

PROPERTY REPORT

8010 Brewerton Rd, Cicero, NY 13039



Presented by

CANDY COSTA | LICENSED REAL ESTATE BROKER & OWNER

New York Real Estate Licenses: 10351215203, 10491209117

New York Appraisal License: 10491209117



Mobile: (315) 447-0668 | Office: (315) 505-6609 | Fax: (315) 505-6699

Main: candy@candycosta.com

Office: www.candycosta.com

CANDY COSTA REAL ESTATE, LLC

3226 East Avenue

PO Box 669

Central Square, NY 13036

8010 Brewerton Rd, Cicero, NY 13039

Off Market

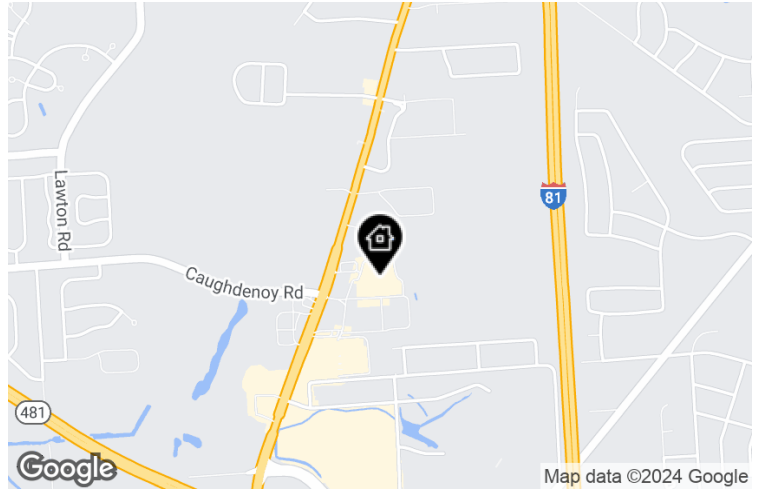
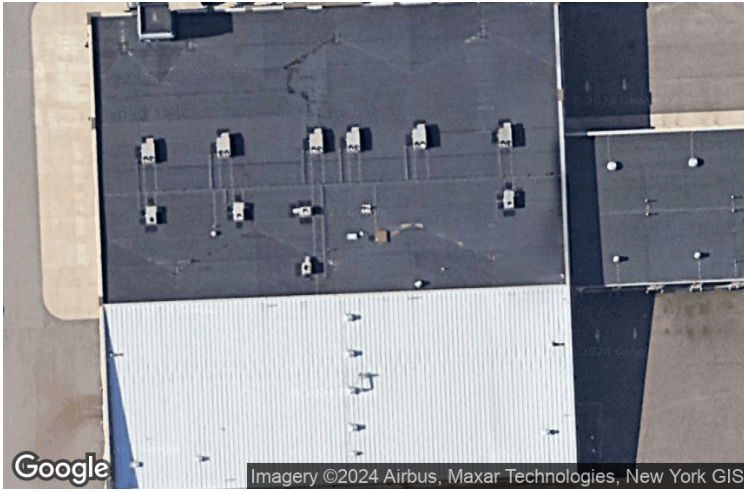
• Sold Date: 12/30/2021
 • Public Record

Closed Price
\$9,100,000

Closed Date: 12/30/2021

Property Facts	Public Facts	Listing Facts
Property Type	Retail	-
Property Subtype	Vehicle Rentals	-
Number of Buildings	2	-
Number of Units	0	-
Number of Stories	1	-
Building Area (sq ft)	42,698	-
Lot Size	13.85 acres	-
Lot Dimensions	13.85 AC	-
Year Built	2017	-
Cooling	Central	-
Garage (spaces)	0	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 3

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Echopark –	–	12/19/2021	–	12/3/2020
Uck Two LLC –	–	–	–	1/12/2015
Wholesale Cars Online Com LLC –	–	–	Wholesale trade	–

Extended Property Facts

Interior Details

Building Perimeter 1014 sq ft

Exterior Details

Lot Size - Square Feet 603306 sq ft

Lot Size - Acres 13.850 ac

Neighborhood Code 22001

Water Municipal

Sewer Municipal

Other Details

Building Condition Average

Building Quality C+

Amenities Alarm System, Fire Sprinkler

Asphalt Paving 310700

Public Facts

Owner Information

Owner Name	ECHOPARK REALTY NY, LLC
Mailing Address	4401 Colwick Rd Charlotte NC 28211-2311
Mail Care-Of Name	Tammy Katopodis
Vesting	Company/Corporation
Contact Title	OFFICER
Contact Name	TAMMY KATOPODIS
Number of Tenants	3
Avg. Time Tenants in Business	2,281

