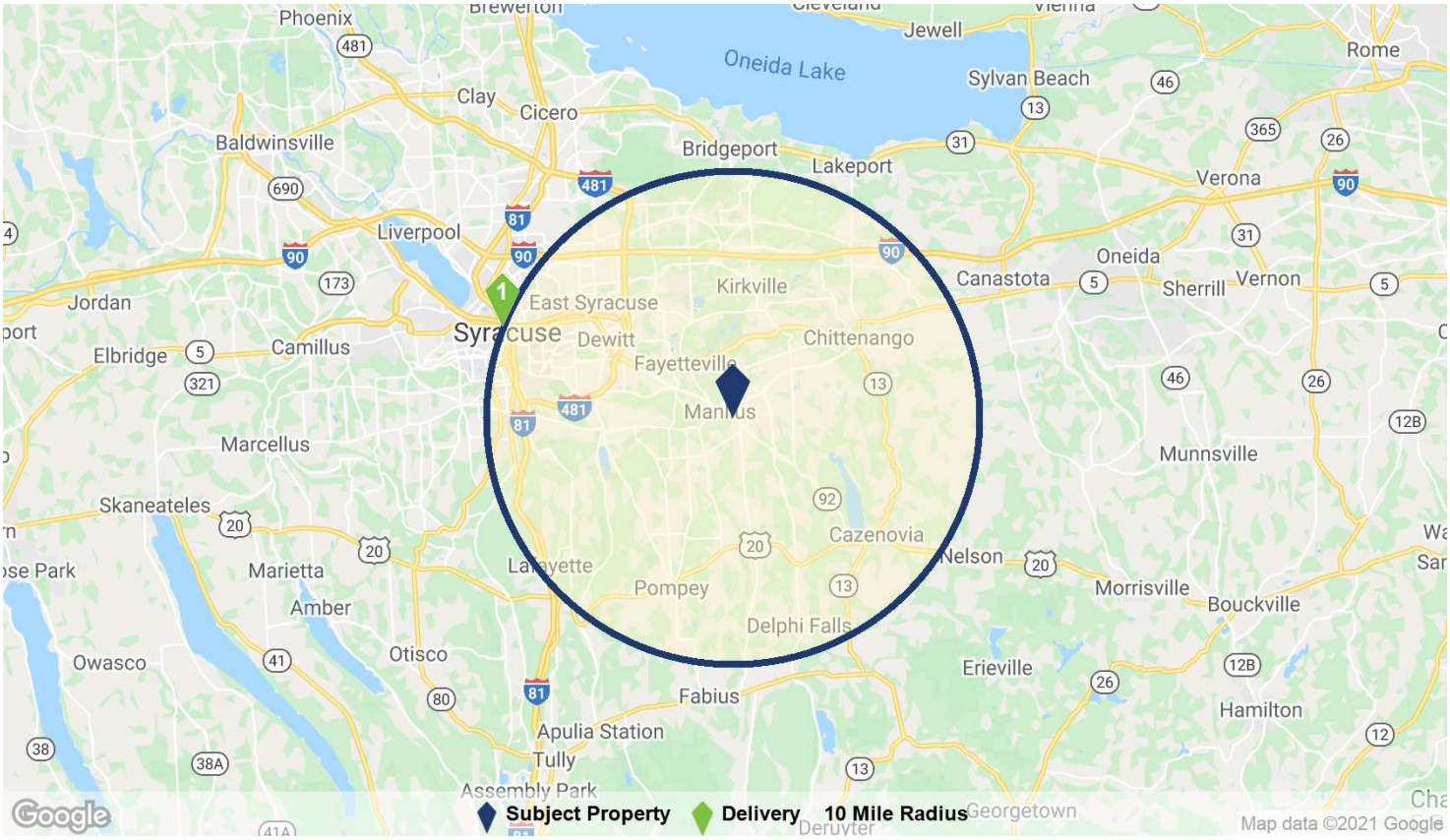
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Deliveries Past 12 Months Summary

100 Suburban Park Dr

Properties	Units	Vacancy Rate	Avg. Asking Rent/Unit
1	213	31.0%	$2,242

DELIVERIES IN PAST 12 MONTHS



DELIVERIES PAST 12 MONTHS SUMMARY STATISTICS

Unit Mix	Low	Average	Median	High
Property Size in Units	213	213	213	213
Studio Units	3	3	3	3
One Bedroom Units	70	70	70	70
Two Bedroom Units	70	70	70	70
Three Bedroom Units	70	70	70	70
Property Attributes	**Low**	**Average**	**Median**	**High**
Number of Stories	10	10	10	10
Average Unit Size SF	1,367	1,367	1,367	1,367
Rating	★★★★☆	★★★★☆ 4.0	★★★★☆	★★★★☆
Leasing Performance	**Low**	**Average**	**Median**	**High**
Vacancy Rate	31.0%	31.0%	31.0%	31.0%
Asking Rent Per Unit	$2,242	$2,242	$2,242	$2,242
Effective Rent Per Unit	$2,138	$2,138	$2,138	$2,138
Asking Rent Per SF	$1.64	$1.64	$1.64	$1.64
Effective Rent Per SF	$1.56	$1.56	$1.56	$1.56
Concessions	4.7%	4.7%	4.7%	4.7%

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Deliveries Past 12 Months Summary

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 **Washington Place** 300 E Washington St	★★★★☆	212	10	Jun 17	Jul 20	- Carnegie Management, Inc.

Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

1 300 E Washington St - Washington Place

Syracuse, New York - Downtown Syracuse Neighborhood

PROPERTY

Property Size:	**212 Units, 10 Floors**
Avg. Unit Size:	**1,368 SF**
Year Built:	**2020**
Type:	**Apartments - All**
Rent Type:	**Market**
Parking:	**-**
Distance to Subject:	**9.98 Miles**
Distance to Transit:	**-**

PROPERTY MANAGER

Acropolis - Nynex Building

(585) 406-4833

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	**Bath**	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
Studio	1	-	-	-	-	-	$1,750	-	$1,668	-	4.7%
Studio	1	575	1	0.5%	1	100%	$1,450	$2.52	$1,382	$2.40	4.7%
Studio	1	1,100	1	0.5%	1	100%	$1,750	$1.59	$1,668	$1.52	4.7%
1	1	940	70	33.0%	40	57.1%	$1,450	$1.54	$1,383	$1.47	4.6%
2	2	1,308	70	33.0%	30	42.9%	$2,100	$1.61	$2,003	$1.53	4.6%
3	2	1,882	70	33.0%	30	42.9%	$3,200	$1.70	$3,052	$1.62	4.6%

Totals	**Avg SF**	**Units**	**Mix %**	**Units**	**Mix %**	**Per Unit**	**Per SF**	**Per Unit**	**Per SF**	**Concessions**
All Studios	838	2	0.9%	2	100%	$1,650	$1.91	$1,573	$1.82	4.7%
All 1 Beds	940	70	33.0%	40	57.1%	$1,450	$1.54	$1,383	$1.47	4.6%
All 2 Beds	1,308	70	33.0%	30	42.9%	$2,100	$1.61	$2,003	$1.53	4.6%
All 3 Beds	1,882	70	33.0%	30	42.9%	$3,200	$1.70	$3,052	$1.62	4.6%
Totals	**1,372**	**212**	**100%**	**102**	**48.1%**	**$2,242**	**$1.64**	**$2,138**	**$1.56**	**4.6%**

Estimate Updated July 07, 2021

SITE AMENITIES

Business Center, Elevator, Fitness Center, Gameroom, Maintenance on site

UNIT AMENITIES

Balcony, Dishwasher, High Speed Internet Access, Loft Layout, Microwave, Refrigerator, Stainless Steel Appliances, Tub/Shower

RECURRING EXPENSES

Unassigned Covered Parking $150-0

Free Water, Trash Removal, Sewer, Cable

ONE TIME EXPENSES

Dog Deposit $250

Cat Deposit $250

Application Fee $20

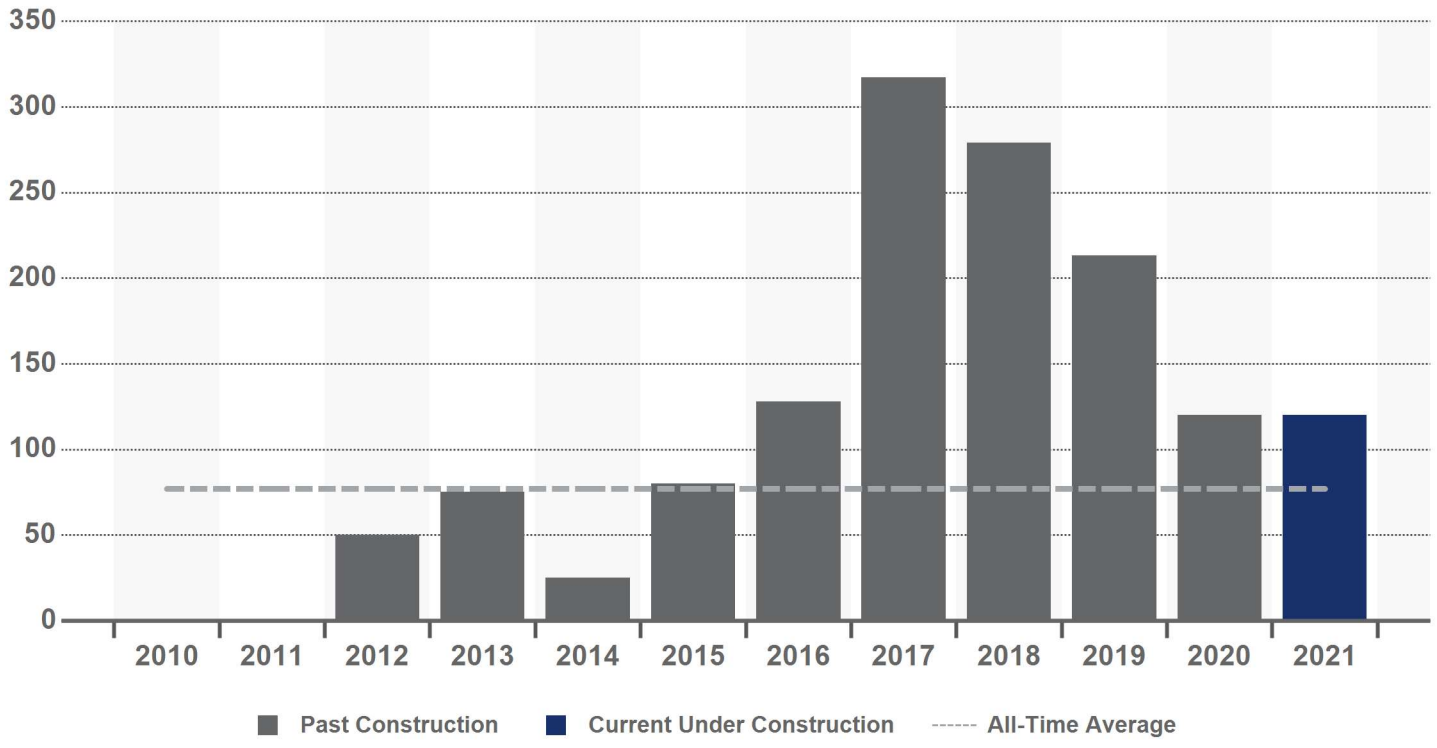
PET POLICY

Dog Allowed $250 Deposit, 30 lb. Maximum
Cat Allowed $250 Deposit, 30 lb. Maximum

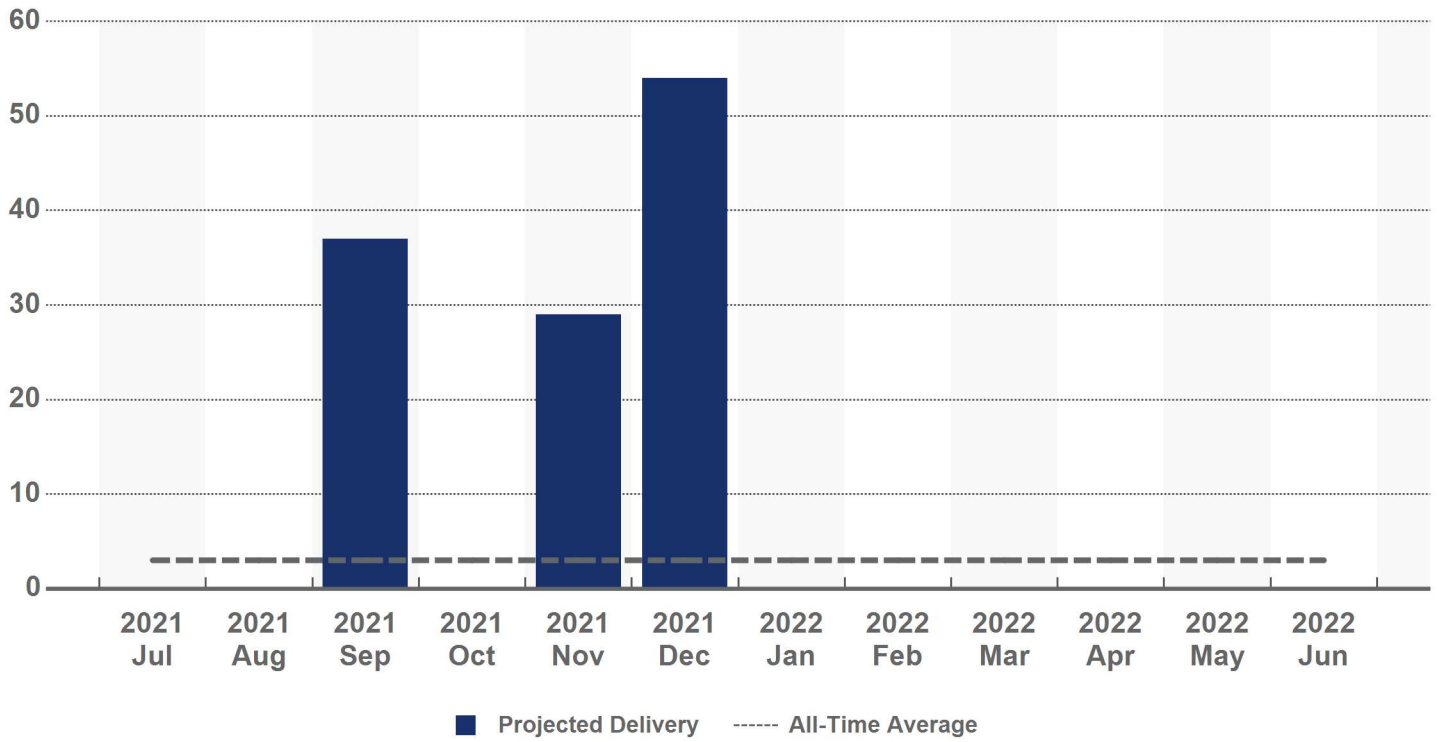
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Construction Summary

