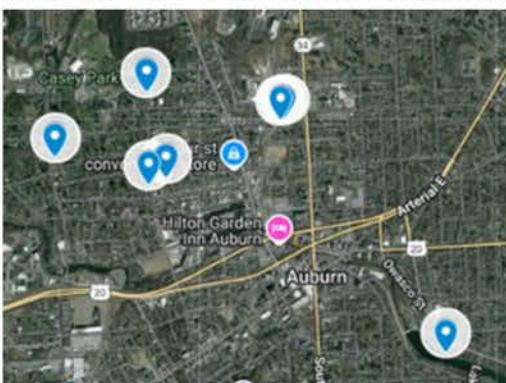


7 Property Investment Portfolio Located in Auburn, New York



EXCLUSIVE AGENT

Dillon Phillips

LICENSED REAL ESTATE SALESPERSON

LICENSED REAL ESTATE SALESPERSON



RE: Exclusive Offering Memorandum – Investor’s Portfolio

Dear Potential Investors,

It is with great pleasure that The Young Agency presents this exclusive offering memorandum for a 7-property investment portfolio—an exceptional income-producing opportunity in Auburn, a thriving city within the Finger Lakes region of Central New York.

This portfolio includes seven diverse and well-maintained residential and mixed-use properties, each generating consistent rental income. Strategically located in established neighborhoods with strong rental demand, this collection offers immediate cash flow and long-term growth potential, making it an attractive option for seasoned investors, fund managers, or those looking to scale their real estate holdings.

With the region experiencing steady population growth, economic development, and increased tourism, this portfolio is well-positioned to deliver stable returns and appreciation over time. Whether your goal is passive income, portfolio diversification, or long-term wealth building, this offering represents a rare opportunity to acquire a high-performing real estate package in a sought-after market.

We invite you to review the enclosed offering memorandum, which includes property-level financials, tenancy details, and market insights. Our team is ready to provide additional information, arrange property tours, and assist in evaluating this outstanding opportunity.

Please feel free to reach out directly at (315) 702-7430 or DillonPhillips@TYARealEstate.com. I look forward to helping you explore this exceptional investment.

Warm regards,
Dillon Phillips, Licensed Real Estate Salesperson
The Young Agency



Dillon Phillips

Licensed Real Estate Salesperson

 (315) 702-7430

 DillonPhillips@TYARealEstate.com

My name is Dillon J. Phillips, and I proudly call Union Springs, New York, my hometown. This charming small town, known for its mineral springs, has shaped my character and work ethic.

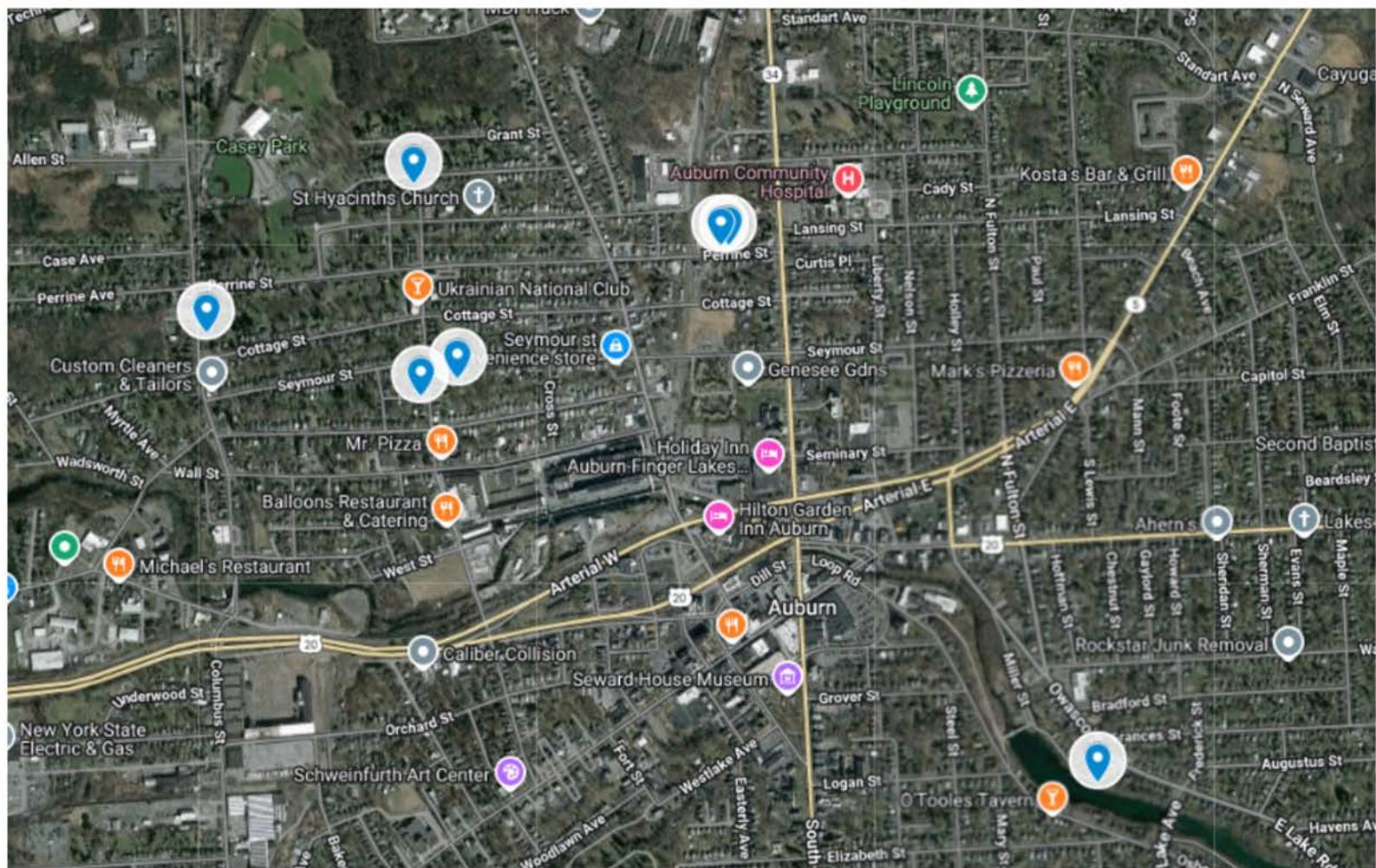
Growing up as a fraternal twin instilled in me a competitive spirit, and being the second youngest of six siblings taught me the importance of striving for what I want from an early age. My involvement in sports throughout school helped me develop the skills to balance practices and academics effectively. After graduating from Union Springs High School in 2014, I pursued my studies in business and accounting at Cayuga Community College.

In early 2023, I decided to follow my passion for real estate and officially became licensed in January 2024. I am committed to providing an exceptional experience as you search for your dream home. With my competitive nature, eight years of customer service experience, and strong perseverance, I am well-equipped to guide my clients through a successful real estate journey. Whether you are looking to buy or sell, I am here to alleviate some of the stress from the process.

