

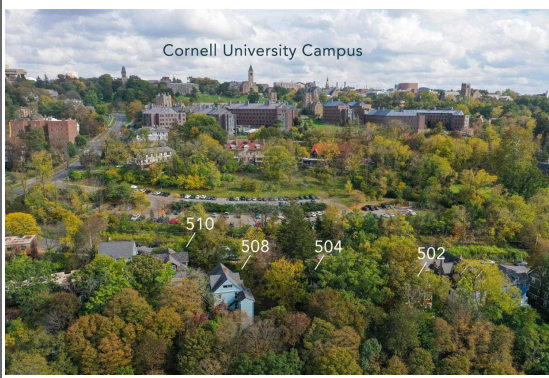
Customer Detail Display

Multi-Unit
405431 Active

502 University Ave
Ithaca, NY 14850-38



L\$618,450



Original List Price:	\$618,450	Prop Sub-Type:	5-10 Units
Total Units:	5	County:	Tompkins
Year Built:	1873	Hamlet/Subdivision:	University Hill Historic District
Extras:	CO Detector,Smoke Detector,Common Laundry,Distant View	Property Location:	Ithaca City
Garage/Parking:	None	School District:	Ithaca
Total On-Site Parking:	1-3	Elementary School:	Fall Creek
Apx. Living/Bldg Sq Ft:	2040.00	Lake Rights/Descr.:	
Driveway:	Concrete,Unpaved	Lake Name:	

Attached Documents: [Disclosures](#) [Property Condition Disclosure](#) [Survey](#) [Other](#) [Other](#) [Other](#)

Zoning: R-3A	Assessment: \$350,000	Deed Ref.: 870/65	Tax Map #: 500700 32.-2-3
Curr. Tot. Taxes: \$12,129	Apx Acreage: 0.3700	Lot Size: 67X243	Survey: Available
Deed Restrictions: Yes	Spec. Assess/Sur.:	Lot Dimension Desc.: 67X243	

Cert. Of Occ./Compliance Dt: 2019-06-04	Row Easements: House is in the University Hill Historic Dist.No other ROW's	Sq Ft Source: T
Appliances Convey: Other - See Remarks	Furnished: Partially	Furnished Surcharge: No
		Electrical Cert Date: 2000-02-01

Apx. Utilities/Yr: \$4,680	Apx. Maintenance/Yr: \$	Apx. Insurance/Yr: \$2,267
Apx. Management/Yr: \$	Solid Waste/Yr: \$	Water/Sewer/Yr: \$2,118
Apx. Other/Yr: \$	Apx. Total Expense/Yr: \$	Total Gross Income: \$65,520
Apx. Rent Income/Yr: \$65,520	Other Income/Yr: \$	Cap Rate: 0%

	Bedrooms	Bathrooms	Unit Description	Lease Expire	Rent	Identical Units
Unit 1:	0	0.00	see docs		0.00	0
Unit 2:						
Unit 3:						
Unit 4:						
Unit 5:						
Unit 6:						
Unit 7:						
Unit 8:						
Unit 9:						
Unit 10:						
Unit 11:						
Unit 12:						

Tenant Pays: Cable TV,Electricity,Internet,Trash Collection	Owner Pays: Pest Control,Common Area Maint.,Electricity,Repairs,Exterior Maintenance,Roof Maintenance,Gas,Grounds Care,Sewer,Hot Water,Snow Removal,Supplies,HVAC Maintenance,Taxes,Insurance,Janitorial Service,Water,Management
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Disclosures: Agriculture District,CO Detector,Electric/Surcharge,Lead,Mineral Rights,Property Condition,Smoke Detector,Uncapped Gas Well
Financing Remarks:

Construction: Existing	Construction Type: Frame
Roof: Membrane	Heating/Cooling: Baseboard,Boiler,Ceiling Fan,Forced Air,Furnace,Hot Water,Natural Gas,Separate Meters
Basement: Partially Finished,Walkout Ext Access	Water Source: Municipal-Existing
Foundation: Stone	Sewer/Septic: Municipal-Existing
Domestic Hot Water: Natural Gas,Tank	Green Certifications:
Oil/Gas/Mineral Rights: Not Leased	Appliances Convey: Other - See Remarks
Fencing: None	

Directions/House Color: 4 adjoining properties on the west side of University Avenue, between Linn and Lake Streets.

Remarks: One of the oldest homes on University Avenue, the Mary B. Wood House was built for and occupied by Ezra Cornell's mother-in-law and is named after her. The house is Second Empire style and was built in 1873. Please note: for first 30 days after listing, properties at 502,504,508 and 510 University will be sold only as a package with a list price of \$2,400,000. Gross income of this bldg. \$65,520. Converted to student housing in the 1980s, this house now has 5 units, legal for 8 unrelated people. 2019 Certificate of Compliance to convey. Landlord's style is to pay utilities, though there are 3 heating systems and future owner could pass on heating costs for 2 units.3rd heating system heats 3 remaining apts. Landlord provides hot and cold water, some furnishings and all appliances on site; seller to provide inventory. Tenants in all four buildings have rights to use coin-op laundry located at 508 University.

PREPARED BY