UNITS UNDER CONSTRUCTION



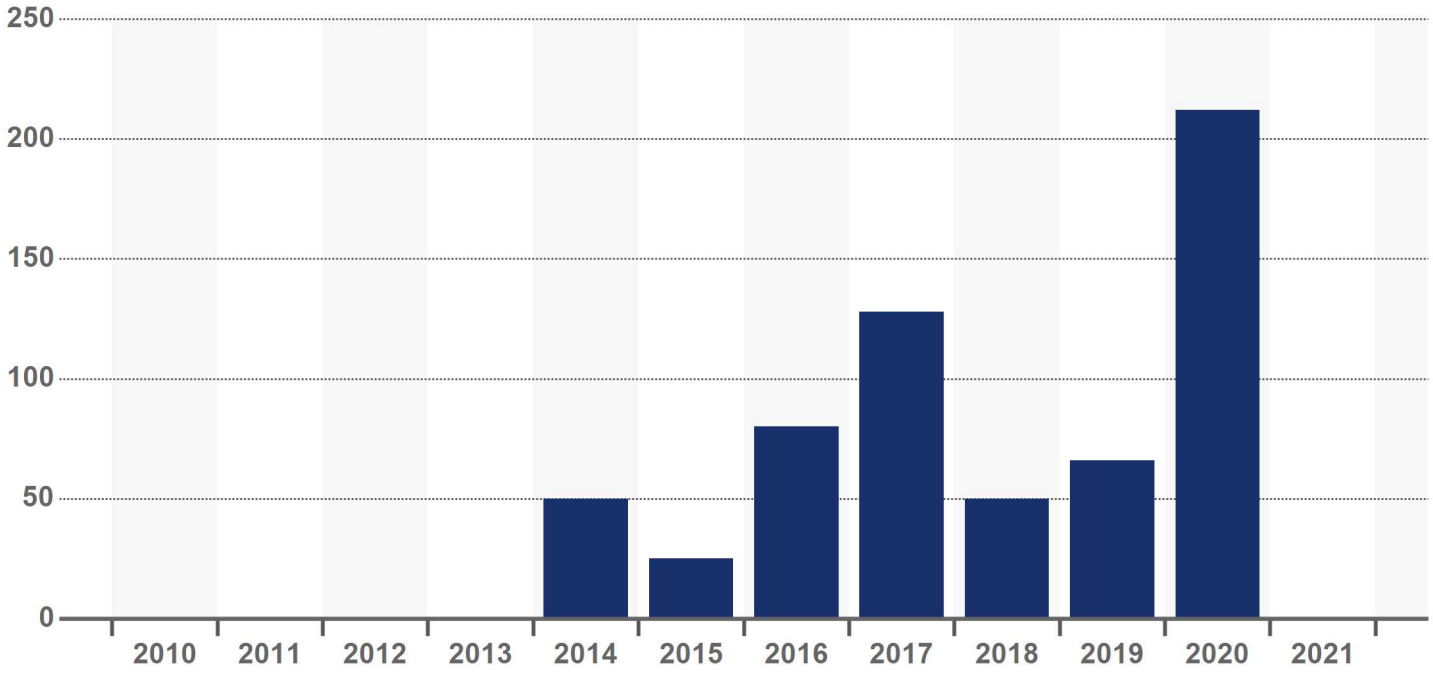
PROJECTED DELIVERY DATES OF UNITS UNDER CONSTRUCTION



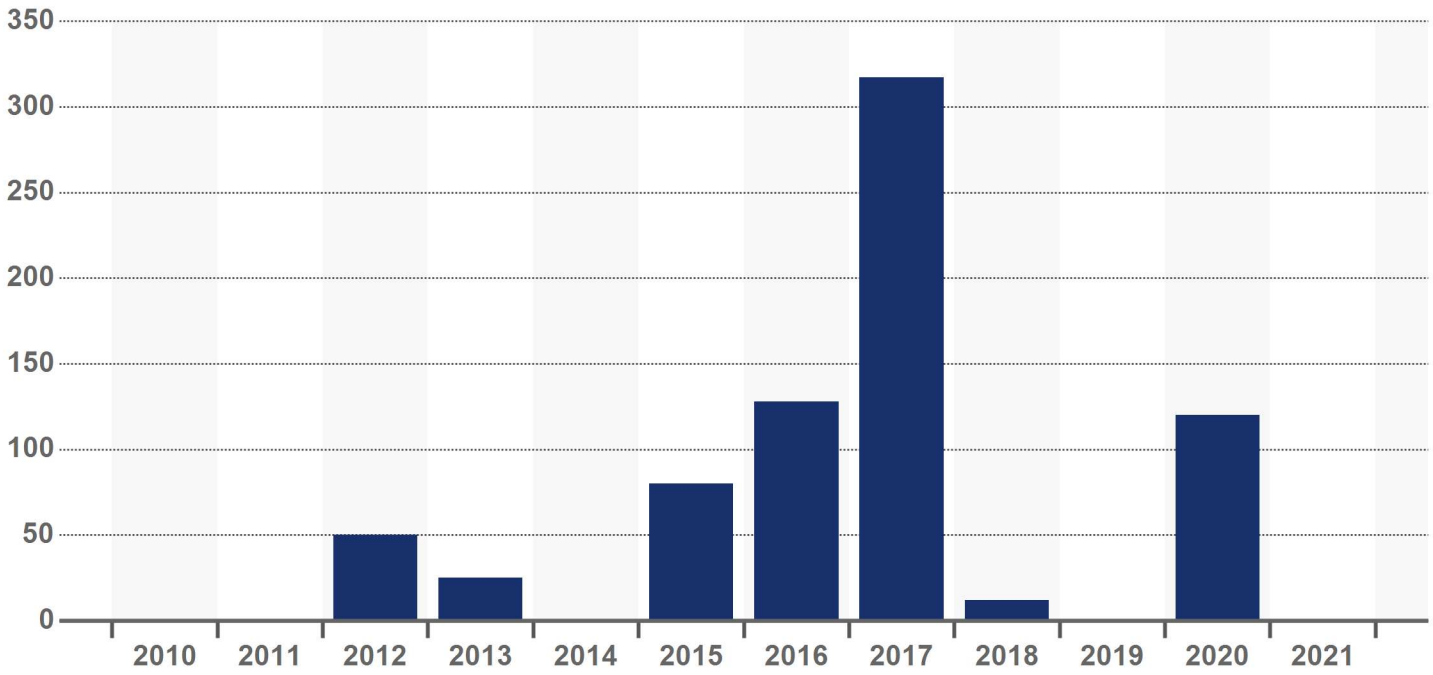
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Construction Summary

CONSTRUCTION DELIVERIES IN UNITS



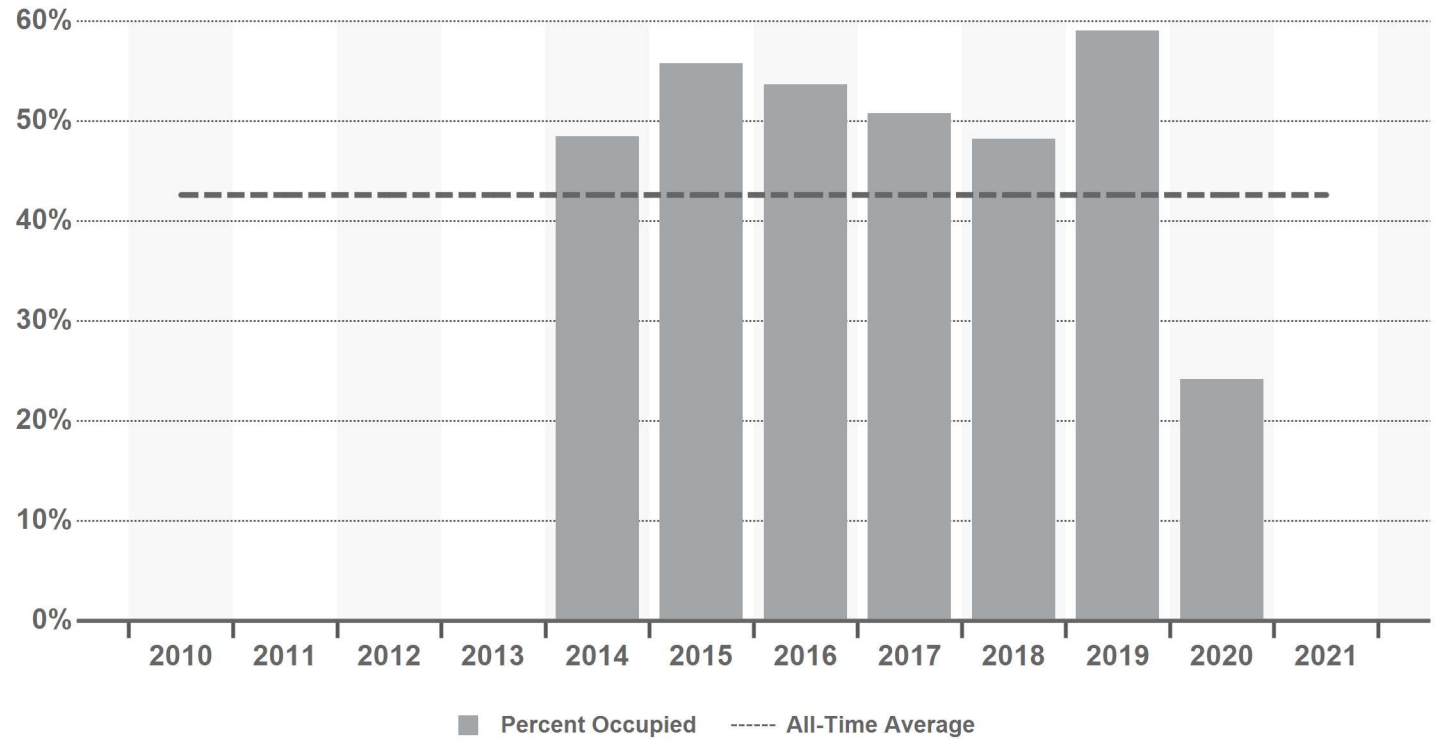
CONSTRUCTION STARTS IN UNITS



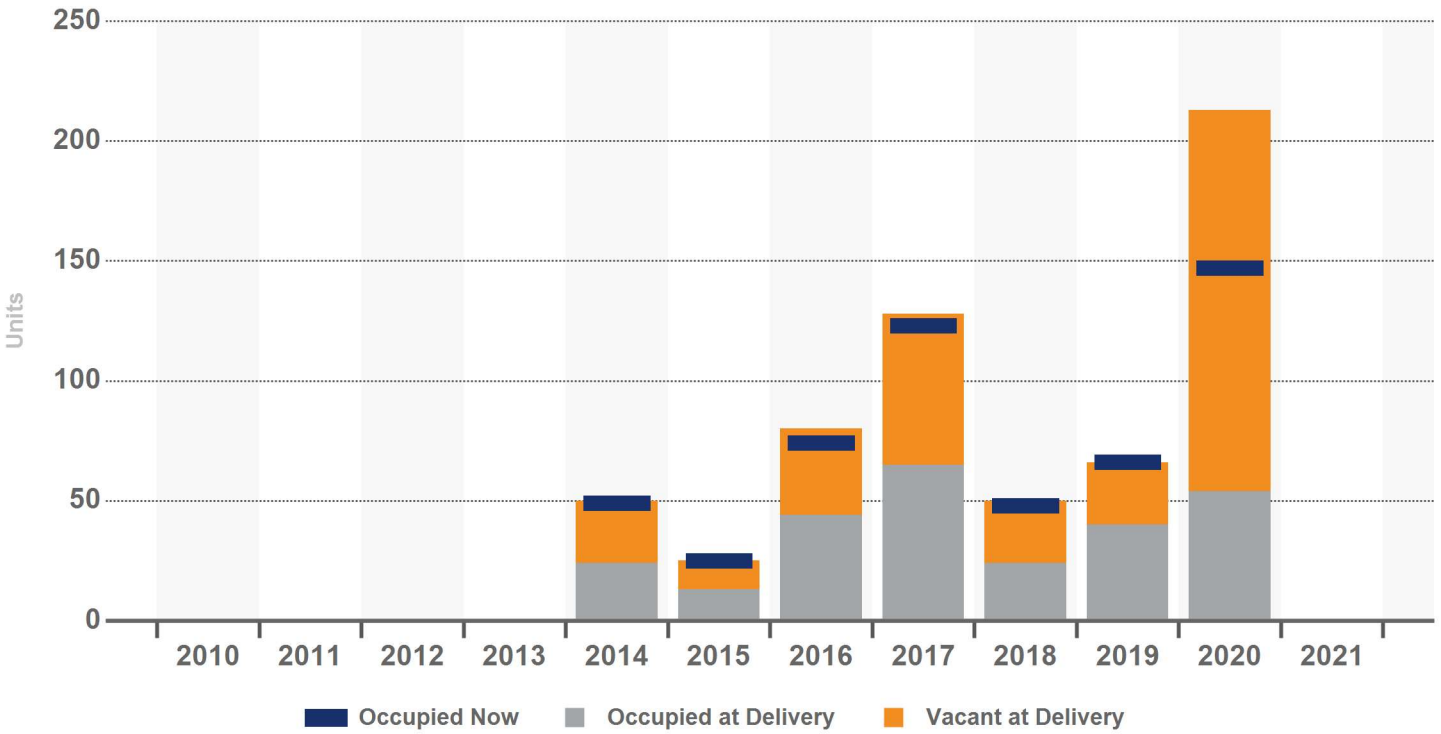
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Construction Summary