In my free time, I enjoy spending quality moments with my wife and three children, exploring the great outdoors through hiking and swimming, and traveling across the United States and beyond. I am passionate about helping you achieve your real estate goals, turning your dreams into reality—one key at a time. As your trusted agent, I look forward to being your partner in all your real estate endeavors.

THE PROPERTIES

\$1,500,000



1-3 Lizette St, Auburn

206-210 Seymour St, Auburn

88 N Division St, Auburn

99 Washington St, Auburn

159 Washington St, Auburn

15 Perrine St, Auburn

17 Perrine St, Auburn

1-3 Lizette Street

\$99,900



Amazing investment opportunity for the right investor that's ready to put the work in to make this gem stand out.

This duplex features two spacious 3-bedroom apartments, one of which is already tenant-occupied and updated, providing immediate income while the other offers a blank canvas for renovation and upside. Unit 1 is a tenant-occupied 3 bedroom with recent updates including new flooring throughout, updated kitchen and bathroom, new furnace, new electrical fixtures, and new washer/dryer hookups. The other 3 bedroom is ready for cosmetic updates, and once renovated is ideal for increasing rent to market rate or owner occupancy. With the right vision and a bit of work, this property can become a high-performing asset with its given location, and a great addition to any investor's portfolio.



MLS#:	R1615085	Multi-Family Res (2-4) units		
<u>1-3 Lizette St</u>				
County:	Cayuga	Zip:	13021	List Price:
Town/City:	Auburn	Pstl City:	Auburn	Acres:
Area #:	Auburn-050100			Cross St:
Subdivision:	William J Spahn		Lot Front:	64
TxMap#:	050100-116-063-0001-035-000-0000		Lot Depth:	64
Addl TxMap#:			Lot Shape:	Rectangular
City Nghbrhd:			Lot #:	35
School Dist:	Auburn		SqFt [PubRec]:	2,050 [2,050]
High School:	Auburn High		AboveGrade Sq:	[2,050]
Middle School:	Auburn Junior High		Fin Bsmnt SqFt:	[]
Elem School:	Owasco Elementary		SqFtSource:	Public Records
			Year Built:	1920
			Yr Blt Desc:	Existing
			# Photo:	4

General Information

Lot/Addtl Info: **Neighborhood Street** Type of Res: **2 Unit**

Constr Mtrls: **Wood Siding**

Rent Inclds: **Water**

Attic: **Pull Down Stairs**

Foundation:

Apartment:

Elec Mtr: **2**

Basement: **Full**

Roof Desc: **Asphalt**

Artificial: **0**

Rooms:

Gas Mtr: **2**

Fireplace: **0**

Pellet: **0**

Stories: **2.0**

Heat Un: **2**

Freestanding: **0**

WoodStove: **0**

Gar Spc: **0.0**

Gas: **0**

Coal: **0**

On Wtrfrnt: **No**

Woodburning: **0**

Not to Code: **0**

Name:

Desc:

Riparian Rgts: **No**

Water Related Features:

Footage:

Island Name: **No**

Unit Information

Apt 1

Studio? **No**

Living Rm:

Kitchen:

BR 1:

BR 2:

BR 3:

Beds: **3**

Dining Rm: # Baths: **1/0**

Rooms: **6**

Rent: **\$0**

Own Occ: **No**

Features: **Eat-In Kitchen, Living Room, Porch**

Dining Rm: # Baths: **1/0**

Rooms: **6**

Rent: **\$1,000**

Own Occ: **No**

Appliances: **Oven/ Range, Refrigerator**

Type of Tenancy: **Month to Month**

Lease Expires:

Apt 2

Studio? **No**

Living Rm:

Kitchen:

BR 1:

BR 2:

BR 3:

Beds: **3**

Dining Rm: # Baths: **1/0**

Rooms: **6**

Rent: **\$1,000**

Own Occ: **No**

Features: **Eat-In Kitchen, Laundry-In Unit, Porch**

Dining Rm: # Baths: **1/0**

Rooms: **6**

Rent: **\$1,000**

Own Occ: **No**

Appliances: **Dishwasher, Oven/ Range, Refrigerator**

Type of Tenancy: **Month to Month**

Lease Expires:

Public Remarks: This is an amazing opportunity for the right investor ready to unlock this property's full potential. This duplex features two spacious 3-bedroom apartments, one of which is already tenant-occupied and updated, providing immediate income while the other offers a blank canvas for renovation and upside. Unit 1 is a tenant-occupied 3 bedroom with recent updates including new flooring throughout, updated kitchen and bathroom, new furnace, new electrical fixtures, and new washer/dryer hookups. The other 3 bedroom is ready for cosmetic updates, and once renovated is ideal for increasing rent to market rate or owner occupancy. With the right vision and a bit of work, this property can become a high-performing asset with its given location, and a great addition to any investor's portfolio. Property is only for sale as part of a larger 18 unit package portfolio.

Unbranded VT:

Aerial Drone Video:

Virtual Tour 3D:

Directions: From Arterial E, turn right onto John St, continue straight onto Owasco St, turn right onto Lizette St

Interior & Exterior Features

Appliances:

Add'l Interior

Features:

Add'l Exterior **Other - See Remarks**

Features:

Accessibility:

Floor: **Hardwood-Some, Tile-Some, Vinyl-Some, Wall To Wall Carpet-Some**

Utilities Information

HVAC Type: **Forced Air**HVAC Fuel: **Gas**

Electric:

Water Htr Fuel: **Electric**

Type of Well:

ENERGY STAR®

Qualified:

Separate Util: **Electricity, Heat**

Grn Bld Vr Type:

Sewer: **Sewer Connected**Water: **Public Connected**Insulation: **Unknown**

Septic Location:

Energy Eqpt: **None**

Well Location:

Financial Information

Possible Fin: **Cash, Commercial Loan**Operating Exp: **Exterior Maintenance, Insurance, Repairs/Maintenance, Snow Plow**

Gross Income:

Type Tenancy:

Cert of Occup: **Negotiable**

Cld/Lsd Date:

Type of Sale: **Normal**

Annl Op Exp:

Net Op Inc:

Annl Spc Assess: **\$0**Assess Val: **\$80,600**DOM: **0**Town/Cnty Tax: **\$565**City/Vil Tax: **\$916**School Tax: **\$1,311**Total Taxes: **\$2,792**

Sale Price:

MLS #: **R1615085**

The Young Agency

1126 Waterloo Geneva Rd Waterloo, NY 13165

Dillon Joseph Phillips

NY Licensed R.E. Salesperson

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Annual Income

	Monthly Rent	Annual
Unit 1 (1 - Currently Vacant)	\$0.00	\$0.00
Unit 2 (3)	\$1,000.00	\$12,000.00
TOTAL	\$1,000.00	\$12,000.00