Legal Description

APN	312289 044.-03-01.1
FIPS Parcel Number	36067312289 044.-03-01.1
Census Tract	360670103.012003
Abbreviated Description	LOT:1.001 BLK:3 SEC:44.00 DIST:312289 CITY/MUNI/TWP:CICERO (TOV) FL 44 1150976
City/Municipality/Township	Cicero, NY 13039
Building Name	USED CAR KING CICERO
General Use	Vehicle Sales, Rentals
Overall Use	RETAIL

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$3,210,000	\$1,440,000	\$4,650,000	-
2022	\$3,210,000	\$1,440,000	\$4,650,000	-
2021	\$3,210,000	\$1,440,000	\$4,650,000	-
2020	\$3,210,000	\$1,440,000	\$4,650,000	-
2019	\$3,210,000	\$1,440,000	\$4,650,000	-
2018	\$2,960,000	\$1,440,000	\$4,400,000	-
2017	\$975,000	\$675,000	\$1,650,000	-
2016	\$975,000	\$675,000	\$1,650,000	\$58,301
2015	\$975,000	\$675,000	\$1,650,000	-
2014	\$975,000	\$675,000	\$1,650,000	-
2013	\$975,000	\$675,000	\$1,650,000	-
2012	\$975,000	\$675,000	\$1,650,000	-
2011	\$975,000	\$675,000	\$1,650,000	-
2009	\$67,820	\$16,900	\$84,720	-

Deed Records

Recording Date	12/30/2021
Document Type	Warranty Deed
Sales Price	\$9,100,000
Sales Price Code	Full amount stated on Document
Buyer Name	ECHOPARK REALTY NY LLC
Buyer ID	Limited Liability Company
Seller Name	UCK 2 LLC
Seller ID	Limited Liability Company
Document #	20210-00063249
Contract Date	12/19/2021

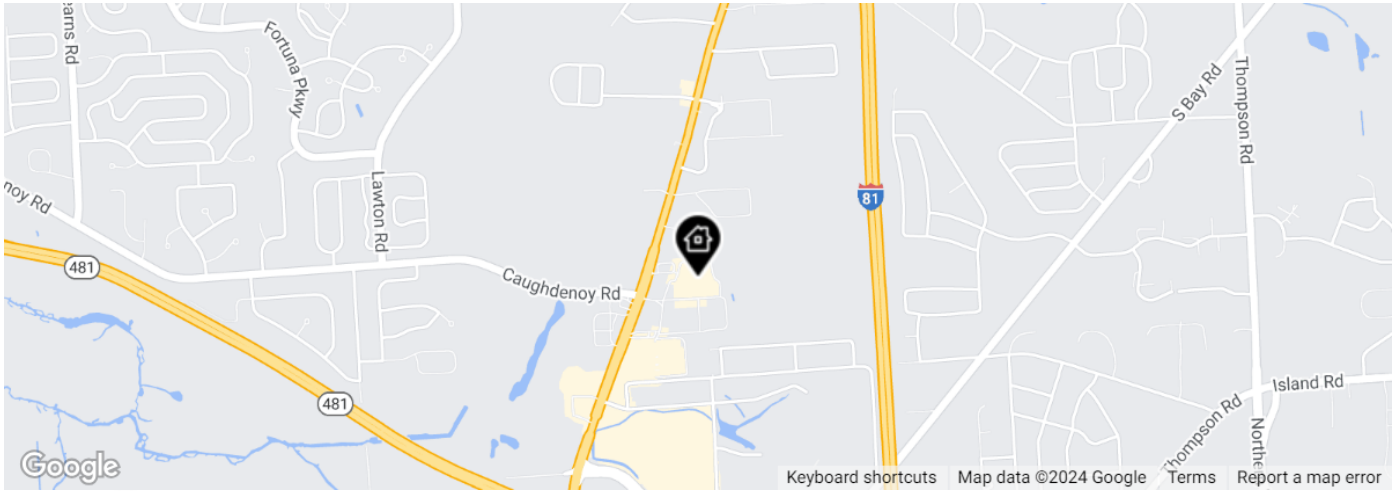
Mortgage Records

Recording Date	11/22/2022
Lender Name	PNC BANK NA
Lender Type	Bank
Loan Amount	\$11,300,000
Document Number	20220-00047127
Loan Type	Stand Alone Refi (Refinance of Original Loan)
Contract Date	11/17/2022