PERCENT OCCUPIED AT DELIVERY



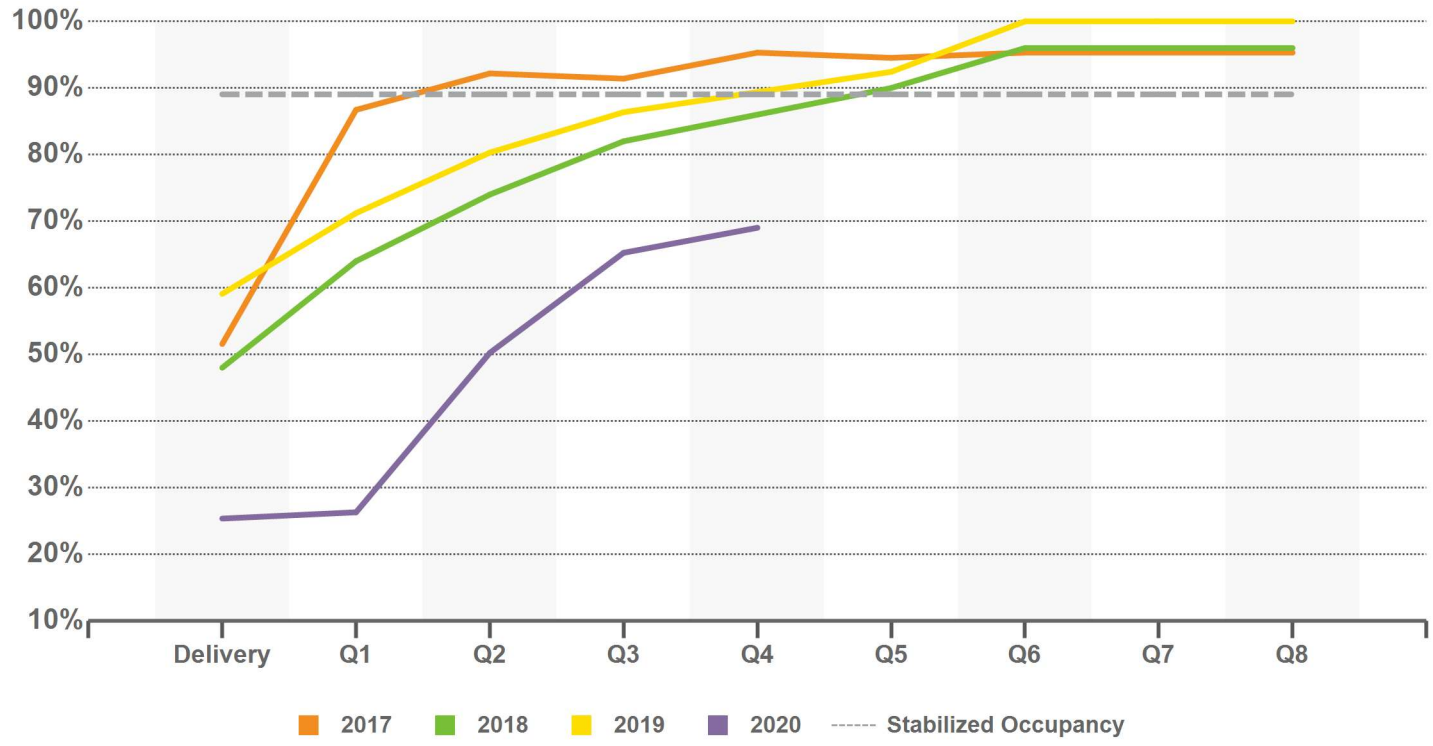
UNITS OCCUPIED IN DELIVERIES OVER TIME



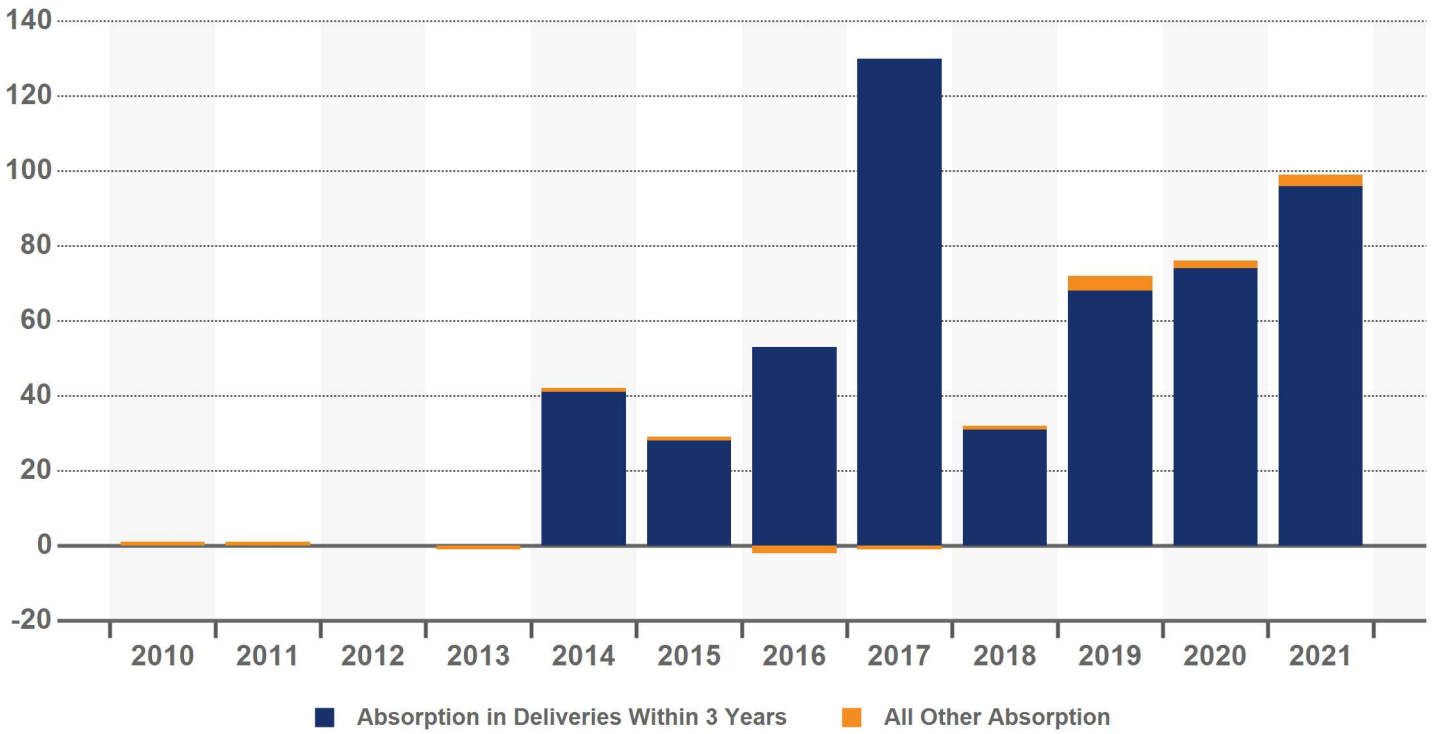
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Construction Summary

NEW CONSTRUCTION OCCUPANCY AFTER DELIVERY BY YEAR BUILT



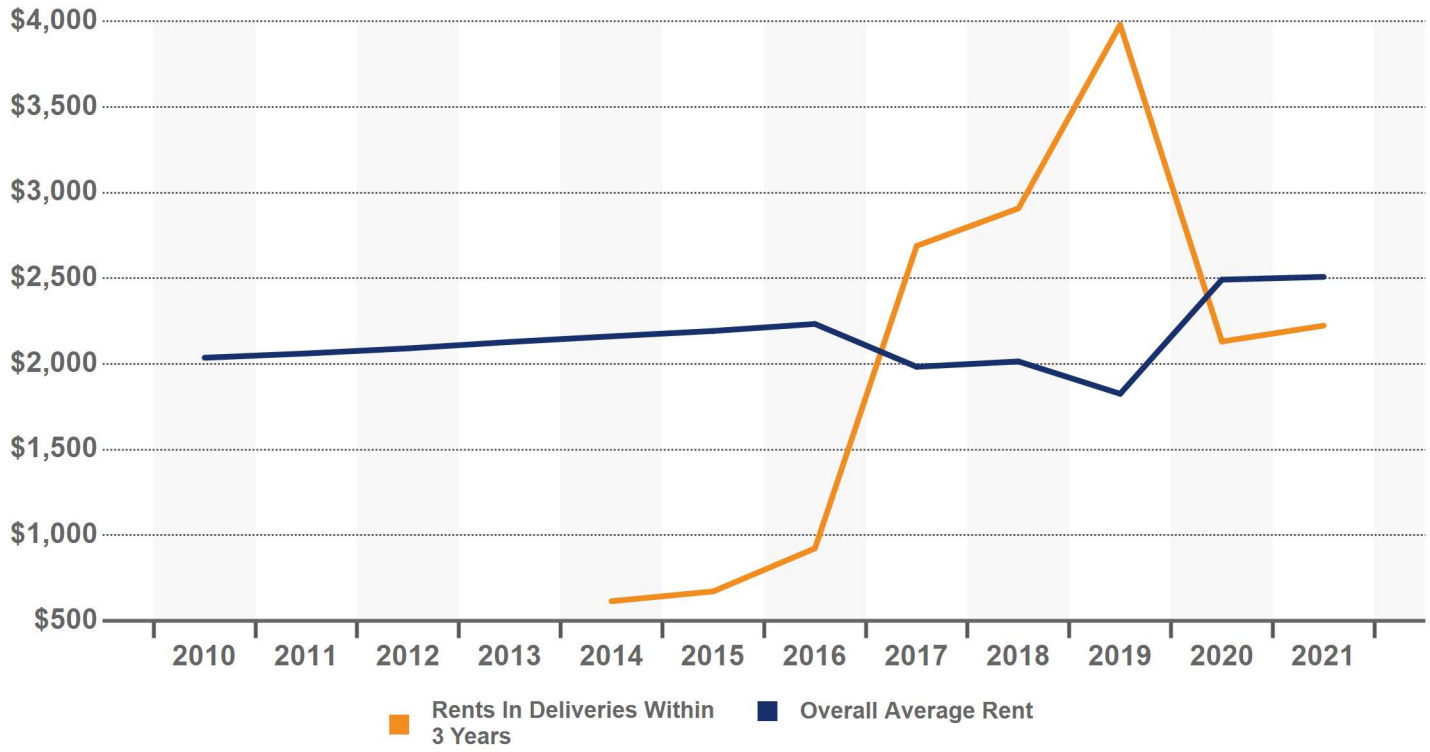
ABSORPTION IN UNITS



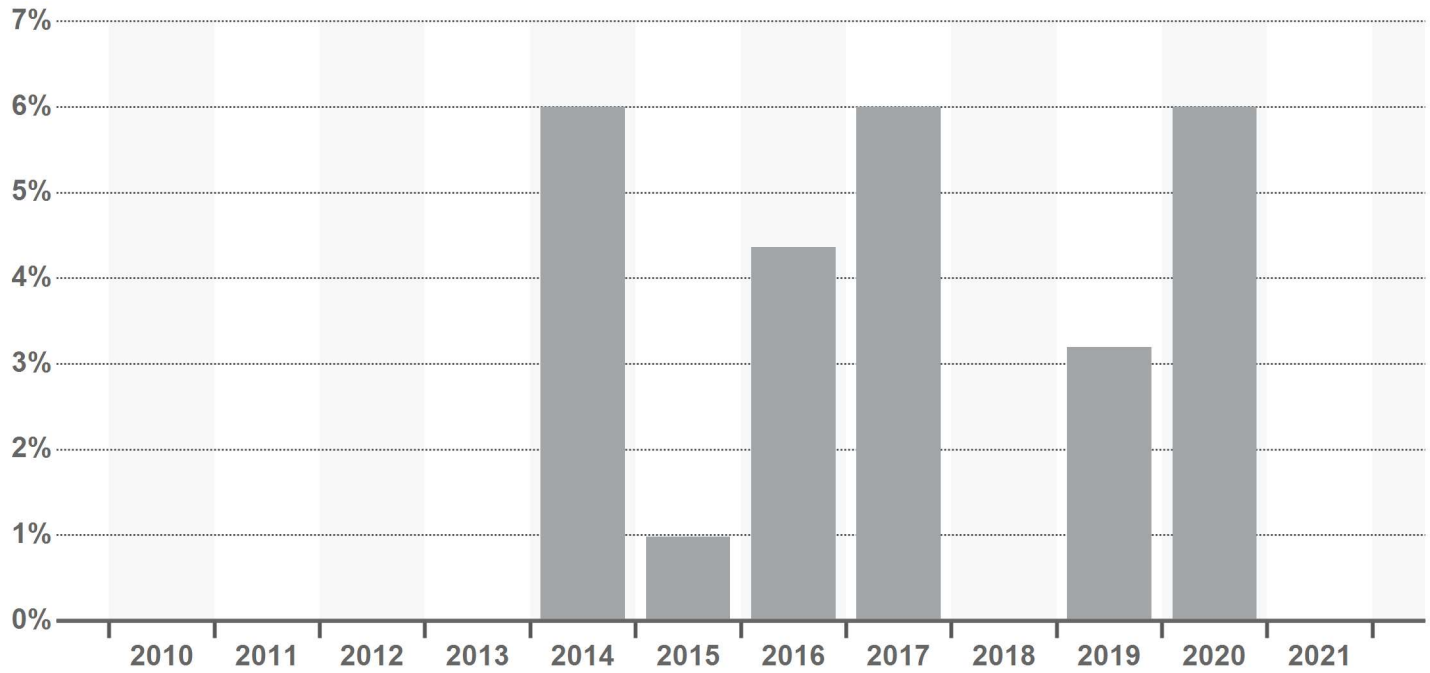
Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Construction Summary