Annual Expenses

Taxes	\$2,792.00
Insurance	\$900.00
Maintenance	\$2,500.00
Utilities (if there's a vacancy)	\$850.00
TOTAL	\$7,042.00

TOTAL ANNUAL NET OPERATING INCOME \$4,958.00
 (10% CAP = \$49,580.00) Asking Price: **\$99,900.00 (As Is)**
\$149,900.00 (Updated & Rented)

206-210 Seymour Street

\$219,900



This fully occupied, income-producing property features two buildings on one parcel: a renovated single-family home at 206 Seymour and a well-maintained duplex at 208–210 Seymour. With all three units tenant-occupied and updated, this is a true turnkey opportunity for investors seeking reliable cash flow and long-term equity growth. Updates to 206 Seymour include newly installed central air, updated bathrooms, refinished hardwood floors, modernized kitchen, and new washer/dryer hookups. 208 Seymour has fresh interior paint, updated kitchen and bathroom, refinished hardwood floors, as well as new washer/dryer hookups. 210 Seymour offers fresh paint, updated kitchen and bathroom, refinished hardwood floors, new washer/dryer hookups. This is your chance to own a stabilized, low-maintenance asset in a growing rental market. Whether you're a seasoned investor or just starting out, 206–210 Seymour offers the perfect foundation for building financial freedom.



MLS#:	R1615080	Multi-Family Res (2-4) units	List Price:	\$219,900
206-210 Seymour St			Acres:	0.30
County:	Cayuga	Zip: 13021	Cross St:	Washington St
Town/City:	Auburn	Pstl City: Auburn		
Area #:	Auburn-050100			
Subdivision:			Lot Front:	66
TxMap#:	050100-115-035-0002-076-000-0000		Lot Depth:	198
Addl TxMap#:			Lot Shape:	Rectangular
City Nghbrhd:			Lot #:	76
School Dist:	Auburn		SqFt [PubRec]:	2,884 [2,884]
High School:	Auburn High		AboveGrade Sq:	[3,844]
Middle School:	Auburn Junior High		Fin Bsmnt SqFt:	[]
Elem School:	Casey Park Elementary		SqFtSource:	Public Records
			Year Built:	1890
			Yr Blt Desc:	Existing
			# Photo:	7

General Information

Lot/Addtl Info:	Neighborhood Street	Type of Res:	3 Unit	
Constr Mtrls:	Vinyl Siding			
Rent Inclds:	Water			
Attic:	Pull Down Stairs	Basement:	Full	
Foundation:	Block	Roof Desc:	Asphalt	
# Apartment:		# Fireplace:	0	
# Rooms:		Freestanding:	0	
# Stories:	2.0	Gas:	0	
# Gar Spc:	0.0	Woodburning:	0	
On Wtrfrnt:	No	Desc:		
Name:		Footage:		
Water Related Features:			Island Name:	No

Unit Information

Apt 1	Studio? No	Living Rm: 2	Dining Rm: # Baths: 1/0	Kitchen: # Rooms: 5	BR 1: Rent: \$900	BR 2: Own Occ: No	BR 3:
	# Beds:						
Features:							
Appliances:							
Type of Tenancy:							
Apt 2	Studio? No	Living Rm: 3	Dining Rm: # Baths: 1/0	Kitchen: # Rooms: 6	BR 1: Rent: \$950	BR 2: Own Occ: No	BR 3:
	# Beds:						
Features:							
Appliances:							
Type of Tenancy:							
Apt 3	Studio? No	Living Rm: 3	Dining Rm: # Baths: 1/0	Kitchen: # Rooms: 6	BR 1: Rent: \$950	BR 2: Own Occ: No	BR 3:
	# Beds:						
Features:							
Appliances:							
Type of Tenancy:							

Public Remarks: This fully occupied, income-producing property features two buildings on one parcel: a renovated single-family home at 206 Seymour and a well-maintained duplex at 208-210 Seymour. With all three units tenant-occupied and updated, this is a true turnkey opportunity for investors seeking reliable cash flow and long-term equity growth. Updates to 206 Seymour include newly installed central air, updated bathrooms, refinished hardwood floors, modernized kitchen, and new washer/dryer hookups. 208 Seymour has fresh interior paint, updated kitchen and bathroom, refinished hardwood floors, as well as new washer/dryer hookups. 210 Seymour offers fresh paint, updated kitchen and bathroom, refinished hardwood floors, new washer/dryer hookups. This is your chance to own a stabilized, low-maintenance asset in a growing rental market. Whether you're a seasoned investor or just starting out, 206-210 Seymour offers the perfect foundation for building financial freedom. Property is only for sale as part of a larger 18 unit package portfolio.

Directions: **From Arterial W, turn right onto State St, right onto Seymour St**
Interior & Exterior Features

Appliances:

Add'l Interior

Features:

Add'l Exterior **Other - See Remarks**

Features:

Accessibility:

Floor: **Hardwood-Some, Tile-Some, Vinyl-Some, Wall To Wall Carpet-Some****Utilities Information**

HVAC Type:	Forced Air	Sewer:	Sewer Connected
HVAC Fuel:	Gas	Water:	Public Connected
Electric:		Insulation:	Unknown
Water Htr Fuel:	Electric	Septic Location:	
Type of Well:		Energy Eqpt:	None
ENERGY STAR®		Well Location:	
Qualified:			
Separate Util:	Electricity, Heat		
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Possible Fin:	Cash, Commercial Loan	Type of Sale:	Normal
Operating Exp:	Exterior Maintenance, Insurance, Repairs/Maintenance, Snow Plow	Annl Op Exp:	
Gross Income:		Net Op Inc:	
Type Tenancy:		Annl Spc Assess:	\$0
Cert of Occup:	Negotiable	Assess Val:	\$160,700
Cld/Lsd Date:		DOM:	0
		Town/Cnty Tax:	\$1,127
		City/Vil Tax:	\$1,827
		School Tax:	\$2,615
		Total Taxes:	\$5,569
		Sale Price:	

MLS#: **R1615080**

The Young Agency

1126 Waterloo Geneva Rd Waterloo, NY 13165

Dillon Joseph Phillips

NY Licensed R.E. Salesperson

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Annual Income

	Monthly Rent	Annual
Unit 1 (206)	\$900.00	\$10,800.00
Unit 2 (208)	\$950.00	\$11,400.00
Unit 3 (210)	\$950.00	\$11,400.00
TOTAL	\$2,800.00	\$33,600.00

Annual Expenses

Taxes	\$5,569.00
Insurance	\$1,200.00
Deferred Maintenance (5%)	\$1,680.00
Maintenance	\$2,200.00
Lawn & Snow	\$2,250.00
Utilities (if there's a vacancy)	\$850.00
TOTAL	\$13,749.00

TOTAL ANNUAL NET OPERATING INCOME \$19,851.00
 (10% CAP = \$198,510.00) Asking Price: \$219,900.00

88 N Division Street

\$129,900



This duplex offers a balanced mix of immediate income and future upside, located just minutes from FalconPark and Casey Park- an area known for strong rental demand and tenant retention. Unit 1 is a studio apartment- updates include fresh paint, updated electrical fixtures, and new in-unit washer/dryer hookups. The second unit is a 3 bedroom that has new flooring, fresh paint throughout, In-unit washer/dryer hookups, and opportunity for further improvements to increase rental value. Whether you're looking to expand your portfolio or enter the Auburn market with a low-maintenance asset, this property offers a compelling blend of stability and upside income potential.