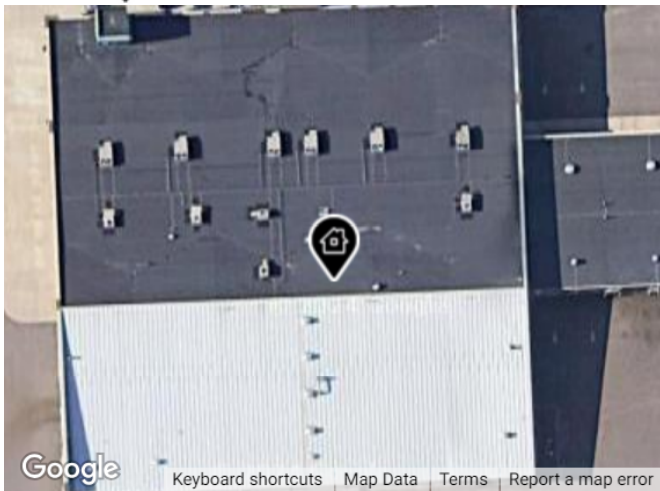
Financial Details

Adjusted Prop. Value	\$6,458,333
No. of Refis or Equity Loans	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	81
New Applicant Underwriting Score	77
Property Use Reliability Score	81
Property Use Risk Score	B
Financial Risk Score	81
Local Area Credit Risk Score	B
Special Risk Characteristics	NO SPECIAL RISK FEATURES

