AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
APPLICATION FOR FINANCIAL ASSISTANCE

Form Adopted: July 20, 2016

IMPORTANT NOTICE: The answers to the questions contained in this Application are necessary to determine the Applicant's eligibility for financing, tax exemptions and other assistance from the Auburn Industrial Development Authority (the "Authority"). These answers will also be used in the financial preparation of legal documents for this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of this Applicant who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Authority.

Instructions

1. The Authority will not approve any application unless, in the judgment of the Authority, this Application contains sufficient information upon which to base a decision whether to approve or tentatively approve the project contemplated herein (the "Project").

2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the Project.

3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer which is estimated.

4. If more space is needed to answer any specific question, attach a separate sheet.

5. When completed, return two (2) signed copies of this application to the Authority at 2 State Street, Auburn, New York 13021.

6. A completed Environmental Assessment Form (EAF) concerning the Project must be submitted with the Application. A Short Form EAF should be provided by staff with this Application. Depending on the nature of the Project, the Authority may require a Long Form EAF.

7. Please note that Article 6 of the New York Public Officers Law provides that all records in the possession of the Authority (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the Applicant's competitive position, the Applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.

8. The Applicant will be required to pay to the Authority all actual costs incurred in connection with this application and the Project, including fees and expenses of the Authority's legal counsel.

9. The Authority has established an administrative fee to be paid by the Applicant upon successful conclusion of the sale of the bonds or the leaseback transaction, as applicable, said fee being intended to cover the indirect expenses incurred by the Authority in administering the Project. The administrative fees are outlined in Section I of this application or such other amount as is agreed to by the Authority on a case-by-case basis. Unless the Authority agrees in writing to the contrary, the administrative fee is required to be paid at or prior to the issuance of bonds or the granting of any financial assistance, as applicable.

10. The Authority has established an application fee of five hundred and 00/100 dollars ($500) to cover the anticipated costs of the Authority in processing this application. A check or money order made payable to the Authority must accompany each application. This application will not be accepted by the Authority unless accompanied by the application fee.

I. Authority Administrative Fee Policy

The Auburn Industrial Development Authority (the "**Authority**") shall calculate Project administrative fees as follows:

For Projects with a Total Project Cost in excess of $750,000:

(i) Bond transactions shall incur a fee of 0.75% of the aggregate principal amount of the bonds issued with respect to the Project ("**Bond Fees**"). Legal fees shall be paid in addition to the Bond Fees and such other fees as is agreed to by the Authority Board on a case-by-case basis.

(ii) Leaseback transactions shall incur a fee of 1% of the Total Project Costs ("**Leaseback Fees**"). Legal fees shall be paid in addition to the Leaseback Fees and such other fees as is agreed to by the Authority Board on a case-by-case basis.

(iii) Due to the Authority's interest in promoting and contributing to public benefit, in the sole discretion of the Authority's Board, Leaseback Fees shall not exceed ten percent (10%) of the total benefit approved for the Project.

For Projects with a Total Project Cost between $100,000 and $750,000:

(i) Application for Sales & Use Tax Exemption only shall incur a fee of $500 and a flat rate legal fee of $2,500.

(ii) Application for exemption of Mortgage Recording Tax only shall incur a fee of $500 and a flat rate legal fee of $2,500.

(iii) Application for both (i) and (ii) shall be a fee of $1000 and a flat rate legal fee of $3,000.

For purposes of this Policy, Total Project Costs shall be based upon the information in Article III, Section 9 of this Application for Financial Assistance.

II. Applicant Information

Company Name:	**4042 South, LLC**			
Address 1:	4042 South St			
Address 2:				
City/State/ZIP:	Auburn		NY	13021
Contact Person:	Drew Savino	Title:	Manager	
Contact Telephone:	315-730-4988	Contact Fax:		
Contact Email:	dsavino310@gmail.com			

Attorney:	Sam Giaconna	Firm:	Giacona Law, PC
Phone:	315-255-1122	Email:	

Accountant:	Matt Cusano	Firm:	Cusano Associates, CPAS
Phone:	315-437-1130	Email:	mc@sourceonecpa.com

Business Type:	Other: (describe)
If other, describe:	LLC
If a corporation, date of establishment?	
If a corporation, incorporated in which state?	NY

Principal Officers, Partners or Shareholders with 15% or greater interest in Applicant organization:

Name	Mailing Address	Telephone #	Percentage Ownership
Stephen Surace	251 Ramblewood Dr Deerfield, NY 13502	315-794-6667	33.33%
Brendan Grillo	PO Box 1557 Auburn, NY 13021	315729-1460-	33.33%
Drew Savino	PO Box 1557 Auburn, NY 13021	315-730-4988	33.33%

Attach additional sheets if necessary.