MLS#:	R1615065	Multi-Family Res (2-4) units		
<u>88 N Division St</u>				
County:	Cayuga	Zip:	13021	List Price: \$129,900
Town/City:	Auburn	Pstl City:	Auburn	Acres: 0.36
Area #:	Auburn-050100			Cross St: Cottage St
Subdivision:	William J Spahn		Lot Front: 94	
TxMap#:	050100-115-033-0001-031-000-0000		Lot Depth: 165	
Addl TxMap#:			Lot Shape: Rectangular	
City Nghbrhd:			Lot #: 31	
School Dist:	Auburn		SqFt [PubRec]: 1,846 [1,846]	
High School:	Auburn High		AboveGrade Sq: [1,846]	
Middle School:	Auburn Junior High		Fin Bsmt SqFt: []	
Elem School:	Casey Park Elementary		SqFtSource: Public Records	
			Year Built: 1890	
			Yr Blt Desc: Existing	
			# Photo: 6	

General Information

Lot/Addtl Info: **Neighborhood Street**

Type of Res: **2 Unit**

Constr Mtrls: **Vinyl Siding**

Rent Inclds: **Water**

Attic: **None**

Foundation:

Apartment:

Elec Mtr: **2**

Rooms:

Gas Mtr: **2**

Stories: **2.0**

Heat Un: **2**

Gar Spc: **0.0**

On Wtrfrnt: **No**

Desc:

Basement: **Partial**

Roof Desc: **Asphalt**

Artificial: **0**

Fireplace: **0**

Pellet: **0**

Freestanding: **0**

WoodStove: **0**

Gas: **0**

Coal: **0**

Woodburning: **0**

Not to Code: **0**

Name:

Water Related Features:

Footage:

Riparian Rgts: **No**

Island Name: **No**

Unit Information

Apt 1

Studio? **Yes**

Living Rm:

1

Dining Rm:

Baths: **1/0**

Kitchen:

Rooms: **4**

BR 1:

Rent: **\$850**

BR 2:

Own Occ: **No**

BR 3:

Beds:

1

Features:

Eat-In Kitchen

Appliances:

Oven/ Range, Refrigerator

Type of Tenancy:

Lease Expires:

Apt 2

Studio? **No**

Living Rm:

3

Dining Rm:

Baths: **1/0**

Kitchen:

Rooms: **6**

BR 1:

Rent: **\$900**

BR 2:

Own Occ: **No**

BR 3:

Beds:

3

Features:

Eat-In Kitchen

Appliances:

Oven/ Range, Refrigerator

Type of Tenancy:

Lease Expires:

Public Remarks: This duplex offers a balanced mix of immediate income and future upside, located just minutes from Falcon Park and Casey Park- an area known for strong rental demand and tenant retention. Unit 1 is a studio apartment- updates include fresh paint, updated electrical fixtures, and new in-unit washer/dryer hookups. The second unit is a 3 bedroom that has new flooring, fresh paint throughout, In-unit washer/dryer hookups, and opportunity for further improvements to increase rental value. Whether you're looking to expand your portfolio or enter the Auburn market with a low-maintenance asset, this property offers a compelling blend of stability and upside income potential. Property is for sale only as part of a larger 18 Unit package portfolio.

Unbranded VT:

Aerial Drone Video:

Virtual Tour 3D:

Directions: From Arterial W turn right onto Washington St, turn left onto Cottage st, then turn right onto N Division St

Interior & Exterior Features

Appliances:
Add'l Interior
Features:
Add'l Exterior
Features:
Accessibility:
Floor:

Tile-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type:	Forced Air	Sewer:	Sewer Connected
HVAC Fuel:	Gas	Water:	Public Connected
Electric:		Insulation:	Unknown
Water Htr Fuel:	Electric	Septic Location:	
Type of Well:		Energy Eqpt:	None
ENERGY STAR®		Well Location:	
Qualified:			
Separate Util:			
Grn Bld Vr Tvpe:			

Financial Information

Possible Fin:	Cash, Commercial Loan	Type of Sale:	Normal
Operating Exp:	Exterior Maintenance, Repairs/Maintenance, Snow Plow	Annl Op Exp:	
Gross Income:		Net Op Inc:	
Type Tenancy:		Annl Spc Assess:	\$0
Cert of Occup:	Negotiable	Assess Val:	\$91,000
Cld/Lsd Date:		DOM:	0

Town/Cnty Tax:	\$638
City/Vil Tax:	\$1,035
School Tax:	\$1,480
Total Taxes:	\$3,153
Sale Price:	

MLS#: **R1615065**

The Young Agency

1126 Waterloo Geneva Rd Waterloo, NY 13165

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Annual Income

	Monthly Rent	Annual
Unit 1	\$850.00	\$10,200.00
Unit 2	\$900.00	\$10,800.00
TOTAL	\$1,750.00	\$21,000.00

Annual Expenses

Taxes	\$3,153.00
Insurance	\$900.00
Deferred Maintenance (6%)	\$1,260.00
Maintenance	\$2,200.00
Lawn & Snow	\$1,750.00
Utilities (if there's a vacancy)	\$850.00
TOTAL	\$10,113.00

TOTAL ANNUAL NET OPERATING INCOME \$10,887.00
(10% CAP = \$108,870.00) Asking Price: \$129,900.00

99 Washington Street

\$179,900



This unique three-unit property is centrally located just minutes from downtown Auburn, offering easy access to restaurants, shops, and local amenities. Each unit features 2 bedrooms and 1 bathroom, making it an ideal setup for long-term tenants. Apartment 2 is already updated with new flooring and refinished hardwoods, updated kitchen with stainless steel appliances, fresh paint throughout, modern electrical fixtures, and new hot water tank. Apartments 1 & 3 need TLC, - a canvas ready for your updates and design vision to unlock full market potential. Bring your creativity and capitalize on this rare opportunity to transform a solid triplex into a high-performing asset in the heart of Auburn.

