



MLS#: **S1551947** **Multi-Family Res (2-4) units** **A-Active**
4527 Apulia Rd VR Pricing: **No** List Price: **\$400,000**
 County: **Onondaga** Zip: **13078**
 Town/City: **Dewitt** Pstl City: **Jamesville** Cross St: **Rt 173**
 Area#: **Dewitt-312689**
 Subdivision: **Jamesville Fire Dept Sub** Acres: **0.27**
 TxMap#: **312689-087-000-0003-004-001-0000** Lot Front: **97**
 City Nghbrhd: **Jamesville-Dewitt** Lot Depth: **117**
 School Dist: **Jamesville-Dewitt** Lot Shape:
 High School: Lot #: **4**
 Middle School: SqFt [PubRec]: **2,604 [2,604]**
 Elem School: AboveGrade Sq: **[2,604]**
 SqFtSource: **Public Records**
 Year Built: **1920**
 Yr Blt Desc: **Existing**
 Type of Sale: **Normal** # Attach: **1**
NY - New York

Recent Change: **07/15/2024 : NEW : ->A**

Listing Office Information

Offc Name: **Hunt Real Estate ERA (HUNT60)**
 Offc Addr: **7650 Highbridge Road**
Suite 210
Manlius, NY 13104
 LA Name/ID: **James Siciliano (HOUSE2HM)**
 LA Email: **house2home@huntrealestate.com**
 LA Dir Phone/Fax: **315-682-7197/315-682-8914**
 Owner Name: **Apollo Portfolio, LLC**
 Owner 2:
 Owner Addr: **8410 Woodbox Rd**
Manlius, NY 13104

Offc Lic#: **10391200201**
 Offc Phone: **315-682-7197**
 Offc Fax: **315-682-8914**
 LA Cell #: **315-877-2987**
 LA Acpts Txt:
 LA License #: **10401227998 (NY)**
 Comp (Brk): **3**
 Comp (BA): **3**
 Comp (SA): **3**
 Exclusions:

Comp Comments:
 Seller Attorney:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
 Service Type:
 Negotiation w/:
 Show Appt/Desc:
 Private Rmrks:

Seller Atty Email:
 List Date: **07/15/2024**
 Expire Date: **01/15/2025**
 DOM: **0**
Listing Broker Only
3158772987/Appointment Service; Lockbox - Must Make Appt, Tenant Occupied
This is a mixed use property. Rents are extremely low and have room for increases. Current gross rent is \$45,000 per year. There are three residential apartments, 2-2 bedroom and 1-1 bedroom, a retail store front, and storage units. The retail space and storage are being rented by previous owner for only \$500.00 a month and can be increased after Dec 2024. Please use ShowingTime to schedule appointments or call Jim Siciliano (agent) 315-877-2987 with questions. The owner is related to the listing agent.

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

General Information

Lot Info: **Near Bus Line, Primary Road** Type of Res: **3 Unit, Mixed Use, Other - See Remarks**
 Exterior Constr: **Vinyl** Prk/Driveway: **2 or More Spaces, Stone/Gravel**
 Rent Includes: **Grounds Maintenance, Lawn Maintenance, No Utilities, Refuse Removal, Snow Removal, Water**
 Attic: **Crawl Space, Scuttle Access** Basement: **Exterior Walkup/Bulkhead Doors, Partial**
 Foundation: **Block, Stone** Roof Desc: **Asphalt, Shingles**
 # Apartmnt: **3** # Stories: **1.7**
 # Elec Mtr: **4** #Gar Sp: **3.0**
 # Gas Mtr: **3** #Park (sp/apt):
 # Heat Un: **4**
 On Wtrfrnt: **No** Desc: Riparian Rgts: **No**
 Water Frontage Acce
 Island/Name: **No**
 Name: Footage:
 Water Related Features:

Unit Information

Apt 1
 Studio? **No** Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
 # Beds: **2** # Baths: **1/0** # Rooms: **4** Rent: **\$1,100** Own Occ: **No**
 Features: **Dining Area With Kitchen, Dining Area With Living Room, Eat-In Kitchen**
 Appliances: **Dishwasher, Dryer, Oven/ Range, Refrigerator, Washer, Microwave**
 Type of Tenancy: **Leased** Lease Expires: **05/01/2025**

Apt 2
 Studio? **No** Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
 # Beds: **1** # Baths: **1/0** # Rooms: **3** Rent: **\$1,200** Own Occ: **No**
 Features: **Dining Area With Kitchen, Eat-In Kitchen, Living Room**
 Appliances: **Dishwasher, Dryer, Oven/ Range, Refrigerator, Washer, Microwave**
 Type of Tenancy: **Leased** Lease Expires: **01/01/2025**

Apt 3
 Studio? **No** Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
 # Beds: **2** # Baths: **1/0** # Rooms: **4** Rent: **\$950** Own Occ: **No**
 Features: **Dining Area With Kitchen, Living Room**
 Appliances: **Oven/ Range, Refrigerator**
 Type of Tenancy: **Leased** Lease Expires: **01/01/2025**

Public Remarks: **Welcome to 4527 Apulia Rd (South Street). This wonderful property has two 2-bedroom, and one 1-bedroom residential units. It has a retail store front and storage units as well. The building has been carefully upgraded with new roof, siding, windows, HVAC, electric, plumbing, subfloor, and much, much more. Two of the units have been completely gutted and refinished beautifully. Gross rental income is \$45,000.00 per year with plenty of room to increase rental income. All units are occupied. Tenants pay their own utilities. This is an opportunity that you do not want to pass on. Great for investors or owner occupants.**

Directions: **Rt 173 to Apulia Road. Property on right.**

Interior & Exterior Features

Appliances: **Ceiling Fan, Circuit Breakers - Some, Laundry- Separate Hook ups- Some, Pex Plumbing- Some**
Add'l Interior Features: **Cable TV Available, High Speed Internet, Thermal Windows - Some**
Add'l Exterior Features: **Ceramic-Some, Vinyl-Some, Wall To Wall Carpet-Some**
Accessibility:
Floor:

Utilities Information

HVAC Type: **Forced Air, Wall Furnace** Sewer: **Septic**
Heating Fuel: **Electric, Gas** Water: **Public Connected**
Water Htr Fuel: **Electric** ENERGY STAR®
Qualified:
Type of Well: **None** Energy Equipment: **None**
Well Location:
Separate Util: **Electricity, Gas, Heat**

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional**
Operating Exp: **Electric, Insurance, Management, Repairs/Maintenance, Snow Plow**
Gross Income: **\$45,000** Annl Op Exp: Net Op Inc:
1st Mtg Bal: **\$0** Equity: **\$400,000** Town/Cnty Tax: **\$3,374**
2nd Mrt Bal: **\$0** Escrow Agt/Bnk: **Hunt Real Estate ERA/M&T**
Orig. List Price: **\$400,000** Annl Spc Assess: **\$0** City/Vil Tax: **\$0**
PriceChg Time: Assess Val: **\$158,900** School Tax: **\$3,273**
Total Taxes: **\$6,647**
Type Tenancy:
Cert of Occup: **Not Required**
Tax Info:

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #: **1**
Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** AVM: **No** Blog: **No** Realtor.com: **Yes**

James Siciliano
NY Licensed R.E. Salesperson
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Hunt Real Estate ERA
7650 Highbridge Road Manlius, NY 13104