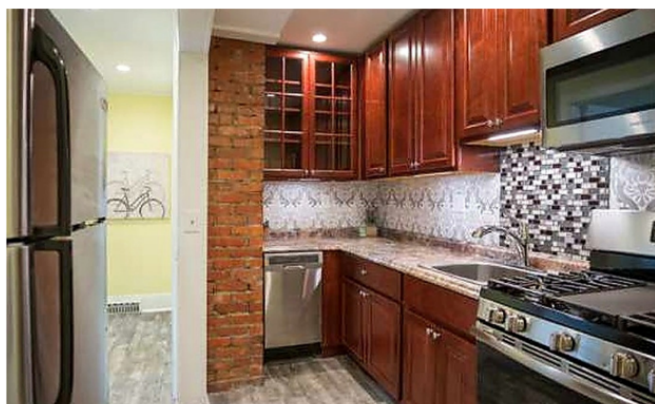




OFFERING MEMORANDUM

2215 JAMES STREET

Five Unit Investment | Historic Eastwood Mansion | Syracuse, New York 13206

LIST PRICE
\$689,000

5 Apartments | (2) Rentable Garages

> 15 miles to the Micron campus

INVESTMENT OVERVIEW

Benchmark Realty Advisors is pleased to present 2215 James Street, five apartments in an elegant historic mansion in Syracuse's Eastwood neighborhood. The offering delivers stable in place income with clearly defined paths to grow it, minutes from the region's largest employers and institutions.

\$93,204

GROSS ANNUAL RENT

\$49,060

NET OPERATING INCOME

\$689,000

LIST PRICE

VALUE ADD OPPORTUNITY

RENT INCREASES

In place rents are below market; renew or re-lease every unit at current market rates

GARAGE RENTAL

Two vacant garages ready to lease for storage or parking income

UTILITIES TO TENANTS

Separately metered; shift owner paid utilities to tenants at renewal or on new leases

PROPERTY HIGHLIGHTS

- One apartment currently rented fully furnished; furnishings for a second unit included in the sale
- Original hardwood floors, high ceilings, updated kitchens, and on site parking
- Elegant historic mansion character with double porches and classical columns
- Convenient to Syracuse University, Le Moyne College, Upstate Medical, downtown, and Micron's planned semiconductor campus in Clay

Property Details

List Price	\$689,000
Gross Annual Rent	\$93,204
Net Operating Income	\$49,060
Units	5 Apartments
Neighborhood	Eastwood
Utilities	Separately Metered
Garages	(2) Vacant Rentable



THE MICRON EFFECT

Less than 15 miles from Micron's planned \$100 billion semiconductor campus in Clay, projected to create nearly 50,000 jobs across Central New York.

EXCLUSIVE CONTACT

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