99 Washington Street

\$179,900



MLS#:	R1614693	Multi-Family Res (2-4) units			
99 Washington St		Zip:	13021	List Price:	\$179,900
County:	Cayuga	Pstl City:	Auburn	Acres:	0.13
Town/City:	Auburn			Cross St:	Guilfoil Ave
Area #:	Auburn-050100				
Subdivision:	William J Spahn			Lot Front:	45
TxMap#:	050100-115-035-0002-074-000-0000			Lot Depth:	125
Addl TxMap#:				Lot Shape:	Rectangular
City Nghbrhd:				Lot #:	74
School Dist:	Auburn			SqFt [PubRec]:	2,179 [2,179]
High School:	Auburn High			AboveGrade Sq:	[2,179]
Middle School:	Auburn Junior High			Fin Bsmnt SqFt:	[]
Elem School:	Casey Park Elementary			SqFtSource:	Public Records
				Year Built:	1900
				Yr Blt Desc:	Existing
				# Photo:	4

General Information

Lot/Addtl Info: Neighborhood Street

Type of Res: 3 Unit

Constr Mtrls: Brick, Vinyl Siding
Water

Attic:
Foundation:
Apartment: # Elec Mtr: 3
Rooms: # Gas Mtr: 3
Stories: 2.0
Gar Spc: 0.0
On Wtrfrnt: No
Name:
Water Related Features:

Basement: Partial
Roof Desc: Asphalt
Fireplace: 0
Freestanding: 0
Gas: 0
Woodburning: 0

Artificial: 0
Pellet: 0
WoodStove: 0
Coal: 0
Not to Code: 0
Riparian Rgts: No
Island Name: No

Unit Information

Apt 1

Studio? No Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
Beds: 2 # Baths: 1/0 # Rooms: 5 Rent: \$800 Own Occ: No

Features: Eat-In Kitchen, Laundry-In Unit, Living Room
Appliances: Oven/ Range, Refrigerator

Lease Expires:

Apt 2

Studio? No Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
Beds: 2 # Baths: 1/0 # Rooms: 5 Rent: \$900 Own Occ: No

Features: Eat-In Kitchen, Laundry-In Unit, Living Room
Appliances: Oven/ Range, Refrigerator

Lease Expires:

Apt 3

Studio? No Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
Beds: 2 # Baths: 1/0 # Rooms: 5 Rent: \$850 Own Occ: No

Features: Eat-In Kitchen, Laundry-In Unit, Living Room
Appliances: Oven/ Range, Refrigerator

Lease Expires:

Public Remarks: This unique three-unit property is centrally located just minutes from downtown Auburn, offering easy access to restaurants, shops, and local amenities. Each unit features 2 bedrooms and 1 bathroom, making it an ideal setup for long-term tenants. Apartment 2 is already updated with new flooring and refinished hardwoods, updated kitchen with stainless steel appliances, fresh paint throughout, modern electrical fixtures, and new hot water tank. Apartments 1 & 3 need TLC, - a canvas ready for your updates and design vision to unlock full market potential. Bring your creativity and capitalize on this rare opportunity to transform a solid triplex into a high-performing asset in the heart of Auburn. Property is for sale only as part of a larger 18-unit package portfolio.

Unbranded VT:

Aerial Drone Video:

Virtual Tour 3D:

Directions: From Arterial W turn right onto State St, Left onto Wall St, Right onto Washington St

Interior & Exterior Features

Appliances:
Add'l Interior
Features:
Add'l Exterior
Features:
Accessibility:
Floor:

Hardwood-Some, Tile-Some, Vinyl-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type: **Forced Air**
HVAC Fuel: **Gas**
Electric:
Water Htr Fuel: **Electric**

Sewer: **Sewer Connected**
Water: **Public Connected**
Insulation: **Unknown**
Septic Location:

Type of Well:
ENERGY STAR®
Qualified:
Separate Util:
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Energy Eqpt: **None**
Well Location:

Financial Information

Possible Fin: **Cash, Commercial Loan**
Operating Exp: **Exterior Maintenance, Insurance, Other - See Remarks, Repairs/Maintenance, Snow Plow**
Gross Income:
Type Tenancy:
Cert of Occup: **Negotiable**

Type of Sale: **Normal**
Annl Op Exp:
Net Op Inc:
Annl Spc Assess: **\$0**
Assess Val: **\$90,900**
DOM: **0**

Town/Cnty Tax: **\$637**
City/Vil Tax: **\$1,034**
School Tax: **\$1,479**
Total Taxes: **\$3,150**
Sale Price:

MLS #: **R1614693**
The Young Agency

Dillon Joseph Phillips

NY Licensed R.E. Salesperson

1126 Waterloo Geneva Rd Waterloo, NY 13165

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Annual Income

	Monthly Rent	Annual
Unit 1	\$800.00	\$9,600.00
Unit 2	\$900.00	\$10,800.00
Unit 3	\$950.00	\$11,400.00
TOTAL	\$2,650.00	\$31,800.00

Annual Expenses

Taxes	\$3,150.00
Insurance	\$1,200.00
Deferred Maintenance (10%)	\$3,180.00
Maintenance	\$4,000.00
Lawn & Snow	\$1,750.00
Utilities (if there's a vacancy)	\$850.00
TOTAL	\$14,130.00

TOTAL ANNUAL NET OPERATING INCOME \$17,670.00
 (10% CAP = \$176,700.00) Asking Price: \$179,900.00

159 Washington Street

\$249,900



This versatile, income-generating property offers a rare combination of residential and commercial space—perfect for owner-occupants, investors, or entrepreneurs looking to maximize returns and flexibility. With two spacious 3-bedroom residential units and a fully renovated commercial salon, this property is a true gem in a high-demand location. First floor unit boasts an open-concept layout with beautiful hardwood floors, carpeted living room with charming brick accent wall, updated kitchen with stainless steel appliances, large laundry room off the kitchen, and French doors leading to a private deck and partially fenced backyard—ideal for relaxing or entertaining. Upper Unit offers a comfortable layout with carpet throughout, private entry to basement, and a great potential for long-term tenants or owner occupancy. The Commercial space, a beauty salon fully remodeled with elegant, modern design—spray foam insulation & in-floor heating for year-round comfort. Four beautician stations and customer seating area for upside potential for more income if additional beauticians occupy the business. Whether you're looking to build wealth through rental income, or to operate your own business, this property delivers unmatched flexibility and long-term value.

