

Adler Commons

4 Adler Dr, E Syracuse, NY 13057

Contact: Joe Pierce, Managing Member, 315-727-5728, joe@cnyproperties.net

Property and Financial Overview

Property highlights

Renovated: Large Portion of the building has been renovated

Front building

- interior ceilings and lights
- painting
- new entry area
- renovated bathrooms with new fixtures
- Handicap Accessibility- wheelchair ramp, lift and shaft, two bathrooms
- new roof 2020
- HVAC Units- five new in 2025, 3 well maintained 2013 units (serviced by Van Hook)
- siding
- sealed driveway 2025 with striping
- video surveillance equipment
- electronic door entry front building

Rear Building- Interior has not been renovated recently

Overall

Building has 6 Electric Meters and 5 Gas meters. Currently leased with gas and electric included though some units can be separate utilities if combined correctly. Currently rented Units are on one gas and one electric meter.

There are 75 parking spaces at 3.5 spaces per thousand sf

Property Proforma Financial Overview

Adler Commons		
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www.adlercommons.com		
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Commercial Space: 20,000sf		
<u>20,000 SF Commercial/Industrial</u>	Proforma	
<u>Project Gross Annual Income</u>	\$192,000.00	Proforma
-based on 8 Suites at \$2000/Month		
-two Suites currently leased at \$4120/mo		Actual 25% occupancy as of 11/01/25
-Vacancy- 5%	\$9,600.00	Proforma
Adjusted Gross	\$182,400.00	
Operational Expenses:		
Taxes	\$10,500.00	Actual based on reassessment
Insurance	\$4,200.00	Estimate once 50% occupancy is reached
Utilities	\$24,000.00	Proforma- actual is less due to vacancies
Landscaping	\$1,750.00	Actual
Snow Removal	\$4,320.00	Actual
Maintenance/Required Services	\$7,200.00	Proforma
Trash Removal	\$0.00	Actual
Water	\$1,000.00	Proforma
Janitorial (common areas only)	\$9,264.00	Proforma- actual is 50% of that
Management Fee: 8% of gross income	\$15,360.00	Proforma- actual is self managed
Total Projected Expenses	\$77,594.00	
-% Expenses to Gross Income	40.41%	
Proforma NOI:	\$104,806.00	
Sale Price	\$895,000.00	
Proforma Cap Rate	11.71%	
*Please note that these are projected numbers based on probable outcomes and not guaranteed.		