ASKING RENTAL RATES PER UNIT



CONCESSIONS IN DELIVERIES PER YEAR



Copyrighted report licensed to CoStar Group - 758620
For more information regarding the information for on this report, please contact Patrick Wayne, CoStar Group Inc, 585-545-8850

Multi-Family Submarket Report

Southern Onondaga County

Syracuse - NY

PREPARED BY

CoStar LoopNet

Patrick Wayne

Senior Sales Executive, CRE

CoStar™

MULTI-FAMILY SUBMARKET REPORT

Submarket Key Statistics	1
Vacancy	2
Rent	4
Construction	6
Sales	8
Sales Past 12 Months	10
Supply & Demand Trends	12
Vacancy & Rent	14
Sale Trends	16
Deliveries & Under Construction	18

Copyrighted report licensed to CoStar Group - 758620

Overview

Southern Onondaga County Multi-Family

12 Mo. Delivered Units	12 Mo. Absorption Units	Vacancy Rate	12 Mo. Asking Rent Growth
0	8	2.8%	9.6%

The vacancy rate in the Southern Onondaga County Submarket has remained stable over the past year, but at 2.8%, is slightly below the long-term average.

Nothing has delivered over the past 12 months, and the apartment inventory is essentially the same as it was five years ago. New supply will remain minimal in the near-term as nothing is currently underway. Rents have increased by an impressive 9.6% over the past year, which is the strongest annual performance recorded here in more than 10 years.

There is some investment activity in the Southern Onondaga County Submarket. Over the past three years, there have been 9 transactions. The market price, which is an estimated price of all properties in the submarket, has risen at a steady pace over that time period and now stands at about $110,000/unit.

KEY INDICATORS

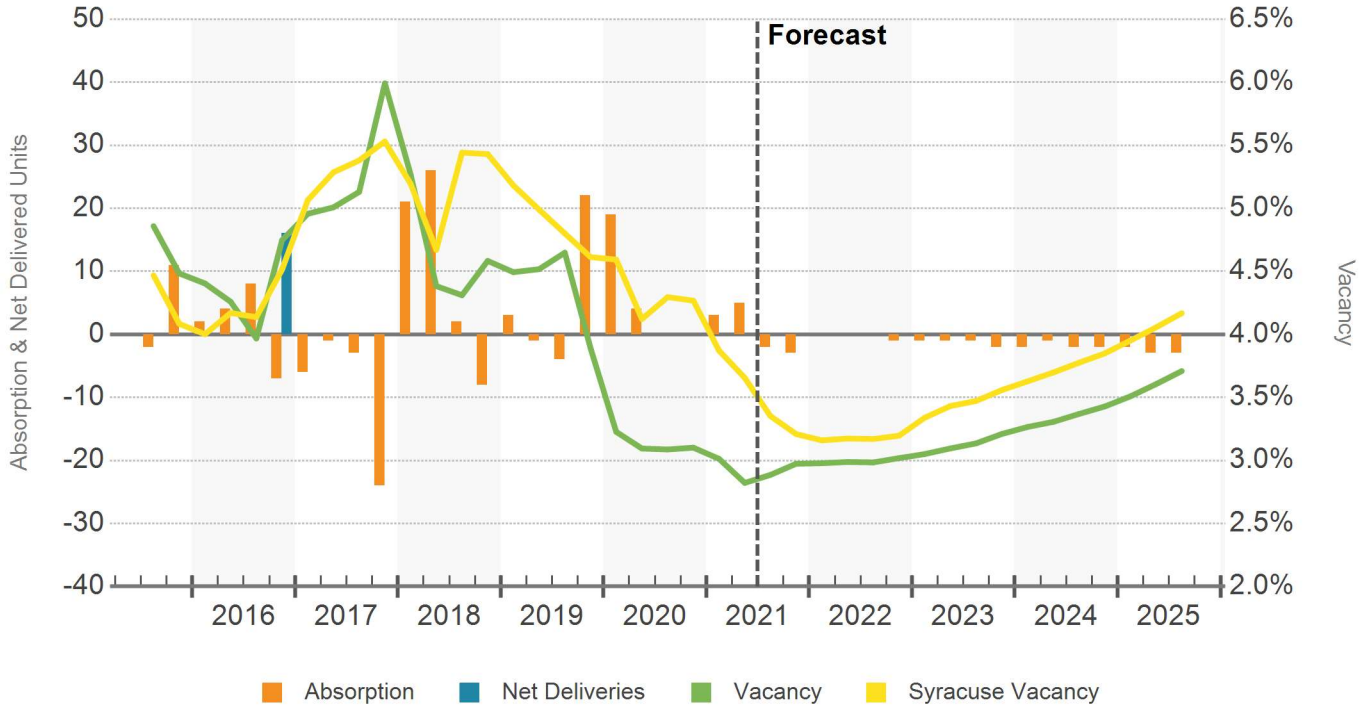
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	80	4.0%	$1,016	$1,012	0	0	0
3 Star	1,048	2.2%	$1,193	$1,188	0	0	0
1 & 2 Star	1,713	3.1%	$1,014	$1,011	0	0	0
Submarket	**2,841**	**2.8%**	**$1,081**	**$1,077**	**0**	**0**	**0**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.3%	4.8%	3.3%	6.0%	2017 Q4	2.8%	2021 Q3
Absorption Units	8	8	(6)	74	2004 Q3	(34)	2017 Q4
Delivered Units	0	5	0	80	2005 Q2	0	2021 Q2
Demolished Units	0	0	1	0	2021 Q2	0	2021 Q2
Asking Rent Growth (YOY)	9.6%	2.1%	3.5%	9.6%	2020 Q4	-2.4%	2009 Q4
Effective Rent Growth (YOY)	9.6%	2.1%	3.5%	9.3%	2020 Q4	-2.4%	2009 Q4
Sales Volume	$0	$2.2M	N/A	$13.2M	2020 Q1	$0	2021 Q2

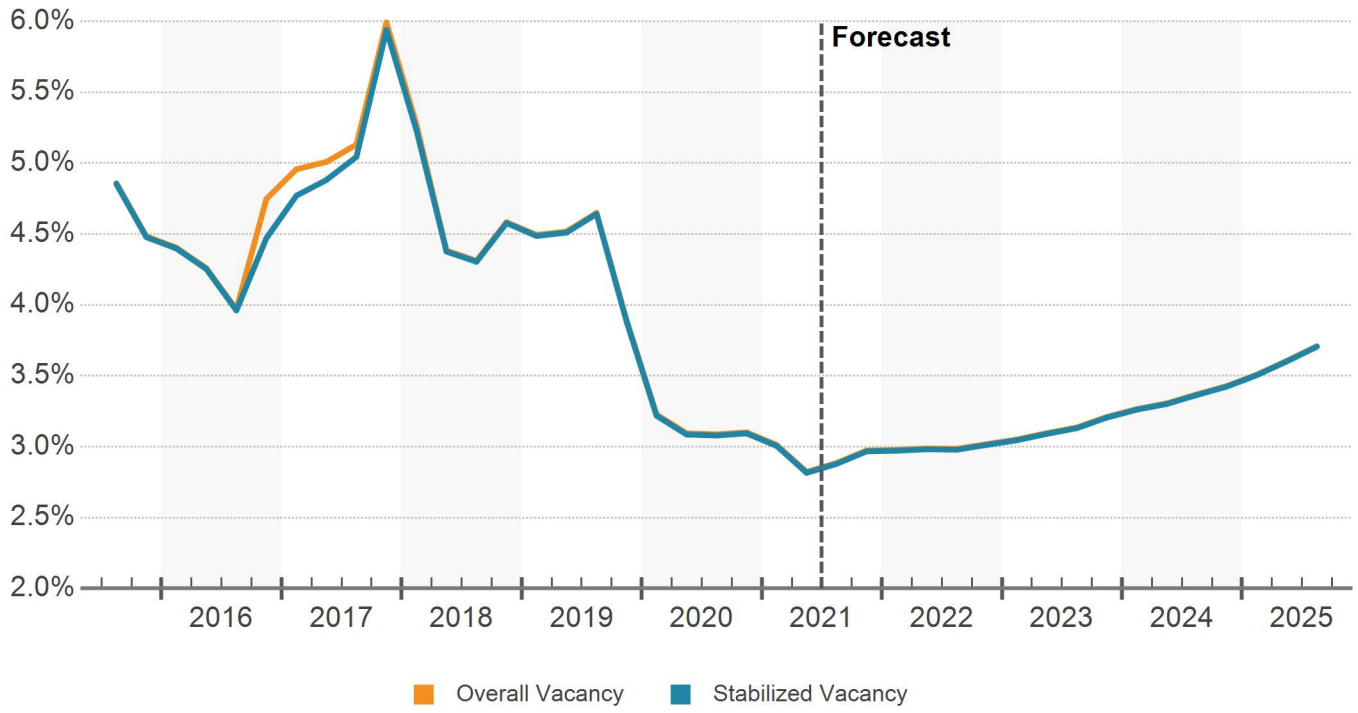
Copyrighted report licensed to CoStar Group - 758620