159 Washington Street

\$249,900



MLS#:	R1599665	Multi-Family Res (2-4) units		List Price:	\$249,900
<u>159 Washington St</u>		Zip:	13021	Acres:	0.31
County:	Cayuga	Pstl City:	Auburn	Cross St:	Union St
Town/City:	Auburn				
Area #:	Auburn-050100				
Subdivision:				Lot Front:	151
TxMap#:				Lot Depth:	90
Addl TxMap#:			050100-115-027-0001-005-001-0000	Lot Shape:	Rectangular
City Nghbrhd:				Lot #:	5
School Dist:	Auburn			SqFt [PubRec]:	5,119 [5,119]
High School:	Auburn High			AboveGrade Sq:	[]
Middle School:	Auburn Junior High			Fin Bsmt SqFt:	[]
Elem School:	Casey Park Elementary			SqFtSource:	Public Records
				Year Built:	1890
				Yr Blt Desc:	Existing
				# Photo:	46

General Information

Lot/Addtl Info:	Other - See Remarks	Type of Res:	3 Unit, Mixed Use		
Constr Mtrls:	Vinyl Siding				
Rent Incls:	No Utilities				
Attic:	Pull Down Stairs	Basement:	Full	Artificial:	0
Foundation:	Block, Stone	Roof Desc:	Shingles	Pellet:	0
# Apartment:		# Elec Mtr:	3	Freestanding:	0
# Rooms:		# Gas Mtr:	3	Gas:	0
# Stories:	2.0	# Heat Un:	3	Woodburning:	0
# Gar Spc:	1.0	Desc:		# Not to Code:	0
On Wtrfrnt:	No			Riparian Rgts:	No
Name:			Footage:	Island Name:	No
Water Related Features:					

Unit Information

Apt 1	Studio? No	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
	# Beds:	3		# Baths: 1/0 # Rooms: 6	Rent: \$1,100	Own Occ: No	
Features:		Den/Family Room, Eat-In Kitchen, Living Room, Porch					
Appliances:		Dishwasher, Oven/ Range, Refrigerator, Microwave					
Type of Tenancy:					Lease Expires:		
Apt 2	Studio? No	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
	# Beds:	3		# Baths: 1/0 # Rooms: 5	Rent: \$900	Own Occ: No	
Features:		Den/Family Room, Eat-In Kitchen, Living Room					
Type of Tenancy:					Lease Expires:		
Apt 3	Studio? No	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
	# Beds:	0		# Baths: 1/0 # Rooms: 3	Rent: \$1,200	Own Occ: No	
Features:		Other - See Remarks					
Type of Tenancy:					Lease Expires:		

Public Remarks: This multi-purpose property offers huge investment opportunities, whether you want to owner occupy or gain substantial income, this property is everything you have been searching for. First floor unit offers 3 bedrooms, an open floor concept with beautiful hardwood floors throughout, a carpeted living room with a brick accent wall perfect for additional seating. Updated stainless steel appliances, and a large laundry room off the kitchen area. Off the dining room, you have double glass doors leading out to the private deck that overlooks the spacious partially fenced in backyard that offers comfort and privacy. The upper unit which is also a 3 bedroom provides comfort with carpet throughout, and a private entry to the basement. The commercial space features a Salon that has been completely renovated from top to bottom with elegant design, spray foam insulated, in floor heating, four beautician stations, and a customer seating area. Also has a heating and cooling unit installed, as well as washer and dryer that is included in purchase. Let this property be your opportunity to gain financial freedom and give you the unique characteristics that isn't offered anywhere else!

159 Washington Street

\$249,900

Directions: **State street to corner of Washington street and Union Street, Walking distance to Casey Park**
Interior & Exterior Features

Appliances:
Add'l Interior **Ceiling Fan**

Features:
Add'l Exterior **Deck, Partially Fenced Yard**
Features:
Accessibility:

Floor: **Hardwood-Some, Tile-Some, Wall To Wall Carpet-Some**

Utilities Information

HVAC Type: **Baseboard, Forced Air, Mini-Split** Sewer: **Sewer Connected**

HVAC Fuel: **Gas**

Electric:

Water Htr Fuel: **Gas**
Type of Well: **None**

ENERGY STAR®

Qualified:

Separate Util:

Grn Bld Vr Type:

Grn Indoor Air Q:

Grn Water Cnsrv:

Water: **Public Connected**

Insulation: **Unknown**

Septic Location:

Energy Eqpt: **None**

Well Location:

Financial Information

Possible Fin: **Cash, Conventional, FHA, Other - Type of Sale: Normal**

See Remarks, VA

Other - See Remarks

Operating Exp:

Gross Income:

Type Tenancy:

Cert of Occup:

Negotiable

Annl Op Exp:

Net Op Inc:

Annl Spc Assess: **\$0**

Assess Val: **\$148,500**

DOM: **82**

Town/Cnty Tax: **\$1,689**

City/Vil Tax: **\$1,041**

School Tax: **\$2,418**

Total Taxes: **\$5,148**

Sale Price:

MLS#: R1599665

The Young Agency

1126 Waterloo Geneva Rd Waterloo, NY 13165

Dillon Joseph Phillips

NY Licensed R.E. Salesperson

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Annual Income

	Monthly Rent	Annual
Unit 1	\$1,100.00	\$13,200.00
Unit 2	\$950.00	\$11,400.00
Unit 3 (Salon)	\$1,200.00	\$14,400.00
TOTAL	\$3,250.00	\$39,000.00

Annual Expenses

Taxes	\$5,148.00
Insurance	\$1,750.00
Deferred Maintenance (5%)	\$1,950.00
Maintenance	\$3,000.00
Lawn & Snow	\$2,250.00
Utilities (if there's a vacancy)	\$850.00
Vacancy (5%)	\$1,950.00
TOTAL	\$16,898.00

TOTAL ANNUAL NET OPERATING INCOME \$22,102.00
 (10% CAP = \$221,020.00) Asking Price: \$249,900.00

15 Perrine Street

\$289,900



This fully tenant-occupied quadplex offers a rare opportunity to acquire a high-performing asset with strong cash flow and recent capital improvements. Located adjacent to 17 Perrine Street and boasting 3,926 sq ft of living space, this property is ideal for investors seeking a stabilized, low-maintenance addition to their portfolio. Unit 1 is a 1 bedroom offering new flooring, updated kitchen with stainless steel appliances & dishwasher, renovated bathroom, new furnace, paint, and electrical fixtures. Unit 2 is a 3Bedroom, recent updates are new flooring throughout, modern kitchen and updated bathroom, new washer/dryer hookups, new electrical fixtures. Unit 3 which is also a 3 Bedroom has new flooring and paint, newer furnace, and updated electrical fixtures. Unit 4 is a 2 Bedroom with new flooring and paint, newer furnace, new washer/dryer hookups, and updated modern fixtures. This is a rare chance to own a fully renovated, cash-flowing quadplex in a high-demand rental market. Whether you're scaling your portfolio or entering multifamily investing, this property delivers on both performance and potential.



