

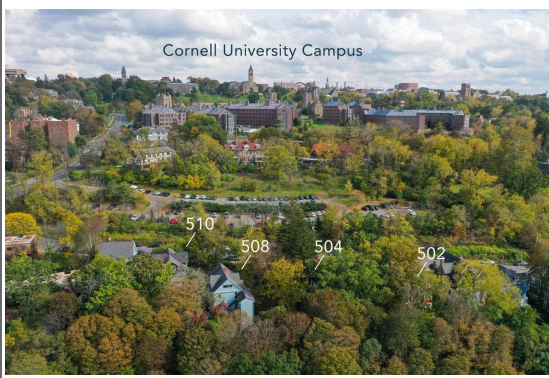
# Customer Detail Display

**Multi-Unit**  
405432 Active

**504 University Ave**  
Ithaca, NY 14850-38



**L\$678,300**



<b>Original List Price:</b>	\$678,300	<b>Prop Sub-Type:</b>	1-4 Units
<b>Total Units:</b>	3	<b>County:</b>	Tompkins
<b>Year Built:</b>	1879	<b>Hamlet/Subdivision:</b>	University Hill Historic District
<b>Extras:</b>	CO Detector,Smoke Detector,Common Laundry,Distant View	<b>Property Location:</b>	Ithaca City
<b>Garage/Parking:</b>	None	<b>School District:</b>	Ithaca
<b>Total On-Site Parking:</b>	None	<b>Elementary School:</b>	Fall Creek
<b>Apx. Living/Bldg Sq Ft:</b>	2384.00	<b>Lake Rights/Descr.:</b>	
<b>Driveway:</b>	None	<b>Lake Name:</b>	

Attached Documents: [Disclosures](#) [Property Condition Disclosure](#) [Survey](#) [Other](#) [Other](#) [Other](#)

<b>Zoning:</b> R-3A	<b>Assessment:</b> \$470,000	<b>Deed Ref.:</b> 870/62	<b>Tax Map #:</b> 500700 32.-2-2
<b>Curr. Tot. Taxes:</b> \$16,288	<b>Apx Acreage:</b> 0.8700	<b>Lot Size:</b> 117.6X283	<b>Survey:</b> Available
<b>Deed Restrictions:</b> No	<b>Spec. Assess/Sur.:</b>	<b>Lot Dimension Desc.:</b> 117.6X283	

**Cert. Of Occ./Compliance Dt:** 2019-04-12      **Row Easements:** between 504/508 for ongoing use of planter and clothesline.      **Sq Ft Source:** T

**Appliances Convey:** Other - See Remarks      **Furnished:** Partially      **Furnished Surcharge:** No      **Electrical Cert Date:** 1992-10-23

<b>Apx. Utilities/Yr:</b> \$6,600	<b>Apx. Maintenance/Yr:</b> \$	<b>Apx. Insurance/Yr:</b> \$3,293
<b>Apx. Management/Yr:</b> \$	<b>Solid Waste/Yr:</b> \$	<b>Water/Sewer/Yr:</b> \$3,641
<b>Apx. Other/Yr:</b> \$	<b>Apx. Total Expense/Yr:</b> \$	<b>Total Gross Income:</b> \$72,360
<b>Apx. Rent Income/Yr:</b> \$72,360	<b>Other Income/Yr:</b> \$	<b>Cap Rate:</b> 0%

	Bedrooms	Bathrooms	Unit Description	Lease Expire	Rent	Identical Units
Unit 1:	0	0.00	see uploaded docs		0.00	0
Unit 2:						
Unit 3:						
Unit 4:						
Unit 5:						
Unit 6:						
Unit 7:						
Unit 8:						
Unit 9:						
Unit 10:						
Unit 11:						
Unit 12:						

**Tenant Pays:** Cable TV,Electricity,Internet,Trash Collection      **Owner Pays:** Pest Control,Common Area Maint.,Electricity,Repairs,Exterior Maintenance,Roof Maintenance,Gas,Grounds Care,Heat,Sewer,Hot Water,Snow Removal,Supplies,HVAC Maintenance,Taxes,Insurance,Janitorial Service,Water,Management

**Disclosures:** Agriculture District,CO Detector,Electric/Surcharge,Lead,Mineral Rights,Property Condition,Smoke Detector,Uncapped Gas Well

**Financing Remarks:**

<b>Construction:</b> Existing	<b>Construction Type:</b> Frame
<b>Roof:</b> Asphalt	<b>Heating/Cooling:</b> Baseboard,Boiler,Hot Water,Natural Gas,Radiator,Separate Meters
<b>Basement:</b> Partially Finished,Walkout Ext Access	<b>Water Source:</b> Municipal-Existing
<b>Foundation:</b> Stone	<b>Sewer/Septic:</b> Municipal-Existing
<b>Domestic Hot Water:</b> Natural Gas,Tank	<b>Green Certifications:</b>
<b>Oil/Gas/Mineral Rights:</b> Not Leased	<b>Appliances Convey:</b> Other - See Remarks
<b>Fencing:</b> None	

**Directions/House Color:** 4 adjoining properties on the west side of University Avenue, between Linn and Lake Streets.

**Remarks:** For first 30 days, properties at 502,504,508 and 510 Univ. will be sold as a package for \$2,400,000; combined gross income of \$256,440. Gross income of this bldg.is \$72,360.This house is known as the Powelson House, designed by architect A.B. Wood, an 1875 Cornell graduate. He also designed local schools and railroad depots, including the current Chemung Canal Bank building in the West End. The style is Stick-style, built in 1879. This house has 3 units, with occupants on the 2nd and 3rd floor considered one unit-CL. Legal for 11 unrelated people. 2019 Certificate of Compliance to convey. Tenants in ground floor pay elec.Landlord pays all other utils. including cooking gas, heat & elec. There are 3 Weil-McLain boilers and sep. electric meters so new landlord may pass these expenses to tenants. Most furnishings and all appliances in building provided by landlord. Tenants in all four buildings have leased rights to use coin-op laundry at 508 University.

**PREPARED BY**