Vacancy

ABSORPTION, NET DELIVERIES & VACANCY



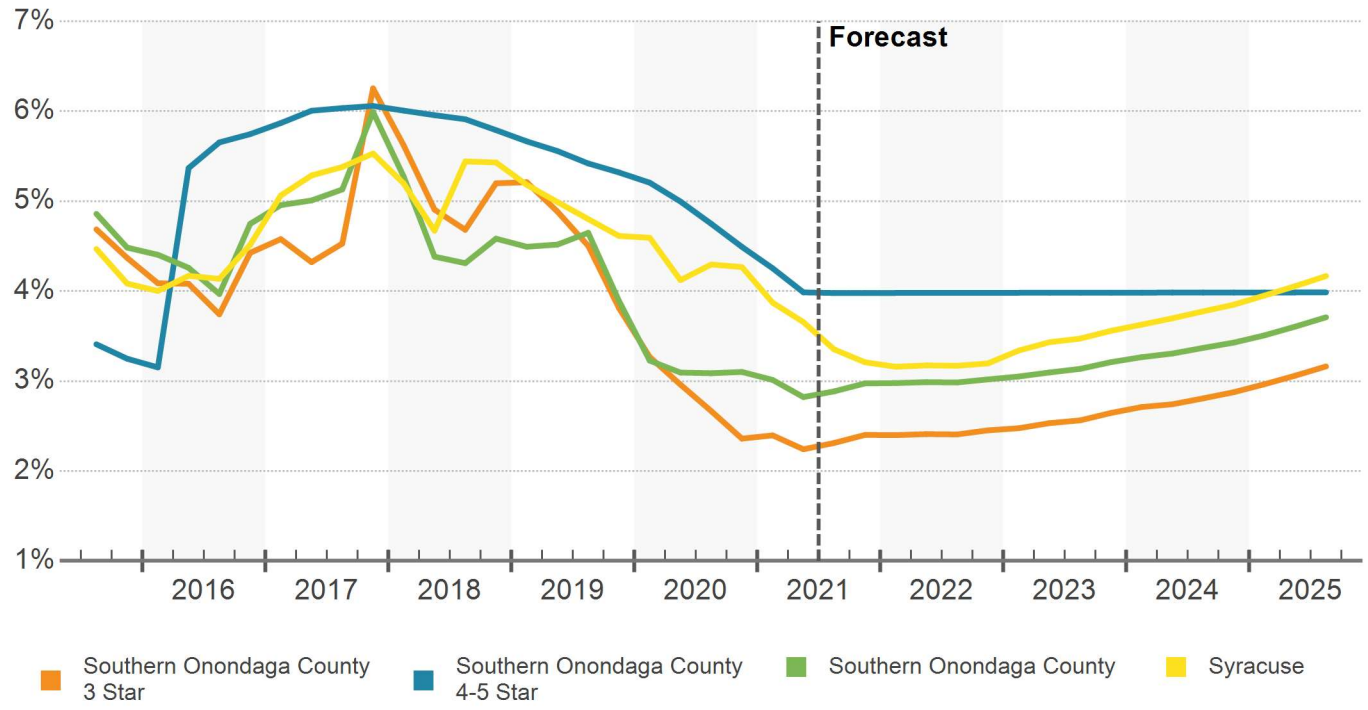
OVERALL & STABILIZED VACANCY



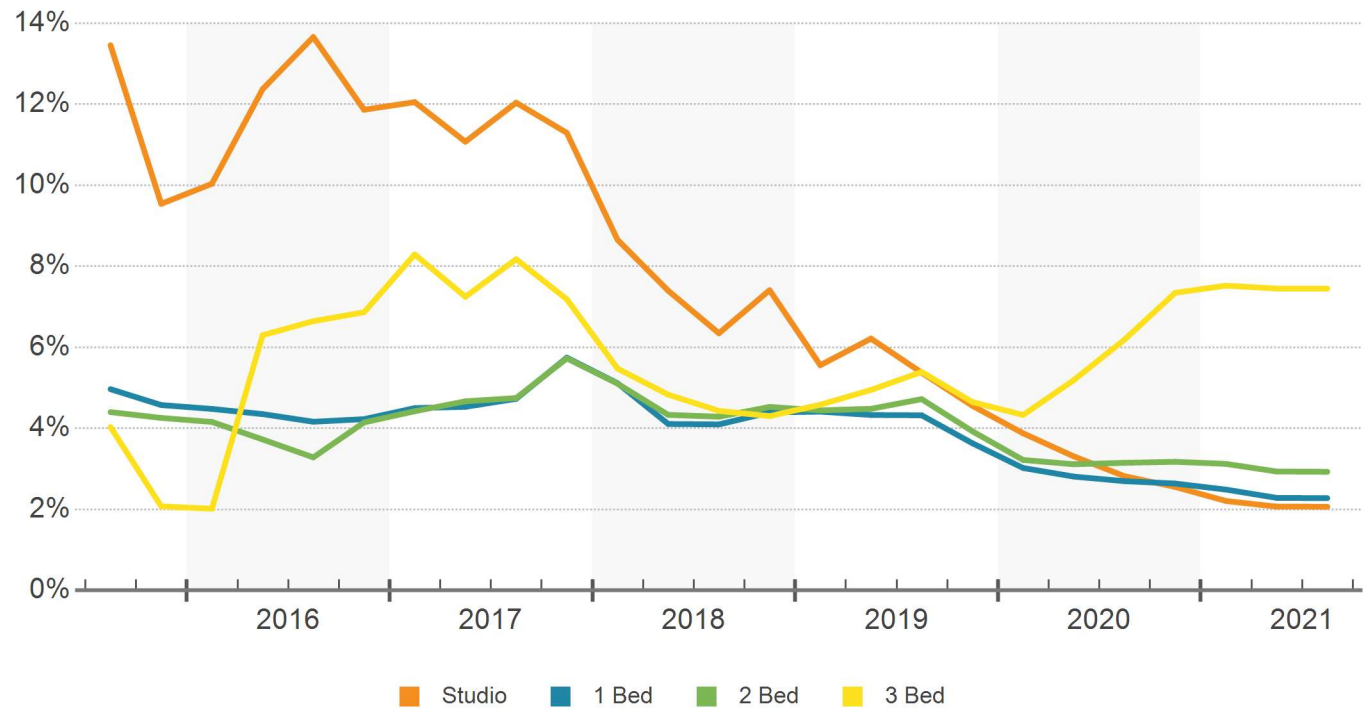
Copyrighted report licensed to CoStar Group - 758620

Vacancy

VACANCY RATE



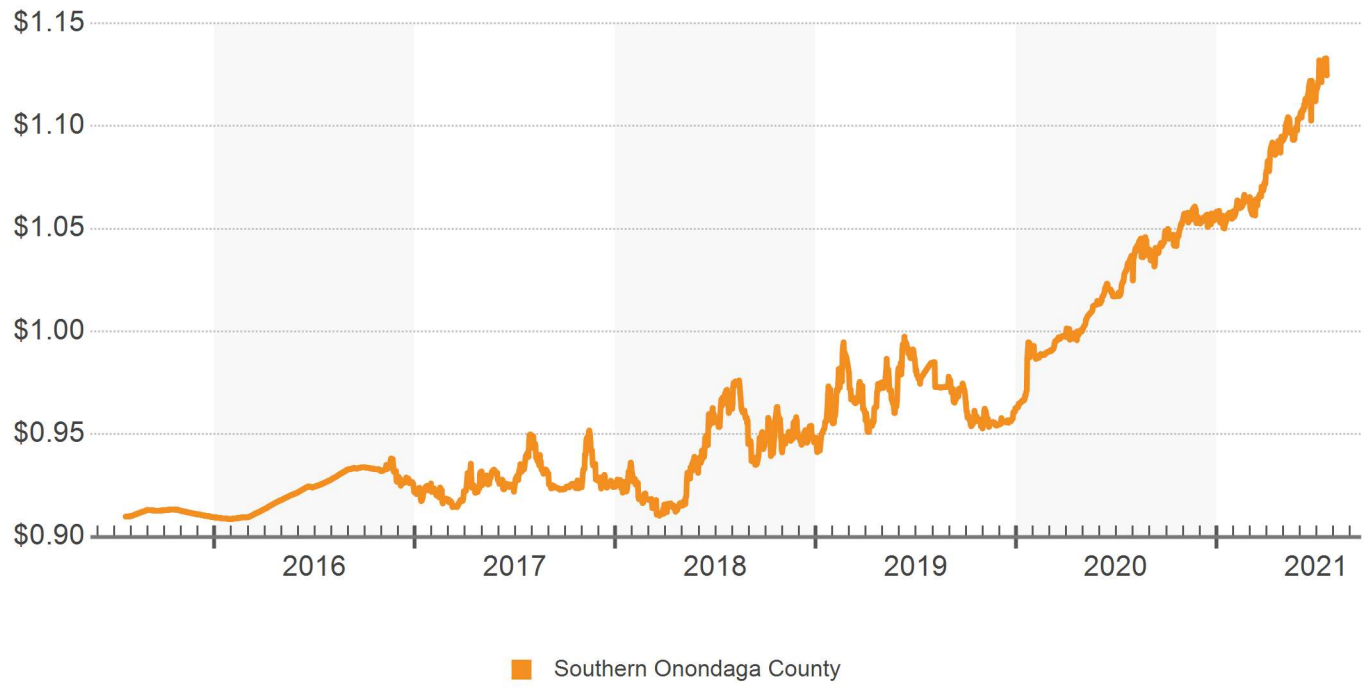
VACANCY BY BEDROOM



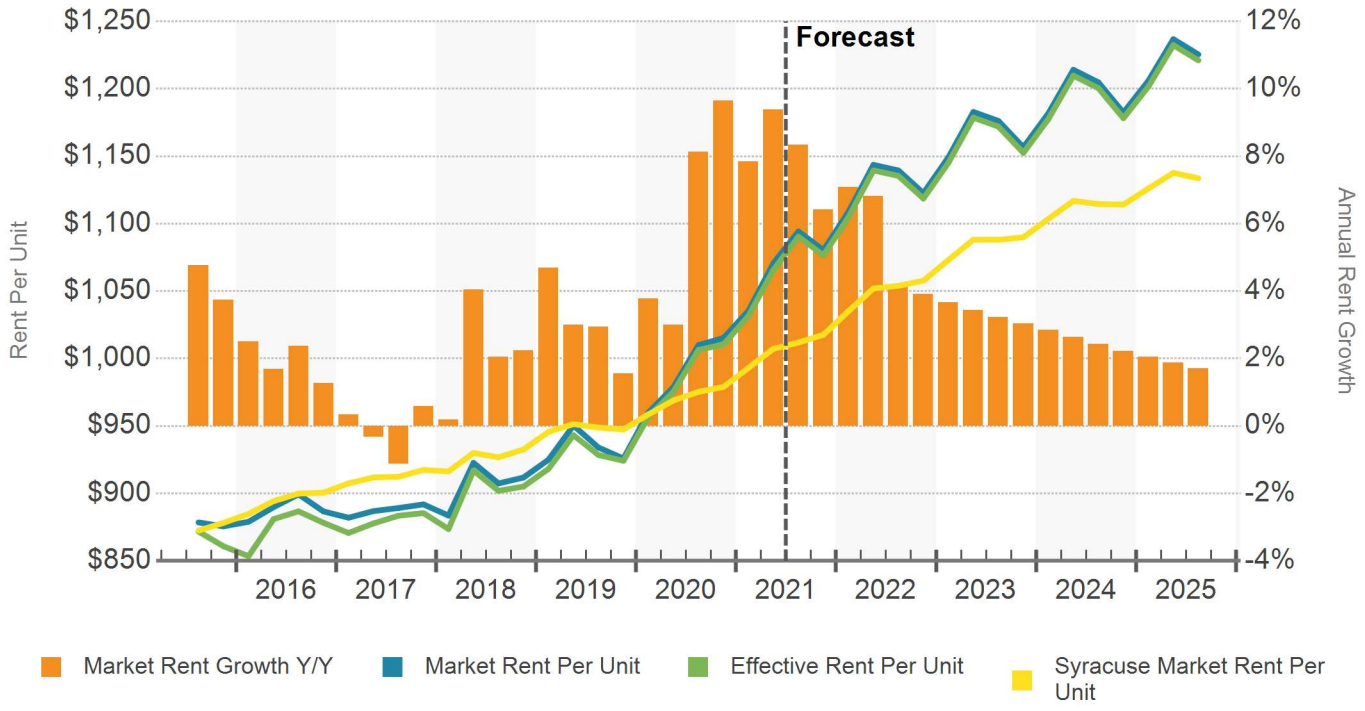
Copyrighted report licensed to CoStar Group - 758620

