



MLS#: **S1709829** **5 + Unit Apartments** **Incomplete**
205-274 Robert Dr VR Pricing: **No** **\$9,900,000**
 County: **Onondaga** Zip: **13210**
 Town/City: **Syracuse** Pstl City: **Syracuse** Cross St: **E Colvin**
 Area#: **Syracuse City-311500**
 Subdivision: **University Townhouses** Acres: **3.19**
 TxMap#: **311500-058-000-0005-019-000-0000** Lot Front: **1,271**
 Addl TxMap#: **See attachments for schedule of properties** Lot Depth: **110**
 City Nghbrhd: **University Neighborhood** Lot Shape: **Irregular**
 School Dist: **Syracuse** Lot #:
 High School: **Nottingham High** SqFt [PubRec]: **53,740 []**
 Middle School: AboveGrade Sq: **[]**
 Elem School: **Edward Smith K-8** SqFtSource:
 Type of Sale: **Normal** Year Built: **1975**
NY - New York Yr Blt Desc: **Existing**
 # Attach: **0** # Photo: **0**

Listing Office Information

Offc Name: **WEICHERT, REALTORS-TBG (BOLLO1)**
 Offc Addr: **7137 E. Genesee Street**
Fayetteville, NY 13066
 LA Name/ID: **Deana Bollinger Ingram (INGRAMDE)**
 LA Email: **deanasellsre@gmail.com**
 LA Dir Phone/Fax: **315-637-0555/315-637-3572**
 Owner Name: **PAD, LLC et al**
 Owner 2:
 Owner Addr:

Offc Lic#: **10991211243**
 Offc Phone: **315-637-0555**
 Offc Fax: **315-637-3572**
 LA Cell #: **315-436-1937**
 LA Acpts Txt:
 LA License #: **10301208938 (NY)**

Seller Attorney:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
 Service Type:
 Negotiation w/: **Listing Broker Only**
 Show Appt/Desc: **315-436-1937; List Agent - Call for Showing Instr, Other - See Remarks, Tenant Occupied**
 Private Rmrks: **Property is also listed as a Commercial Listing as MLS S1709430. Call listing agent for questions and/or showings - Deana 315-436-1937. See attachments for property list. Listing includes 23 - two family homes for a total of 46 units. Square footage is the total for all. Lot size includes all parcels and is approximate. Several units come furnished. Contents of garages with exception of tenant personal property will convey with sale. Any personal property included in the sale is included AS-IS.**

Exclusions:
 Seller Atty Email:
 List Date:
 Expire Date: **02/24/2027**
 DOM: **0**

Branded VT:
 Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Syracuse**
 Attribution Contact: **315-436-1937**

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts: **No**

General Information

Lot/Additl Info: **Near Public Transportation, Neighborhood Street** Type of Res: **Other - See Remarks**
 Constr Mtrls: **Frame, Vinyl Siding, Wood Siding** Basement: **Exterior Walkout, Partial, Slab**
 Rent Includes: **Grounds Maintenance, Refuse Removal, Snow Removal, Water** Roof Desc: **Asphalt**
 Attic:
 Driveway: **Blacktop**
 Total # of Apts: **46** # Stories: **3.0**
 # Elec Mtr: #Gar(sp/apt): **1 Space**
 # Gas Mtr: #Park (sp/apt): **2 Spaces**
 # Water Mtr:
 # Heat Un: **171**
 #St/Mnt Rnt: **0** 1BR/Mnt Rnt: **0**
 2BR/Mnt Rnt: **0** 3+BR/Mnt Rnt: **46/\$2,100**

Public Remarks: **Incredible Syracuse University Investment Opportunity Have you ever dreamed of owning your own street? Here is your opportunity to acquire an exceptional investment portfolio in one of Syracuse's most sought-after locations—just minutes from Syracuse University, area hospitals, and the SU sports complex. This unique offering includes 23 townhome buildings totaling 46 units, providing an outstanding opportunity for investors seeking scale, strong rental demand, and a prime location. The portfolio includes 39 three-bedroom, 1.5-bath units, many furnished, each thoughtfully designed with a comfortable living room, dining area, kitchen, laundry, balcony, storage, garage, and off-street parking. 2 four-bedroom, 1.5 baths units. 5 three-bedroom, 1 bath units. Most of the buildings have been remodeled, offering a turn-key investment opportunity with desirable amenities that appeal to students, medical professionals, faculty, and other tenants seeking convenient housing near the university and major medical centers. The lot size and square footage reflect the combined totals for all 23 buildings. Financials, rent rolls, and additional property information are available upon request. A rare opportunity to acquire a substantial residential portfolio in a premier Syracuse location—23 buildings, 46 units, and almost an entire street of investment potential!**

Directions: **E. Colvin to Robert Drive. Set GPS to 1105 E Colvin Street - that will be the first unit on the right.**

Interior & Exterior Features

Appliances: **Dryer, Microwave, Oven/Range Electric-Some, Refrigerator, Washer**
 Add'l Interior Features: **High-Speed Internet Available, Laundry- Separate Hook ups- Some, Storage**
 Add'l Exterior Features: **Cable TV Available, High Speed Internet, Porch - Open, Thermal Windows - Some**
 Accessibility: **Hardwood-Some, Laminate-Some, Vinyl-Some**
 Floor: **Hardwood-Some, Laminate-Some, Vinyl-Some**
 # Fireplace: **2** # Artificial: **0** # Gas: **0** # Pellet: **0**
 # Wood Burning: **2** # Wood Stove: **0** # Coal: **0** # Other: **0**
 # Freestanding: **0** # Not to Code: **0**
 HVAC Type: **AC-Central, Forced Air, Other - See Remarks** Sewer: **Sewer Connected**
 HVAC Fuel: **Electric, Gas** Water: **Public Connected**
 Electric: **Connected** Insulation: **Unknown**
 Water Htr Fuel: **Electric, Individual Unit Control** Septic Location:
 Type of Well: Energy Equipment: **None**
 ENERGY STAR® Well Location:
 Qualified:
 Grn Bld Vr Type:
 Grn Indoor Air Q:
 Grn Water Cnsrv:

Financial Information

Possible Fin: **Cash, Commercial Loan, Private**
 Operating Exp: **Accounting/Legal, Advertising, Property Management, Refuse, Snow Plow, Water / Sewer**
 Gross Income: **Ann'l Op Exp: Net Op Inc:**
 1st Mtg Bal: **\$0** Equity: **\$9,900,000** Town/Cnty Tax: **\$45,915**
 2nd Mrt Bal: **\$0** Escrow Agt/Bnk: **TBD/TBD**
 Orig. List Price: **Ann'l Spc Assess: \$0** City/Vil Tax: **\$42,671**
 PriceChg Time: **Assess Val: \$5,509,623** School Tax: **\$42,373**
 Inc/Exp Info: **Provided By Accountants, Type Tenancy: Total Taxes: \$130,959**
 Type Tenancy: **Provided By Owner**
 Cert of Occup: **Supplied**
 Tax Info:

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #:
 Internet: **Yes** Inet St Adrs: **Yes** IDX: **Yes** AVM: **Yes** Blog: **Yes** Realtor.com: **Yes**
 Kora Yale **MLS#: S1709829**
 Not Licensed **WEICHERT, REALTORS-TBG**
 7137 E. Genesee Street Fayetteville, NY 13066
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