III. Project Information

1. Provide a narrative description of your project. Include major elements such as new construction, acquisition of existing building, acquisition of equipment, and proposed product lines. Also, indicate square feet by usage (e.g., office, laboratory, manufacturing), type construction, etc. In the case of pollution control project, also indicate the type of pollutants to be treated or removed and the type of process to be employed. *Attach additional sheets if necessary.*

Rebuild of fire damaged 22 unit apartment building at 40-42 South St Auburn, NY into
affordable housing using a 60% AMI and NYS small building particpation loan program.
We will also be complying and using fnding from the histroic tax credit program
Once completed the property will benefit an afforable housing need in a modern, brand new state of th art buidling, giving residents stability for long term housing.

2. Location of project:
   a. Address, including the City, Town, or Village:

Street Address: 4042 South St

City/State/ZIP: Auburn, NY 13021

Tax Map ID (if available):

Zoning of Project Site: Zoning Change Needed?: No

   b. Attach map showing the general location of the project.
   c. If this project will result in closing or relocating from an existing facility, is the move necessary in order to remain competitive? No
   d. Describe existing improvements, if any: none

3. Project User:
   a. Will the Applicant be the User of the facility that is the subject of the proposed Project? Yes
   b. If no, please submit the following information about the user:

Company Name:

Address 1:

Address 2:

City/State/ZIP:

Contact Person: Title:

Contact Telephone: Contact Fax:

Contact Email:

Business Type: Other: (describe)

If other, describe: LLC

If a corporation, date of establishment? 12/20/2023

If a corporation, incorporated in which state? NY

   c. Select the type of operations of all end users at the project site (check all that apply):

☐Industrial
☐Warehousing
☐Back Office
☐Commercial
☐Retail
☒Housing
☐Mixed Use
☐Facility for Aging
☐Civic Facility
☐Other

d. Does the Project include facilities or property that are used in making retail sales of goods or services to customers who personally visit such facilities? No
   - If yes, what percentage of the cost of the Project will be expended on such facilities or property used in making retail sales of goods or services to customers who personally visit such facilities?
   - If more than 33.33%, please check all that apply from the following list:

   ☐ The Project will be operated by a not-for-profit corporation.
   ☐ The Project is likely to attract a significant number of visitors from outside of the economic development region (defined as the counties of Cayuga, Onondaga, Madison, Cortland, and Oswego).
   ☐ The Project occupant, if not for the proposed financial assistance from the Authority, would locate the Project and related jobs outside of New York State.
   ☐ The predominant purpose of the Project is to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the City, Town or Village within which the Project will be located due to a lack of accessible retail trade facilities offering such goods or services.
   ☐ The Project will be located in an area designated as an Empire Zone pursuant to Article 18-B of the General Municipal Law.
   ☐ The Project will be located in a census tract, or census tract contiguous thereto, which, according to the most recent census data has (a) a poverty rate of at least 20% or at least 20% of households receiving public assistance for the year in which the data relates, **and** (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates.

4. Utilities on Site:

a) Water Supply	Municipal	**Describe source / supplier:**
b) Sewer	Municipal	**Describe other:**
c) Electricity Utility	NYSEG	**Describe other:**
d) Gas Utility	NYSEG	**Describe other:**

5. Attach copies of preliminary plans or sketches of proposed construction, site plans or floor plans of existing facility.

6. Who presently is legal owner of the project building or site described in # 2 above?
   Karmeg Enterprises

7. Is there an existing or proposed lease for the project? No. If yes, attach a copy of the lease.

8. Existing Facilities within New York State:

   a. Are other facilities owned, leased or used by the Owner or User (or any related entity/person) within the State? No
   b. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project? No
   c. If yes, is the Project reasonably necessary to discourage the Owner or User from removing activities in the State to a location outside of the State? Select Yes or No If yes, please explain.

   Note: The Authority is required to notify the chief executive officer of the municipality from which your facility is being relocated or abandoned. This notification will be sent prior to the Authority's conduct of required public hearing(s).

   CERTIFICATION: Based upon the answers provided within question 8 above, the Company hereby certifies to the Authority that the undertaking of the proposed project and provision of financial assistance to the Company by the Authority will not violate Section 2306 of the New York Public Authorities Law.

9. Project Costs (Estimates):

Category	Amount
Land acquisition	**See Attachment A**
Building Construction/Renovation	**Development Budget**
Site Work	
Machinery & Equipment	
Furniture & Fixtures	
Soft Costs (Architect, Legal and Engineering)	
Financial Charges (loan or bond fees and interest)	
Authority Fee	
Other (Describe:)	
Other (Describe:)	
Total Project Cost:	$4,318,716

1. Sources of Funds for Project Costs:

Source	Amount
Bank Financing:	See Attachment A Development Budget
Equity (excluding equity attributed to grants/tax credits):	
Tax Exempt Bond Issuance:	
Taxable Bond Issuance:	
Public Sources (total pf all state and federal grants and tax credits):	
Identify each state and federal grant/credit:	

Total Sources of Funds for Project Costs: $4,318,716

2. Have any of the above costs been paid or incurred as of the date of this Application? Yes If yes, describe particulars. Architectural and Engineering

II. Permitting and Environmental Requirements

1. Does the project require local planning or permitting approvals? Yes If yes, please list necessary approvals. HRRB approval, Building Permit, City Site Plan Review
2. Will a site plan application be filed? Yes If yes, include copy if prepared.
3. Has another entity been designated as lead agent under the State Environmental Quality Review Act ("SEQRA")? No
   a. If yes, attach copy of Negative Declaration if completed, or a copy of submitted Environmental Assessment Form if Negative Declaration has not yet been issued.

b. If no, attach a completed Environmental Assessment Form.