Rent

DAILY ASKING RENT PER SF

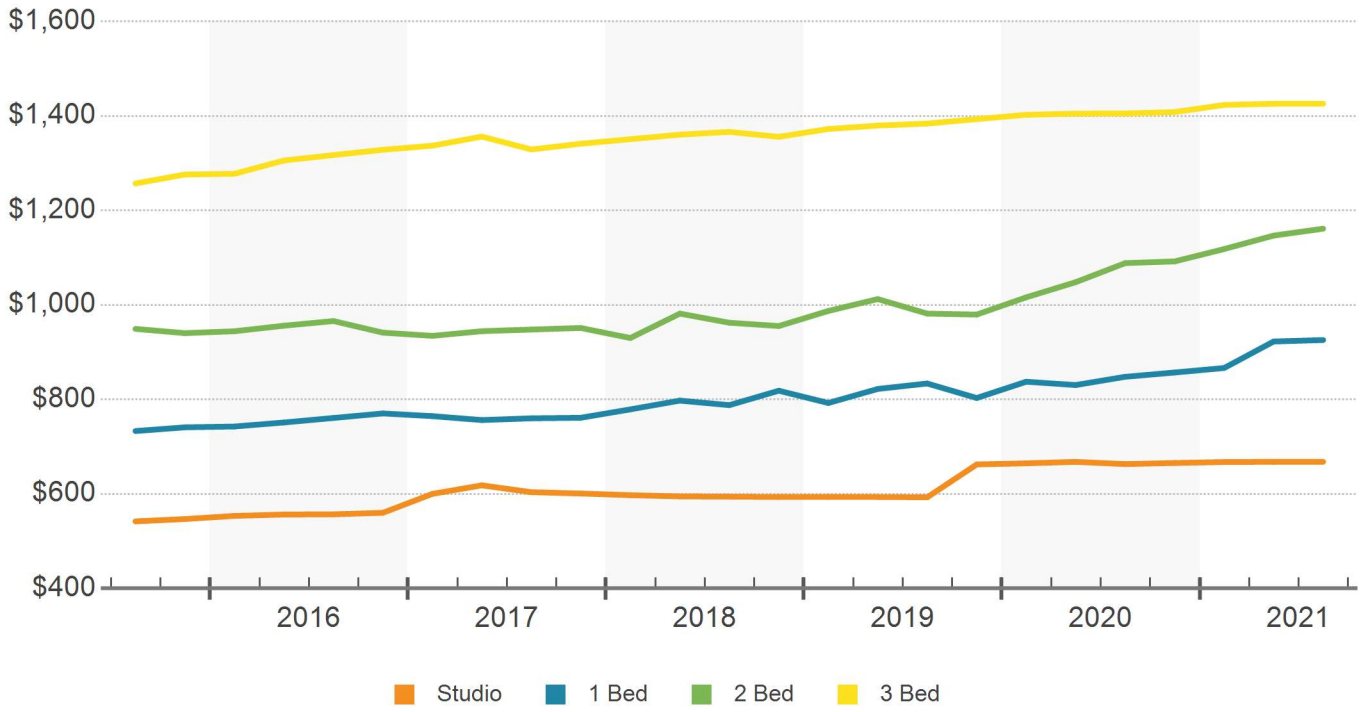


MARKET RENT PER UNIT & RENT GROWTH



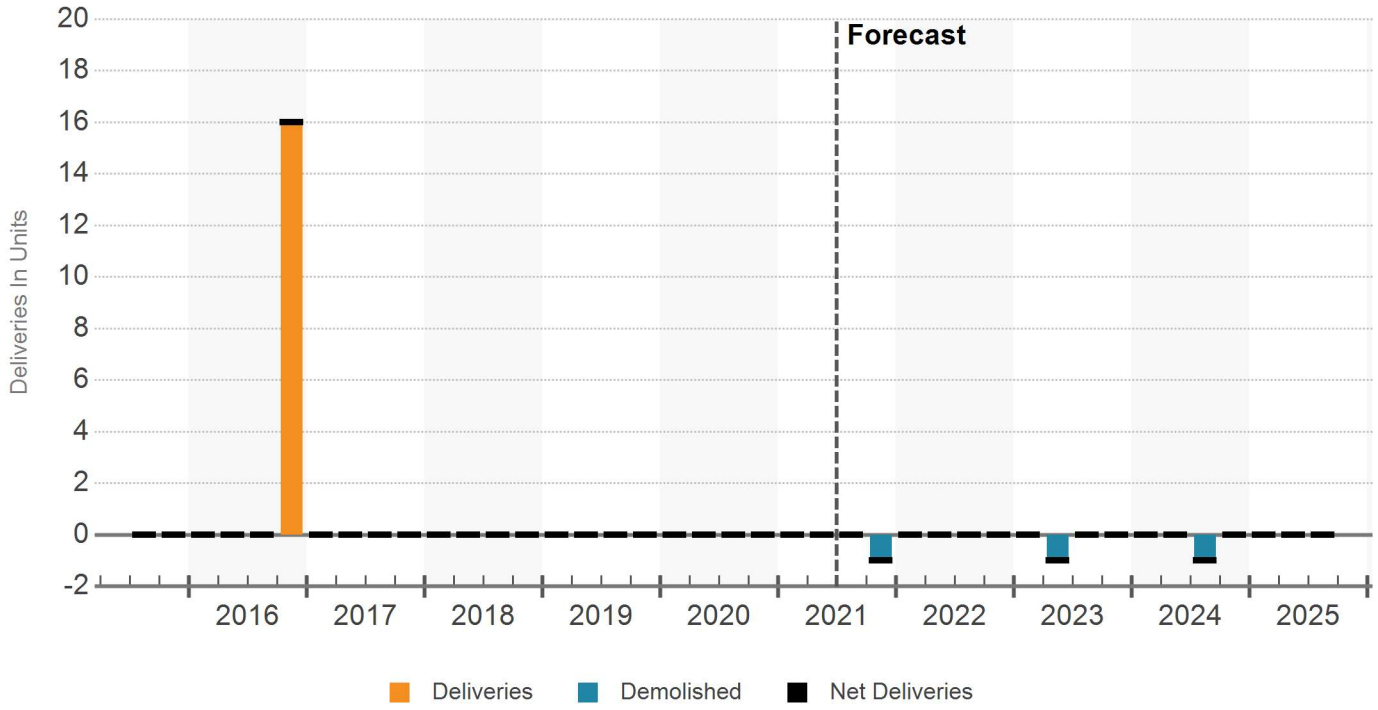
Copyrighted report licensed to CoStar Group - 758620

MARKET RENT PER UNIT BY BEDROOM



Copyrighted report licensed to CoStar Group - 758620

DELIVERIES & DEMOLITIONS



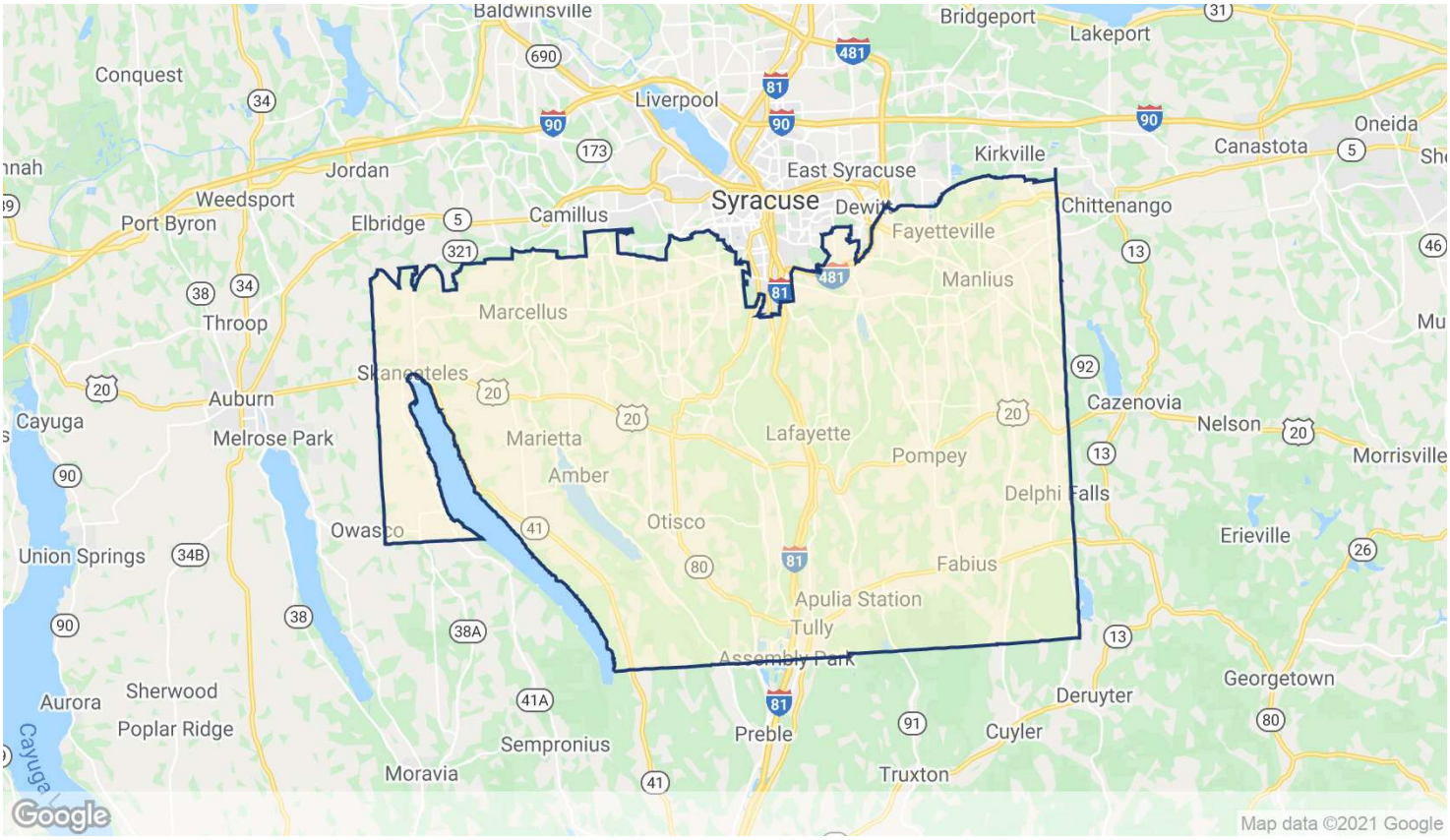
Copyrighted report licensed to CoStar Group - 758620

Construction

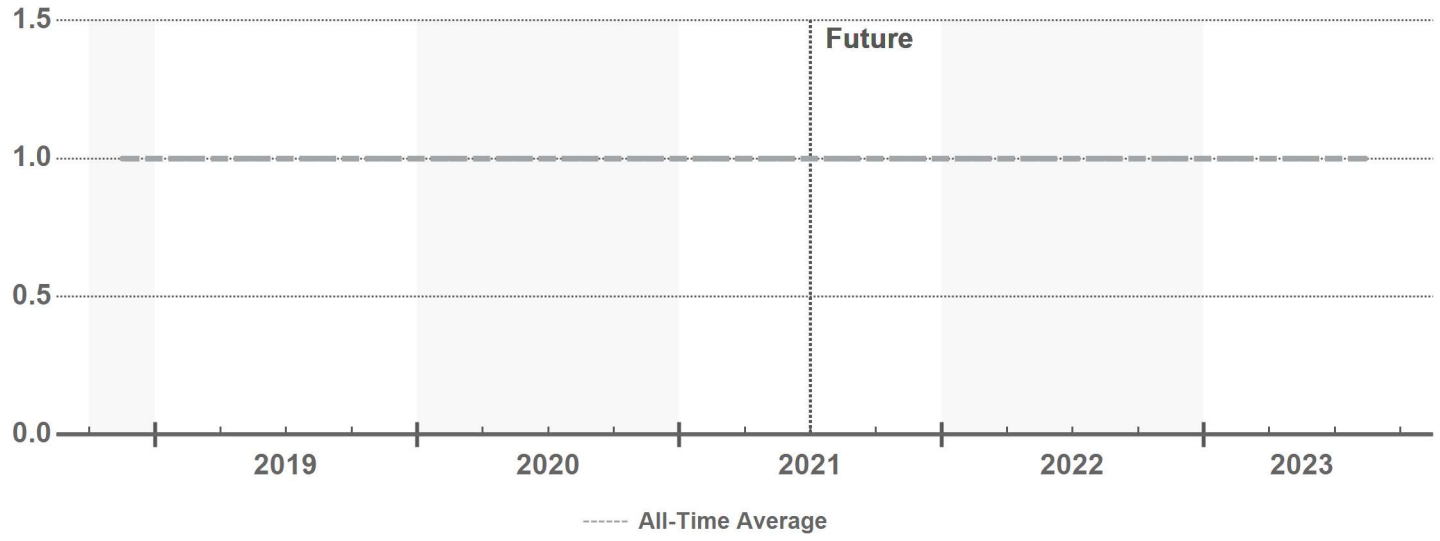
Southern Onondaga County Multi-Family

All-Time Annual Avg. Units	Delivered Units Past 8 Qtrs	Delivered Units Next 8 Qtrs	Proposed Units Next 8 Qtrs
4	0	0	0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS



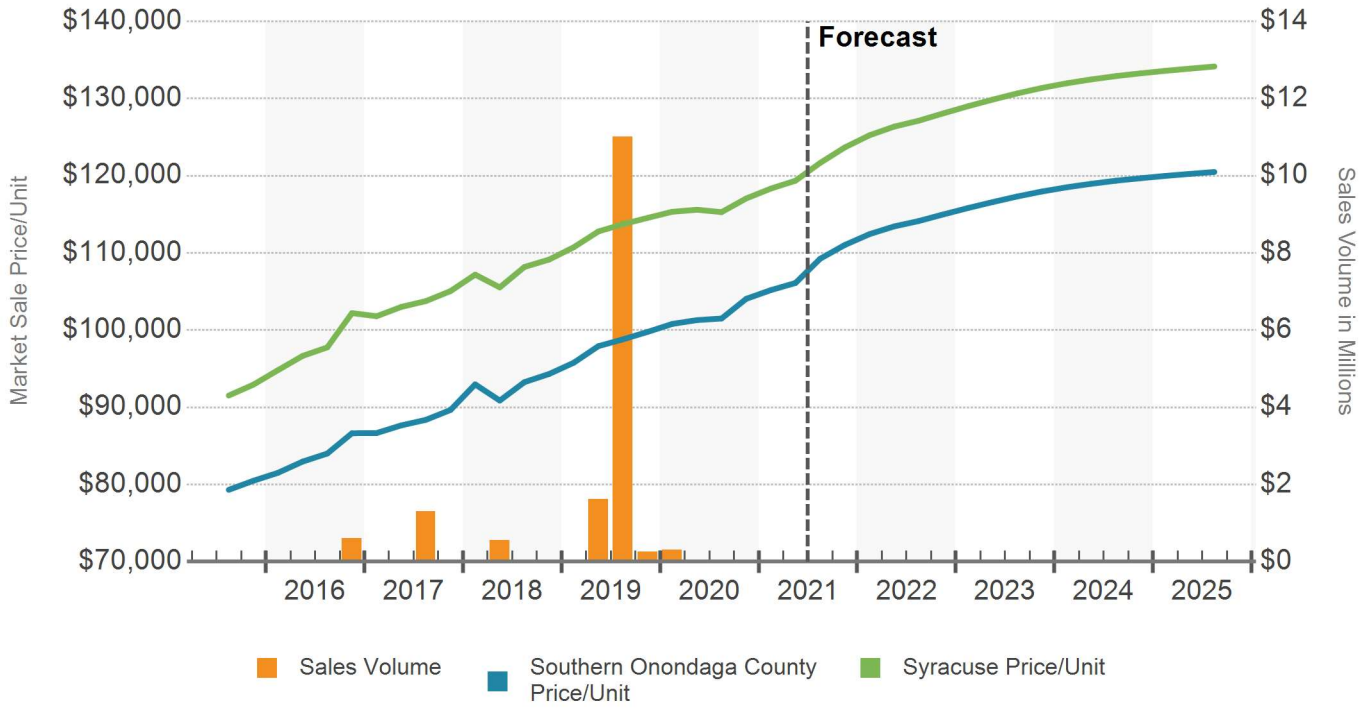
Copyrighted report licensed to CoStar Group - 758620

Sales

One apartment property sold in Southern Onondaga County over the past year, which isn't much of a change from the norm since only a handful of communities trade in a given year.

