

## PROPERTY REPORT

# 3861 State Route 281, Cortland, NY 13045



Presented by

**CANDY COSTA** | LICENSED REAL ESTATE BROKER & OWNER

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**CANDY COSTA REAL ESTATE, LLC**

3226 East Avenue

PO Box 669

Central Square, NY 13036

# 3861 State Route 281, Cortland, NY 13045

**Off Market**

\* Sold Date: 12/28/2021  
 \* Public Record

**Closed Price**  
**\$4,150,000**

Closed Date: 12/28/2021

## Property Facts

	Public Facts	Listing Facts
Property Type	<b>Retail</b>	-
Property Subtype	<b>Vehicle Rentals</b>	-
Number of Buildings	<b>1</b>	-
Number of Units	<b>0</b>	-
Number of Stories	<b>1</b>	-
Building Area (sq ft)	<b>22,598</b>	-
Lot Size	<b>5.25 acres</b>	-
Lot Dimensions	<b>5.25 AC</b>	-
Year Built	<b>1970</b>	-
Cooling	<b>Central</b>	-
Garage (spaces)	<b>0</b>	-

## Extended Property Facts

### Interior Details

**Canopy/Awning** 1200 sq ft

### Exterior Details

**Lot Size - Square Feet** 228690 sq ft

**Lot Size - Acres** 5.250 ac

**Neighborhood Code** 11111

**Water** Well

**Sewer** Municipal

### Other Details

**Building Condition** Average

**Building Quality** C

**Asphalt Paving** 50000

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# Public Facts

## Owner Information

<b>Owner Name</b>	ECHOPARK REALTY NY, LLC
<b>Mailing Address</b>	4401 Colwick Rd Charlotte NC 28211-2311
<b>Vesting</b>	Company/Corporation
<b>Contact Title</b>	OFFICER
<b>Contact Name</b>	COSS, STEPHEN K.

## Legal Description

<b>APN</b>	112289 86.17-01-11.100
<b>FIPS Parcel Number</b>	36023112289 86.17-01-11.100
<b>Zoning</b>	05 - COMMERCIAL
<b>Census Tract</b>	360239710.002014
<b>Abbreviated Description</b>	LOT:11.100 BLK:1 SEC:86.17 DIST:112289 CITY/MUNI/TWP:CORTLANDVILLE (TOV)
<b>City/Municipality/Township</b>	Cortland, NY 13045
<b>General Use</b>	Vehicle Sales, Rentals
<b>Overall Use</b>	RETAIL

## Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$688,400	\$416,000	\$1,104,400	\$24,310
2022	\$688,400	\$416,000	\$1,104,400	\$22,749
2021	\$688,400	\$416,000	\$1,104,400	\$24,165
2020	\$688,400	\$416,000	\$1,104,400	-
2019	\$688,400	\$416,000	\$1,104,400	-
2018	\$688,400	\$416,000	\$1,104,400	-
2017	\$688,400	\$416,000	\$1,104,400	-
2016	\$688,400	\$416,000	\$1,104,400	-
2015	\$688,400	\$416,000	\$1,104,400	-
2014	\$688,400	\$416,000	\$1,104,400	-
2012	\$688,400	\$416,000	\$1,104,400	-
2011	\$688,400	\$416,000	\$1,104,400	-
2010	\$688,400	\$416,000	\$1,104,400	-

## Deed Records

<b>Recording Date</b>	12/28/2021
<b>Document Type</b>	Warranty Deed
<b>Sales Price</b>	\$4,150,000
<b>Sales Price Code</b>	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
<b>Buyer Name</b>	ECHOPARK REALTY NY LLC
<b>Buyer ID</b>	Limited Liability Company
<b>Seller Name</b>	UCK 3 LLC
<b>Seller ID</b>	Limited Liability Company
<b>Document #</b>	2021-07585
<b>Contract Date</b>	12/14/2021

Mortgage Records

<b>Recording Date</b>	3/20/2023
<b>Lender Name</b>	PNC BANK NA
<b>Lender Type</b>	Bank
<b>Loan Amount</b>	\$600,000,000
<b>Document Number</b>	2023-01068
<b>Loan Type</b>	Stand Alone Refi (Refinance of Original Loan)
<b>Contract Date</b>	3/16/2023

Financial Details

<b>Adjusted Prop. Value</b>	\$1,577,714
<b>No. of Refis or Equity Loans</b>	1
<b>Default History</b>	NO DEFAULTS IN AVAILABLE RECORDS
<b>MTG Risk Score</b>	74
<b>New Applicant Underwriting Score</b>	94
<b>Property Use Reliability Score</b>	74
<b>Property Use Risk Score</b>	B
<b>Financial Risk Score</b>	74
<b>Local Area Credit Risk Score</b>	B
<b>Special Risk Characteristics</b>	NO SPECIAL RISK FEATURES

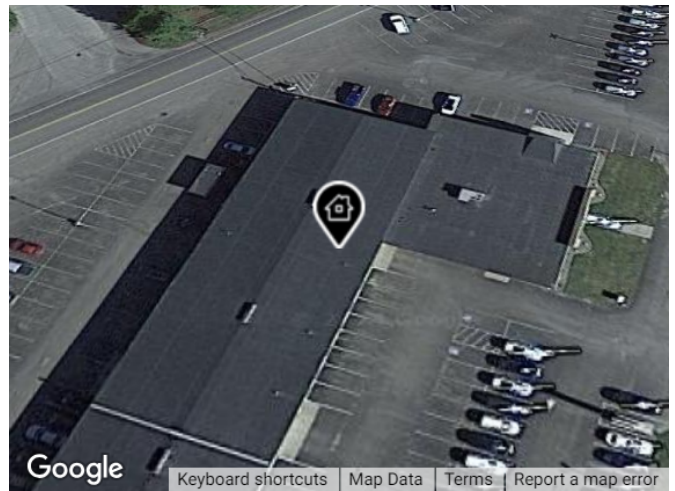
# Maps



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**

## 7,793

2023 Est. daily traffic counts

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Street: **State Hwy 222**  
 Cross: **West Rd**  
 Cross Dir: **E**  
 Dist: **0.18 miles**

Historical counts

Year	Count	Type
2021	7,800	AADT
2018	11,811	AADT
2006	6,570	AADT
1997	4,650	AADT

**2**

## 11,191

2023 Est. daily traffic counts

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Street: **State Hwy 222**  
 Cross: **Groton Ave**  
 Cross Dir: **NE**  
 Dist: **0.1 miles**

Historical counts

Year	Count	Type
2006	11,280	AADT
1997	11,000	AADT

**3**

## 3,414

2023 Est. daily traffic counts

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Street: **Luker Road**  
 Cross: **-**  
 Cross Dir: **-**  
 Dist: **-**

Historical counts

Year	Count	Type
2021	3,417	AADT
2019	3,805	AADT
2018	3,118	AADT

**4**

## 18,969

2023 Est. daily traffic counts

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Street: **West Rd**  
 Cross: **Crestwood Ct**  
 Cross Dir: **NE**  
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2006	19,120	AADT
1997	18,100	AADT

**5**

## 4,759

2023 Est. daily traffic counts

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Street: **Broadway Avenue**  
 Cross: **-**  
 Cross Dir: **-**  
 Dist: **-**

Historical counts

Year	Count	Type
2021	4,139	AADT
2018	6,178	AADT

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



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- **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.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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