MLS#:	R1615070	Multi-Family Res (2-4) units		List Price:	\$289,900
County:	Cayuga	Zip:	13021	Acres:	0.25
Town/City:	Auburn	Pstl City:	Auburn	Cross St:	North St
Area #:	Auburn-050100				
Subdivision:	William J Spahn		Lot Front:	66	
TxMap#:	050100-115-028-0001-086-000-0000		Lot Depth:	165	
Addl TxMap#:			Lot Shape:	Rectangular	
City Nghbrhd:			Lot #:	86	
School Dist:	Auburn		SqFt [PubRec]:	3,926 [3,926]	
High School:	Auburn High		AboveGrade Sq:	[]	
Middle School:	Auburn Junior High		Fin Bsmt SqFt:	[]	
Elem School:	Casey Park Elementary		SqFtSource:	Public Records	
			Year Built:	1980	
			Yr Blt Desc:	Existing	
			# Photo:	4	

General Information

Lot/Addtl Info:	Neighborhood Street	Type of Res:	4 Unit
Constr Mtrls:	Other - See Remarks, Vinyl Siding		
Rent Inclds:	Water		
Attic:	Pull Down Stairs	Basement:	Partially Finished
Foundation:	Block	Roof Desc:	Asphalt
# Apartment:		# Fireplace:	0
# Rooms:		Freestanding:	0
# Stories:	2.0	Gas:	0
# Gar Spc:	0.0	Woodburning:	0
On Wtrfrnt:	No	Desc:	
Name:		Footage:	
Water Related Features:			

Unit Information

Apt 1	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
Studio? Yes	1	# Baths: 1/0	# Rooms: 4	Rent: \$750	Own Occ: No	
# Beds:						
Features:	Eat-In Kitchen					
Appliances:	Dishwasher, Oven/ Range, Refrigerator					
Type of Tenancy:	Leased			Lease Expires:	05/31/2026	
Apt 2	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
Studio? No	3	# Baths: 1/0	# Rooms: 6	Rent: \$950	Own Occ: No	
# Beds:						
Features:	Eat-In Kitchen, Laundry-In Unit, Living Room					
Appliances:	Oven/ Range, Refrigerator					
Type of Tenancy:	Month to Month			Lease Expires:		
Apt 3	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
Studio? No	3	# Baths: 1/0	# Rooms: 6	Rent: \$950	Own Occ: No	
# Beds:						
Features:	Eat-In Kitchen, Laundry-In Unit, Living Room					
Appliances:	Oven/ Range, Refrigerator					
Type of Tenancy:	Month to Month			Lease Expires:		
Apt 4	Living Rm:	Dining Rm:	Kitchen:	BR 1:	BR 2:	BR 3:
Studio? No	2	# Baths: 1/0	# Rooms: 5	Rent: \$900	Own Occ: No	
# Beds:						
Features:	Eat-In Kitchen, Laundry-In Unit, Living Room					
Appliances:	Dishwasher, Oven/ Range, Refrigerator					
Type of Tenancy:	Month to Month			Lease Expires:		

15 Perrine Street

\$289,900

Public Remarks: This fully tenant-occupied quadplex offers a rare opportunity to acquire a high-performing asset with strong cash flow and recent capital improvements. Located adjacent to 17 Perrine Street and boasting 3,926 sq ft of living space, this property is ideal for investors seeking a stabilized, low-maintenance addition to their portfolio. Unit 1 is a 1 bedroom offering new flooring, updated kitchen with stainless steel appliances & dishwasher, renovated bathroom, new furnace, paint, and electrical fixtures. Unit 2 is a 3 Bedroom, recent updates are new flooring throughout, modern kitchen and updated bathroom, new washer/dryer hookups, new electrical fixtures. Unit 3 which is also a 3 Bedroom has new flooring and paint, newer furnace, and updated electrical fixtures. Unit 4 is a 2 Bedroom with new flooring and paint, newer furnace, new washer/dryer hookups, and updated modern fixtures. This is a rare chance to own a fully renovated, cash-flowing quadplex in a high-demand rental market. Whether you're scaling your portfolio or entering multifamily investing, this property delivers on both performance and potential. Property is for sale only as part of a larger 18-unit package portfolio.

Unbranded VT:

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Arterial W turn right onto North St, Left onto Perrine St**

Utilities Information

HVAC Type:	Forced Air	Sewer:	Sewer Connected
HVAC Fuel:	Gas	Water:	Public Connected
Electric:		Insulation:	Unknown
Water Htr Fuel:	Electric	Septic Location:	
Type of Well:		Energy Eqpt:	None
ENERGY STAR®		Well Location:	
Qualified:			
Separate Util:	Electricity, Heat		
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Possible Fin:	Cash, Commercial Loan	Type of Sale:	Normal
Operating Exp:	Exterior Maintenance, Insurance, Repairs/Maintenance, Snow Plow	Annl Op Exp:	
Gross Income:		Net Op Inc:	
Type Tenancy:		Annl Spc Assess:	\$0
Cert of Occup:	Negotiable	Assess Val:	\$103,700
Cld/Lsd Date:		DOM:	0

Town/Cnty Tax: **\$730**
City/Vil Tax: **\$1,179**
School Tax: **\$1,688**
Total Taxes: **\$3,597**
Sale Price:

MLS #: **R1615070**

The Young Agency

1126 Waterloo Geneva Rd Waterloo, NY 13165

Dillon Joseph Phillips

NY Licensed R.E. Salesperson

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Annual Income

	Monthly Rent	Annual
Unit 1	\$750.00	\$9,000.00
Unit 2	\$950.00	\$11,400.00
Unit 3	\$950.00	\$11,400.00
Unit 4	\$900.00	\$10,800.00
TOTAL	\$2,692.00	\$42,600.00

Annual Expenses

Taxes	\$3,597.00
Insurance	\$1,500.00
Deferred Maintenance (8%)	\$3,408.00
Maintenance	\$2,500.00
Lawn & Snow	\$1,750.00
Utilities (if there's a vacancy)	\$850.00
TOTAL	\$13,605.00

TOTAL ANNUAL NET OPERATING INCOME \$28,995.00
 (10% CAP = \$289,950.00) Asking Price: **\$289,900.00**

17 Perrine Street

\$129,900



Offering 4 bedrooms this property is great for a growing family, or even to owner occupy.

Located just steps from 15 Perrine Street and a short walk to Auburn's bustling nightlife and amenities, this 4-bedroom single-family home offers strong rental appeal and long-term upside. Turnkey updates include new flooring and fresh paint throughout, updated kitchen with stainless steel appliances, modern electrical fixtures, and new washer/dryer hookups. With some exterior improvements, curb appeal and property value can be significantly enhanced. This is a smart addition to any portfolio—offering immediate rental readiness with room to grow equity through light cosmetic upgrades.