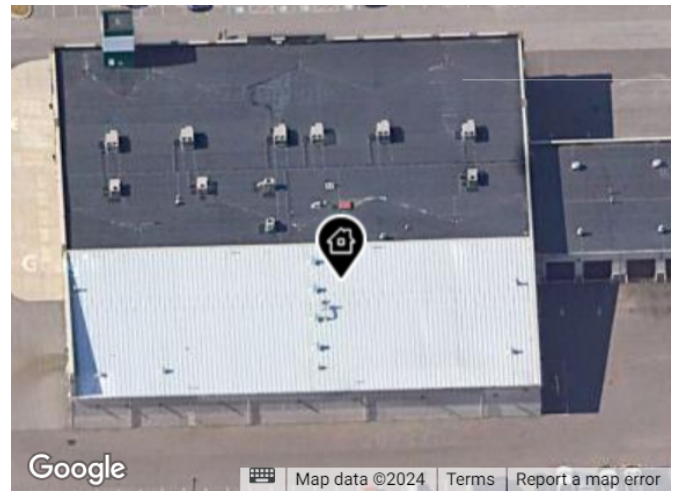
Maps



Legend: Subject Property

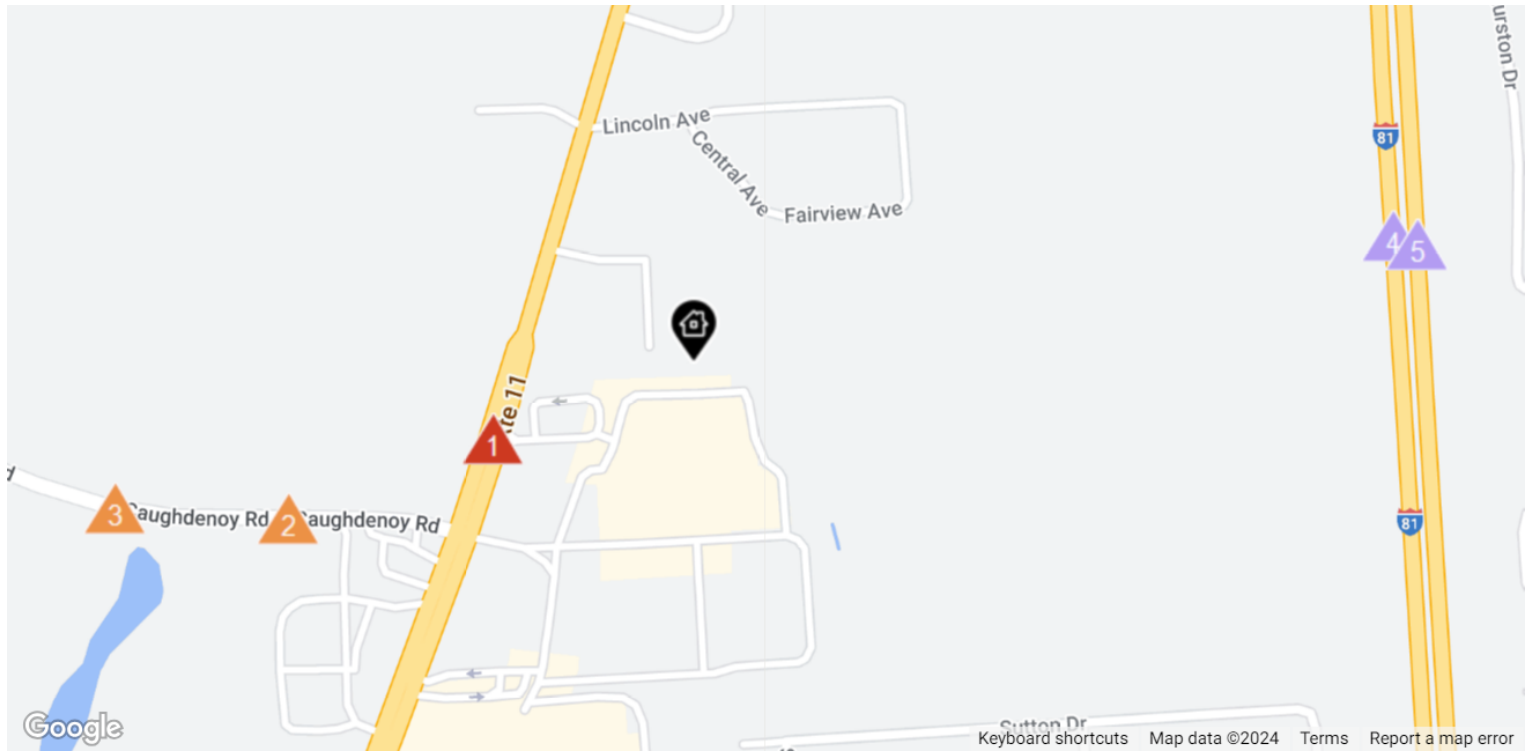


Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

17,049

2023 Est. daily traffic counts

Street: **Brewerton Rd**
 Cross: **Factory St**
 Cross Dir: **N**
 Dist: **0.14 miles**

Historical counts

Year	Count	Type
2018	▲ 15,787	AADT
2008	▲ 19,310	AADT
2006	▲ 19,130	AADT
2000	▲ 15,223	AADT
1999	▲ 12,900	AADT

2

12,154

2023 Est. daily traffic counts

Street: **Caughdenoy Rd**
 Cross: **Brewerton Rd**
 Cross Dir: **E**
 Dist: **0.11 miles**

Historical counts

Year	Count	Type
2005	▲ 12,500	AADT
1997	▲ 13,242	AADT

3

9,480

2023 Est. daily traffic counts

Street: **Caughdenoy Rd**
 Cross: **Lawton Rd**
 Cross Dir: **E**
 Dist: **0.03 miles**

Historical counts

Year	Count	Type
2021	▲ 10,819	AADT
2005	▲ 1,250	AADT
1997	▲ 2,784	AADT

4

45,664

2023 Est. daily traffic counts

Street: **I-81**
 Cross: **Hwy 31**
 Cross Dir: **N**
 Dist: **0.27 miles**

Historical counts

Year	Count	Type
2021	▲ 45,049	AADT
2018	▲ 43,726	AADT
2008	▲ 52,150	AADT
2007	▲ 51,240	AADT
2006	▲ 50,400	AADT

5

47,379

2023 Est. daily traffic counts

Street: **I 787**
 Cross: **-**
 Cross Dir: **-**
 Dist: **-**

Historical counts

Year	Count	Type
2021	▲ 45,049	AADT
2018	▲ 53,046	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