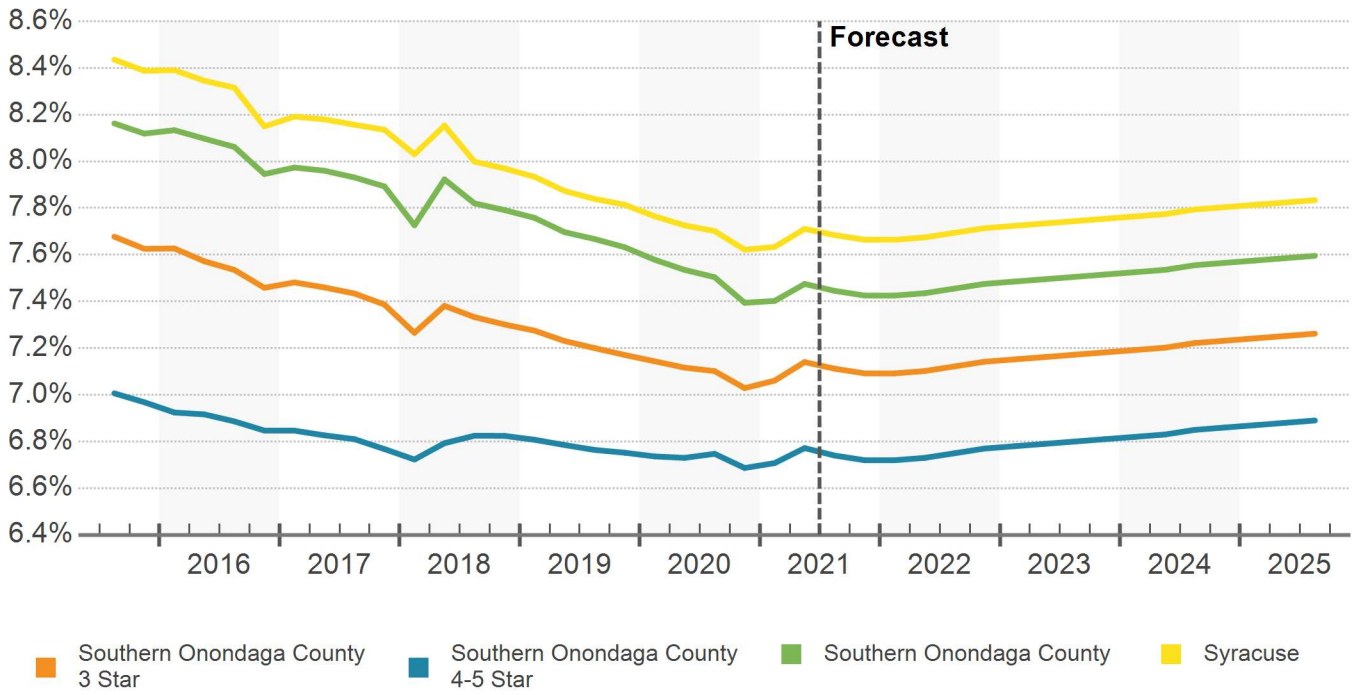
Market pricing, which is derived from the price movement of every apartment community in the submarket, sat at $106,338/door during the third quarter of 2021. That figure is up from this time last year, although the price itself still has some catching up to do to reach the overall average for the Syracuse metro. At 7.5%, market cap rates are only a few basis points lower than last year's number, and they're close to the metro's average. The current rate is under the submarket's five-year average.

SALES VOLUME & MARKET SALE PRICE PER UNIT



Copyrighted report licensed to CoStar Group - 758620

MARKET CAP RATE



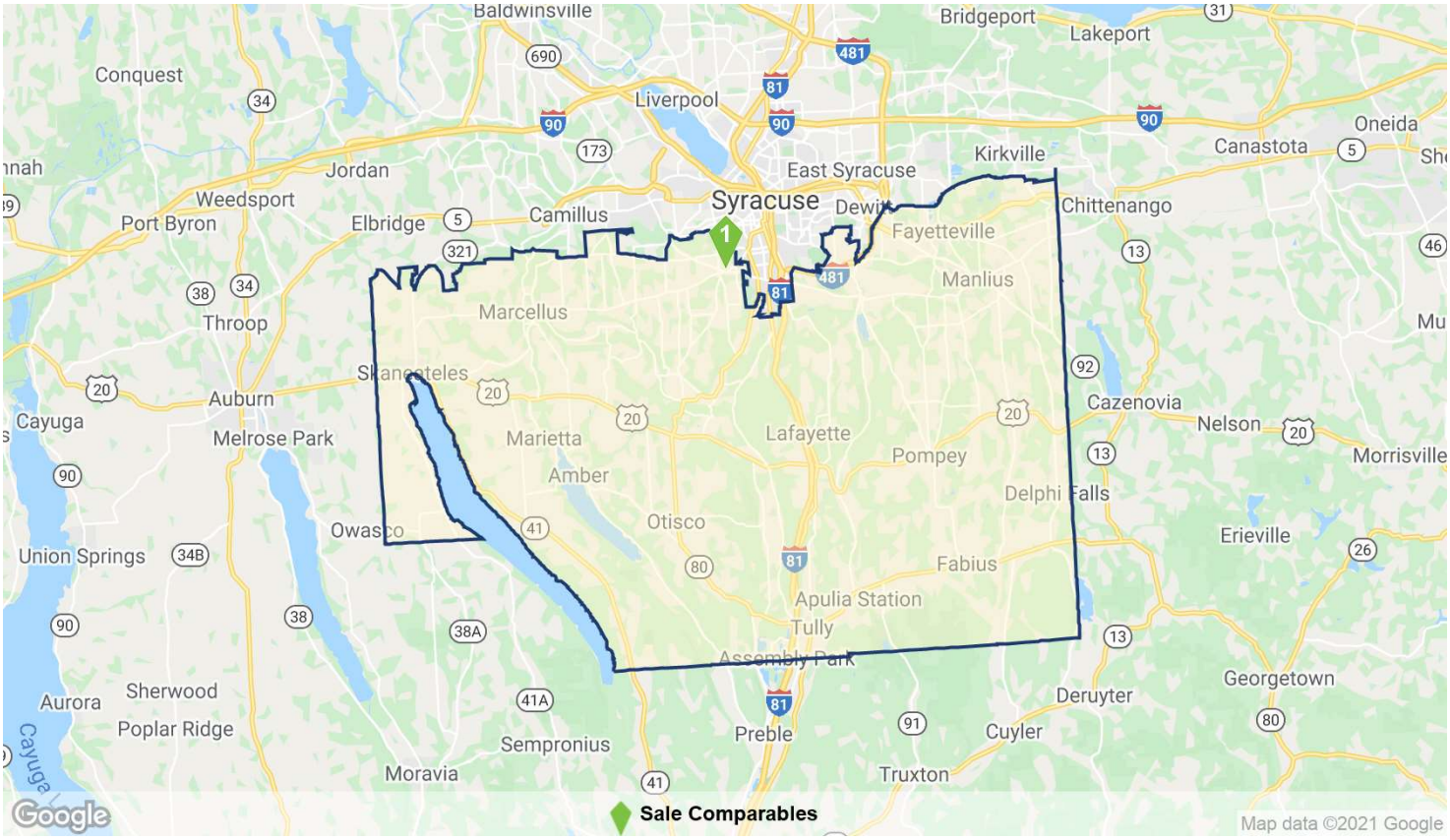
Copyrighted report licensed to CoStar Group - 758620

Sales Past 12 Months

Southern Onondaga County Multi-Family

Sale Comparables	Avg. Price/Unit (thous.)	Average Price (mil.)	Average Vacancy at Sale
1	-	-	0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	-	-	-	-
Price/Unit	-	-	-	-
Cap Rate	-	-	-	-
Vacancy Rate At Sale	0%	0%	0%	0%
Time Since Sale in Months	4.1	4.1	4.1	4.1
Property Attributes	**Low**	**Average**	**Median**	**High**
Property Size in Units	14	14	14	14
Number of Floors	2	2	2	2
Average Unit SF	377	377	377	377
Year Built	1987	1987	1987	1987
Star Rating	★★☆☆☆	★★☆☆☆ 2.0	★★☆☆☆	★★☆☆☆

Copyrighted report licensed to CoStar Group - 758620

Sales Past 12 Months

RECENT SIGNIFICANT SALES

	Property Information				Sale Information			
Property Name/Address	Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
1 Dor-Mar Apartments 4899-4901 1/2 Grolier Rd	★★☆☆☆	1987	14	0%	3/18/2021	-	-	-

Copyrighted report licensed to CoStar Group - 758620

OVERALL SUPPLY & DEMAND

	Inventory			Absorption		
Year	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	2,836	(1)	0%	(12)	-0.4%	0.1
2024	2,837	(1)	0%	(7)	-0.2%	0.1
2023	2,838	(1)	0%	(6)	-0.2%	0.2
2022	2,839	0	0%	(1)	0%	0
2021	2,839	(2)	-0.1%	4	0.1%	-
YTD	2,841	0	0%	9	0.3%	0
2020	2,841	0	0%	22	0.8%	0
2019	2,841	0	0%	19	0.7%	0
2018	2,841	0	0%	40	1.4%	0
2017	2,841	0	0%	(34)	-1.2%	0
2016	2,841	16	0.6%	7	0.2%	2.3
2015	2,825	0	0%	13	0.5%	0
2014	2,825	0	0%	9	0.3%	0
2013	2,825	0	0%	(28)	-1.0%	0
2012	2,825	0	0%	(5)	-0.2%	0
2011	2,825	0	0%	9	0.3%	0
2010	2,825	0	0%	0	0%	-
2009	2,825	0	0%	17	0.6%	0

4 & 5 STAR SUPPLY & DEMAND

	Inventory			Absorption		
Year	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	80	0	0%	0	0%	-
2024	80	0	0%	0	0%	-
2023	80	0	0%	0	0%	-
2022	80	0	0%	0	0%	-
2021	80	0	0%	0	0%	-
YTD	80	0	0%	0	0%	-
2020	80	0	0%	0	0%	-
2019	80	0	0%	0	0%	-
2018	80	0	0%	0	0%	-
2017	80	0	0%	0	0%	-
2016	80	0	0%	(2)	-2.5%	0
2015	80	0	0%	0	0%	-
2014	80	0	0%	1	1.3%	0
2013	80	0	0%	(1)	-1.3%	0
2012	80	0	0%	0	0%	-
2011	80	0	0%	0	0%	-
2010	80	0	0%	0	0%	-
2009	80	0	0%	0	0%	-

Copyrighted report licensed to CoStar Group - 758620

3 STAR SUPPLY & DEMAND

	Inventory			Absorption		
Year	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	1,048	0	0%	(4)	-0.4%	0
2024	1,048	0	0%	(3)	-0.3%	0
2023	1,048	0	0%	(2)	-0.2%	0
2022	1,048	0	0%	0	0%	-
2021	1,048	0	0%	0	0%	-
YTD	1,048	0	0%	2	0.2%	0
2020	1,048	0	0%	15	1.4%	0
2019	1,048	0	0%	14	1.3%	0
2018	1,048	0	0%	11	1.0%	0
2017	1,048	0	0%	(19)	-1.8%	0
2016	1,048	16	1.6%	14	1.3%	1.1
2015	1,032	0	0%	6	0.6%	0
2014	1,032	0	0%	10	1.0%	0
2013	1,032	0	0%	(20)	-1.9%	0
2012	1,032	0	0%	2	0.2%	0
2011	1,032	0	0%	4	0.4%	0
2010	1,032	0	0%	0	0%	-
2009	1,032	0	0%	6	0.6%	0

1 & 2 STAR SUPPLY & DEMAND

	Inventory			Absorption		
Year	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	1,708	(1)	-0.1%	(8)	-0.5%	0.1
2024	1,709	(1)	-0.1%	(4)	-0.2%	0.3
2023	1,710	(1)	-0.1%	(4)	-0.2%	0.3
2022	1,711	0	0%	(1)	-0.1%	0
2021	1,711	(2)	-0.1%	4	0.2%	-
YTD	1,713	0	0%	7	0.4%	0
2020	1,713	0	0%	7	0.4%	0
2019	1,713	0	0%	5	0.3%	0
2018	1,713	0	0%	29	1.7%	0
2017	1,713	0	0%	(15)	-0.9%	0
2016	1,713	0	0%	(5)	-0.3%	0
2015	1,713	0	0%	7	0.4%	0
2014	1,713	0	0%	(2)	-0.1%	0
2013	1,713	0	0%	(7)	-0.4%	0
2012	1,713	0	0%	(7)	-0.4%	0
2011	1,713	0	0%	5	0.3%	0
2010	1,713	0	0%	0	0%	-
2009	1,713	0	0%	11	0.6%	0

Copyrighted report licensed to CoStar Group - 758620

OVERALL VACANCY & RENT

	Vacancy			Market Rent				Effective Rents	
Year	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	108	3.8%	0.4	$1,201	$1.25	1.6%	(0.6)	$1,197	$1.24
2024	97	3.4%	0.2	$1,182	$1.23	2.2%	(0.8)	$1,178	$1.22
2023	91	3.2%	0.2	$1,157	$1.20	3.0%	(0.9)	$1,153	$1.20
2022	86	3.0%	0	$1,123	$1.17	3.9%	(2.5)	$1,119	$1.16
2021	84	3.0%	(0.1)	$1,080	$1.12	6.4%	(3.2)	$1,076	$1.12
YTD	80	2.8%	(0.3)	$1,081	$1.12	6.5%	(3.2)	$1,077	$1.12
2020	88	3.1%	(0.8)	$1,015	$1.05	9.6%	8.1	$1,010	$1.05
2019	111	3.9%	(0.7)	$926	$0.96	1.5%	(0.7)	$924	$0.96
2018	130	4.6%	(1.4)	$912	$0.95	2.2%	1.6	$905	$0.94
2017	170	6.0%	1.2	$892	$0.93	0.6%	(0.7)	$885	$0.92
2016	135	4.7%	0.3	$887	$0.92	1.3%	(2.5)	$878	$0.91
2015	127	4.5%	(0.5)	$876	$0.91	3.7%	1.4	$861	$0.89
2014	140	5.0%	(0.4)	$844	$0.88	2.3%	(0.8)	$836	$0.87
2013	151	5.3%	0.9	$825	$0.86	3.1%	2.2	$820	$0.85
2012	124	4.4%	0.2	$800	$0.83	1.0%	0	$795	$0.83
2011	119	4.2%	(0.3)	$792	$0.82	0.9%	(0.5)	$788	$0.82
2010	127	4.5%	0	$784	$0.81	1.5%	3.9	$780	$0.81
2009	128	4.5%	(0.6)	$773	$0.80	-2.4%	-	$769	$0.80