17 Perrine Street

\$129,900



MLS#:	R1614512	Single Family Residential		List Price:	\$129,900
17 Perrine St				Acres:	0.11
County:	Cayuga	Zip:	13021	Cross St:	North St
Town/City:	Auburn	Pstl City:	Auburn		
Area #:	Auburn-050100			Lot Front:	66
Subdivision:	William J Spahn			Lot Depth:	70
TxMap#:	050100-115-028-0001-085-000-0000			Lot Shape:	Rectangular
Addl TxMap#:				Lot #:	85
City Nghbrhd:				SqFt [PubRec]:	1,552 [1,552]
School Dist:	Auburn			AboveGrade Sq:	[1,552]
High School:	Auburn High			Fin Bsmnt SqFt:	[]
Middle School:	Auburn Junior High			SqFtSource:	Public Records
Elem School:	Casey Park Elementary			Year Built:	1900
				Yr Blt Desc:	Existing
				# Photo:	4

General Information

Style of Res:	2 Story	Full Baths:	1	Bedrooms:	3	Beds	Full	Half
Built By:		Half Baths:	0	Total Rooms:	6	1st Flr:	0	0
Stories:	2.0	Tot Baths:	1.0	# Beds/Sept:		2nd Flr:	3	0
Constr Mtrls:	Vinyl Siding					3rd Flr:	0	0
Driveway:	Stone/Gravel					4th Flr:	0	0
Garage:	0.0/No Garage					Bsmnt:	0	0
Lot/Addtl Info:	Neighborhood Street					Total:	3	1
Attic:	Pull Down Stairs							
Basement:	Full							
Waterfront:	No							
Name:								
Water Related Features:								

Public Remarks: Located just steps from 15 Perrine Street and a short walk to Auburn's bustling nightlife and amenities, this 4-bedroom single-family home offers strong rental appeal and long-term upside. Turnkey updates include new flooring and fresh paint throughout, updated kitchen with stainless steel appliances, modern electrical fixtures, and new washer/dryer hookups. With some exterior improvements, curb appeal and property value can be significantly enhanced. This is a smart addition to any portfolio—offering immediate rental readiness with room to grow equity through light cosmetic upgrades. Property is only for sale as part of a 18-unit package portfolio.

Unbranded VT:

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Arterial W take right onto North St, take left onto Perrine St**
Interior & Exterior Features

Add'l Rooms:	Living Room	Total FP:	0	# Artificial:	0
Add'l Interior Features:				# Gas:	0
Add'l Exterior Features:	Other - See Remarks, Porch - Covered			# Pellet:	0
Add'l Struct:				# Wood Burning:	0
Kitch/Dining:	Eat-In			# Wood Stove:	0
Appliances:	Dishwasher, Oven/Range Gas, Refrigerator			# Coal:	0
Accessibility:				# Other:	0
Floor:	Hardwood-Some, Laminate-Some, Tile-Some			# Freestanding:	0
				# Not Rep to Code:	0

Utilities Information

HVAC Type:	Forced Air	Sewer:	Sewer Connected	
HVAC Fuel:	Gas	Water:	Public Connected	
Electric:		Insulation:	Unknown	
Water Htr Fuel:	Electric	Septic Location:		
Emerg Backup:		Energy Eqpt:	None	
Type of Well:		Well Location:		
ENERGY STAR®				

Financial Information

Possible Fin: **Cash, Commercial Loan**
1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Tax Info:
Assess Val: **\$75,800**
HOA Pay Desc: **None**
HOA Fee:
HOA Amen:
Sale Price:

Type of Sale: **Normal**
Equity: **\$129,900.00**
Annl Spc Assess: **\$0**

Town/Cnty Tax: **\$531**
City/Vil Tax: **\$862**
School Tax: **\$1,233**
Total Taxes: **\$2,626**
Lot Rent:

DOM: **0**

Closed Date:

Dillon Joseph Phillips
NY Licensed R.E. Salesperson

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MLS#: **R1614512**

The Young Agency

1126 Waterloo Geneva Rd Waterloo, NY 13165



Annual Income

	Monthly Rent	Annual
Unit 1	\$1,500.00	\$18,000.00
TOTAL	\$1,500.00	\$18,000.00

Annual Expenses

Taxes	\$2,626.00
Insurance	\$750.00
Maintenance	\$2,200.00
Utilities (if there's a vacancy)	\$500.00
TOTAL	\$6,076.00

TOTAL ANNUAL NET OPERATING INCOME \$11,924.00
(10% CAP = \$119,240.00) Asking Price: \$129,900.00

Annual Income	Annual
15 Perrine	\$42,600.00
17 Perrine	\$18,000.00
99 Washington	\$31,800.00
88 N Division	\$21,000.00
206-210 Seymour	\$33,600.00
1-3 Lizette	\$12,000.00
159 Washington	\$39,000.00
TOTAL	\$198,000.00

Annual Expenses	
Taxes	\$26,035.00
Insurance	\$8,200.00
Deferred Maintenance (5%)	\$11,478.00
Maintenance	\$18,600.00
Lawn & Snow	\$9,750.00
Utilities (if there's a vacancy)	\$5,600.00
TOTAL	\$79,663.00

TOTAL ANNUAL NET OPERATING INCOME \$118,337.00
 (8% CAP = \$1,479,212.50)

AREA DEMOGRAPHICS - Auburn, NY

In 2023, Auburn, NY had a population of 26.5k people with a median age of 40 and a median household income of \$49,377. Between 2022 and 2023 the population of Auburn, NY declined from 26,674 to 26,475, a -0.746% decrease and its median household income grew from \$48,203 to \$49,377, a 2.44% increase.

POPULATION: 26,475

MEDIAN AGE: 40 Years Old

EMPLOYED POPULATION: 11,578

The median property value in Auburn, NY was \$143,600 in 2023, which is 0.473 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$138,000 to \$143,600, a 4.06% increase. The homeownership rate in Auburn, NY is 49.5%, which is approximately the same as the national average of 65%.

MEDIAN PROPERTY VALUE: \$143,600

MEDIAN PROPERTY TAXES: \$5,819

RENT VS. OWN: 49.5% Own Homes

In 2023, the median household income of the 11.8k households in Auburn, NY grew to \$49,377 from the previous year's value of \$48,203.

MEDIAN HOUSEHOLD INCOME: \$49,377

AREA DEMOGRAPHICS - Cayuga County

In 2023, Cayuga County, NY had a population of 75.5k people with a median age of 43.7 and a median household income of \$66,583. Between 2022 and 2023 the population of Cayuga County, NY declined from 76,171 to 75,464, a -0.928% decrease and its median household income grew from \$63,227 to \$66,583, a 5.31% increase.

POPULATION: 75,464

MEDIAN AGE: 43.7 Years Old

EMPLOYED POPULATION: 35,263

The median property value in Cayuga County, NY was \$164,200 in 2023, which is 0.541 times smaller than the national average of \$303,400. Between 2022 and 2023 the median property value increased from \$158,900 to \$164,200, a 3.34% increase. The homeownership rate in Cayuga County, NY is 71.9%, which is approximately the same as the national average of 65%.

MEDIAN PROPERTY VALUE: \$164,200

MEDIAN PROPERTY TAXES: \$22,533

RENT VS. OWN: 71.9% Own Homes

In 2023, the median household income of the 31.3k households in Cayuga County, NY grew to \$66,583 from the previous year's value of \$63,227.

MEDIAN HOUSEHOLD INCOME: \$66,583



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