4 & 5 STAR VACANCY & RENT

	Vacancy			Market Rent				Effective Rents	
Year	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	3	4.0%	0	$1,207	$1.38	2.8%	(0.7)	$1,201	$1.38
2024	3	4.0%	0	$1,173	$1.34	3.5%	(1.0)	$1,168	$1.34
2023	3	4.0%	0	$1,133	$1.30	4.5%	(1.1)	$1,128	$1.29
2022	3	4.0%	0	$1,084	$1.24	5.6%	0.6	$1,079	$1.24
2021	3	4.0%	(0.5)	$1,027	$1.18	5.0%	4.4	$1,022	$1.17
YTD	3	4.0%	(0.5)	$1,016	$1.16	3.9%	3.4	$1,012	$1.16
2020	4	4.5%	(0.8)	$978	$1.12	0.6%	0.3	$973	$1.11
2019	4	5.3%	(0.5)	$972	$1.11	0.3%	(7.3)	$967	$1.11
2018	5	5.8%	(0.3)	$969	$1.11	7.6%	1.7	$964	$1.10
2017	5	6.1%	0.3	$901	$1.03	5.9%	1.0	$896	$1.03
2016	5	5.7%	2.5	$851	$0.97	4.9%	4.4	$846	$0.97
2015	3	3.2%	0.1	$811	$0.93	0.6%	(2.3)	$788	$0.90
2014	3	3.1%	(1.1)	$806	$0.92	2.9%	1.4	$802	$0.92
2013	3	4.2%	(0.4)	$783	$0.90	1.5%	(0.2)	$779	$0.89
2012	4	4.6%	(0.5)	$772	$0.88	1.7%	0.6	$767	$0.88
2011	4	5.1%	(0.5)	$759	$0.87	1.1%	(0.5)	$754	$0.86
2010	4	5.6%	(0.4)	$751	$0.86	1.6%	4.7	$746	$0.85
2009	5	5.9%	(0.4)	$739	$0.85	-3.1%	-	$734	$0.84

Copyrighted report licensed to CoStar Group - 758620

3 STAR VACANCY & RENT

	Vacancy			Market Rent				Effective Rents	
Year	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	34	3.3%	0.4	$1,291	$1.33	1.0%	(0.6)	$1,286	$1.32
2024	30	2.9%	0.2	$1,279	$1.31	1.6%	(0.8)	$1,273	$1.31
2023	28	2.6%	0.2	$1,258	$1.29	2.4%	(0.9)	$1,253	$1.29
2022	26	2.5%	0.1	$1,229	$1.26	3.3%	0.3	$1,224	$1.26
2021	25	2.4%	0	$1,190	$1.22	3.0%	(12.0)	$1,185	$1.22
YTD	23	2.2%	(0.1)	$1,193	$1.22	3.2%	(11.7)	$1,188	$1.22
2020	25	2.4%	(1.5)	$1,156	$1.19	14.9%	14.9	$1,151	$1.18
2019	40	3.8%	(1.4)	$1,005	$1.03	0.1%	(0.3)	$1,003	$1.03
2018	54	5.2%	(1.1)	$1,005	$1.03	0.4%	0.3	$995	$1.02
2017	66	6.3%	1.8	$1,001	$1.03	0.1%	(1.1)	$993	$1.02
2016	46	4.4%	0.1	$1,000	$1.03	1.1%	(0.4)	$991	$1.02
2015	45	4.4%	(0.6)	$989	$1.02	1.6%	(2.6)	$982	$1.01
2014	51	5.0%	(1.0)	$974	$1	4.1%	(1.3)	$965	$0.99
2013	61	6.0%	1.9	$935	$0.96	5.4%	4.0	$929	$0.95
2012	42	4.0%	(0.1)	$887	$0.91	1.4%	0.2	$883	$0.91
2011	43	4.2%	(0.3)	$875	$0.90	1.2%	(0.4)	$870	$0.89
2010	47	4.5%	(0.1)	$864	$0.89	1.6%	4.7	$859	$0.88
2009	47	4.6%	(0.6)	$851	$0.87	-3.1%	-	$846	$0.87

1 & 2 STAR VACANCY & RENT

	Vacancy			Market Rent				Effective Rents	
Year	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	71	4.1%	0.4	$1,144	$1.19	1.9%	(0.7)	$1,140	$1.19
2024	64	3.7%	0.2	$1,122	$1.17	2.6%	(0.8)	$1,119	$1.16
2023	60	3.5%	0.2	$1,094	$1.14	3.4%	(0.9)	$1,090	$1.14
2022	57	3.3%	0	$1,058	$1.10	4.3%	(4.9)	$1,054	$1.10
2021	56	3.3%	(0.2)	$1,014	$1.06	9.2%	2.9	$1,011	$1.05
YTD	53	3.1%	(0.4)	$1,014	$1.06	9.2%	2.9	$1,011	$1.05
2020	60	3.5%	(0.4)	$929	$0.97	6.3%	3.6	$924	$0.96
2019	66	3.9%	(0.3)	$873	$0.91	2.7%	(0.6)	$872	$0.91
2018	71	4.2%	(1.7)	$850	$0.89	3.4%	2.6	$846	$0.88
2017	100	5.8%	0.9	$823	$0.86	0.7%	(0.5)	$817	$0.85
2016	84	4.9%	0.3	$817	$0.85	1.2%	(4.5)	$809	$0.84
2015	79	4.6%	(0.4)	$807	$0.84	5.7%	4.7	$788	$0.82
2014	86	5.0%	0	$764	$0.80	0.9%	(0.6)	$757	$0.79
2013	86	5.0%	0.4	$757	$0.79	1.5%	0.9	$753	$0.78
2012	79	4.6%	0.4	$746	$0.78	0.7%	(0.1)	$742	$0.77
2011	72	4.2%	(0.3)	$741	$0.77	0.7%	(0.7)	$737	$0.77
2010	76	4.5%	0	$736	$0.77	1.4%	3.3	$732	$0.76
2009	76	4.4%	(0.6)	$726	$0.76	-1.9%	-	$722	$0.75

Copyrighted report licensed to CoStar Group - 758620

OVERALL SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	$120,719	263	7.6%
2024	-	-	-	-	-	-	$119,680	261	7.6%
2023	-	-	-	-	-	-	$117,958	257	7.5%
2022	-	-	-	-	-	-	$114,992	251	7.5%
2021	-	-	-	-	-	-	$111,031	242	7.4%
YTD	1	$0	0%	-	-	-	$106,338	232	7.5%
2020	2	$300K	0.2%	$300,000	$42,857	-	$104,055	227	7.4%
2019	6	$12.9M	34.7%	$3,219,000	$13,059	-	$99,773	218	7.6%
2018	1	$550K	0.3%	$550,000	$68,750	-	$94,319	206	7.8%
2017	3	$1.3M	0.7%	$651,455	$65,145	-	$89,658	196	7.9%
2016	1	$600K	0.3%	$600,000	$75,000	6.1%	$86,644	189	7.9%
2015	2	$601K	0.8%	$300,500	$26,130	9.0%	$80,491	176	8.1%
2014	1	$1.2M	1.1%	$1,200,000	$37,500	10.0%	$73,969	161	8.4%
2013	3	$4.8M	3.9%	$1,608,333	$43,864	-	$68,566	150	8.6%
2012	1	$310K	0.4%	$310,000	$28,182	-	$64,288	140	8.8%
2011	-	-	-	-	-	-	$61,625	135	8.8%
2010	1	$4.5M	5.0%	$4,525,000	$32,092	-	$56,058	122	9.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	$258,434	252	6.9%
2024	-	-	-	-	-	-	$253,148	246	6.9%
2023	-	-	-	-	-	-	$246,431	240	6.8%
2022	-	-	-	-	-	-	$236,912	231	6.8%
2021	-	-	-	-	-	-	$225,219	219	6.7%
YTD	-	-	-	-	-	-	$218,314	212	6.8%
2020	-	-	-	-	-	-	$213,477	208	6.7%
2019	-	-	-	-	-	-	$211,353	206	6.8%
2018	-	-	-	-	-	-	$204,554	199	6.8%
2017	-	-	-	-	-	-	$203,906	198	6.8%
2016	-	-	-	-	-	-	$195,240	190	6.8%
2015	-	-	-	-	-	-	$183,640	179	7.0%
2014	-	-	-	-	-	-	$171,301	167	7.1%
2013	-	-	-	-	-	-	$159,104	155	7.4%
2012	-	-	-	-	-	-	$154,525	150	7.4%
2011	-	-	-	-	-	-	$146,693	143	7.5%
2010	-	-	-	-	-	-	$130,279	127	7.8%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Copyrighted report licensed to CoStar Group - 758620

3 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	$157,163	257	7.3%
2024	-	-	-	-	-	-	$156,550	256	7.2%
2023	-	-	-	-	-	-	$155,061	254	7.2%
2022	-	-	-	-	-	-	$151,895	249	7.1%
2021	-	-	-	-	-	-	$147,401	241	7.1%
YTD	-	-	-	-	-	-	$142,633	234	7.2%
2020	2	$300K	0.7%	$300,000	$42,857	-	$140,648	230	7.0%
2019	1	$0	0%	-	-	-	$137,508	225	7.2%
2018	-	-	-	-	-	-	$130,738	214	7.3%
2017	1	$0	0%	-	-	-	$124,916	205	7.4%
2016	-	-	-	-	-	-	$120,077	197	7.5%
2015	-	-	-	-	-	-	$111,378	182	7.6%
2014	-	-	-	-	-	-	$101,446	166	7.9%
2013	-	-	-	-	-	-	$92,534	152	8.2%
2012	-	-	-	-	-	-	$86,586	142	8.3%
2011	-	-	-	-	-	-	$82,659	135	8.4%
2010	-	-	-	-	-	-	$75,404	123	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

	Completed Transactions (1)						Market Pricing Trends (2)		
Year	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	$91,992	272	7.8%
2024	-	-	-	-	-	-	$90,891	269	7.8%
2023	-	-	-	-	-	-	$89,259	264	7.8%
2022	-	-	-	-	-	-	$86,720	256	7.7%
2021	-	-	-	-	-	-	$83,448	247	7.7%
YTD	1	$0	0%	-	-	-	$78,904	233	7.7%
2020	-	-	-	-	-	-	$76,557	226	7.7%
2019	5	$12.9M	57.6%	$3,219,000	$13,059	-	$71,477	211	8.0%
2018	1	$550K	0.5%	$550,000	$68,750	-	$66,889	198	8.1%
2017	2	$1.3M	1.2%	$651,455	$65,145	-	$62,751	186	8.3%
2016	1	$600K	0.5%	$600,000	$75,000	6.1%	$61,119	181	8.3%
2015	2	$601K	1.3%	$300,500	$26,130	9.0%	$56,777	168	8.5%
2014	1	$1.2M	1.9%	$1,200,000	$37,500	10.0%	$52,613	156	8.7%
2013	3	$4.8M	6.4%	$1,608,333	$43,864	-	$49,673	147	9.0%
2012	1	$310K	0.6%	$310,000	$28,182	-	$46,432	137	9.1%
2011	-	-	-	-	-	-	$44,784	132	9.1%
2010	1	$4.5M	8.2%	$4,525,000	$32,092	-	$40,756	121	9.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.
(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

Copyrighted report licensed to CoStar Group - 758620

DELIVERIES & UNDER CONSTRUCTION

	Inventory			Deliveries		Net Deliveries		Under Construction	
Year	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2025	-	2,837	3.8%	-	0	-	(1)	-	-
2024	-	2,838	3.4%	-	0	-	(1)	-	-
2023	-	2,839	3.2%	-	0	-	(1)	-	-
2022	-	2,840	3.0%	-	0	-	0	-	-
2021	-	2,840	3.0%	-	0	-	(1)	-	-
YTD	47	2,841	2.8%	0	0	0	0	0	0
2020	47	2,841	3.1%	0	0	0	0	0	0
2019	47	2,841	3.9%	0	0	0	0	0	0
2018	47	2,841	4.6%	0	0	0	0	0	0
2017	47	2,841	6.0%	0	0	0	0	0	0
2016	47	2,841	4.7%	1	16	1	16	0	0
2015	46	2,825	4.5%	0	0	0	0	1	16
2014	46	2,825	5.0%	0	0	0	0	0	0
2013	46	2,825	5.3%	0	0	0	0	0	0
2012	46	2,825	4.4%	0	0	0	0	0	0
2011	46	2,825	4.2%	0	0	0	0	0	0
2010	46	2,825	4.5%	0	0	0	0	0	0
2009	46	2,825	4.5%	0	0	0	0	0	0

Copyrighted report licensed to CoStar Group - 758620