V. Employment and Payroll Projections

1. Job Creation:
   a. Anticipated construction jobs created by the Project:35
   Anticipated Dates of Construction:11/01/2025-12/31/2026

   b. Permanent Full Time Equivalent (FTE)* Jobs to be Created and Retained by the Project
   Column A: Insert the job titles or types that exist within the company at the time of application, as well as any job titles that will be established as a result of the Project.
   Column B: Indicate the average wage for each listed job title/type in terms of annualized wages.
   Column C: Indicate the wage range for each listed job title/type in terms of annualized wages.
   Column D: Indicate the average amount of fringe benefits for each listed job title/type.
   Column E: For each listed job title insert the number of FTEs that exist at the time of application.
   Column F: Insert the number of FTE jobs to be created during year one of the Project for each listed job title.
   Column G: Insert the number of FTE jobs to be created during year two of the Project for each listed job title.
   Column H: Insert the number of FTE jobs to be created during year three of the Project for each listed job title.

(A) Job Title/Type	(B) Average Annual Wages	(C) Annual Wage Range	(D) Average Fringe Benefits	(E) Current Number of FTEs	F) Jobs Created: Year One	(G) Jobs Created: Year Two	(H) Jobs Created: Year Three
	$	$	$				
Building Manager	$30,000	$	$5000	0		.5	
Maintenance	$50,000	$	$10,000	0		1	
	$	$	$				
	$	$	$				
	$	$	$				
	$	$	$				
	$	$	$				
			TOTALS:			1.5	

*Definition of Full Time Equivalent (FTE) Job: For the purposes of this application, any employee working 30 hours or more per week is considered 1 FTE. Any employee working fewer than 30 hours per week is counted as a proportion of an FTE equal to the number of hours worked per week divided by 30. For example, an employee working 20 hours per week equals .67 FTE (20 divided by 30). Please contact Authority Staff if you have questions about calculating FTE. **[NEEDS TO MATCH WITH RECAPTURE POLICY]**

2. What percentage of jobs to be created are estimated to be filled by residents of the Labor Market Area, defined by the Authority as the Counties of Cayuga, Cortland, Onondaga, Ontario, Oswego, Seneca, Tompkins, and Wayne? %

3. Payroll Projections:
   a. Current Annual Payroll: $0
   b. First Year After Completion of Project: $80,000

c. Second Year After Completion of Project: $81,600
d. Third Year After Completion of Project: $83,232

VI. Estimate of Potential Benefits

1. Please indicate the type(s) of Financial Assistance sought for the Project:

Yes	Sales and Usage Tax Exemption
Yes	Mortgage Tax Exemption
No	Real Property Tax Abatement (PILOT Agreement)
No	Issuance by the Authority of Industrial Development Revenue Bonds

2. Estimated Project Benefits

Note to Applicant: AIDA staff will work with applicants to identify potential IDA benefits upon receipt of a completed draft application, using the information contained in the draft application and discussions with the applicant. Therefore, ***please do not complete this section or sign and certify application*** *until AIDA staff has reviewed a draft application and assisted in the calculation of estimated benefits.*

A. Sales and Use Tax Exemption

a. Amount of Project Cost Subject to Tax: $750,000
Applicable sales and use tax rate: x .08
b. Financial benefit if fully exempt: $60,000

B. Mortgage Recording Tax Exemption

a. Projected amount of Mortgage: $2,868,000
Mortgage recording tax rate: x .0075
b. Financial benefit if fully tax exempt: $21,510

C. Payment of Lieu of Taxes (PILOT) *

a. Investment in real property $
b. Equalization rate
c. Current, pre-project assessment $
d. Probable post-project assessed value $
e. PILOT Schedule

Year	f. Abatement on Added Value	g. Abated Taxable Value	h. Total Tax Rate	i. PILOT Payment	j. Full Taxes	k. Net Exemption
Calc.		*c + [(d-c) x f]*		*(g/1000) x h*	*(d/1000) x h*	*j - i*
1	100%	$		$	$	$
2	90%	$		$	$	$
3	80%	$		$	$	$

4	70%	$		$	$	$
5	60%	$		$	$	$
6	50%	$		$	$	$
7	40%	$		$	$	$
8	30%	$		$	$	$
9	20%	$		$	$	$
10	10%	$		$	$	$

l. Total PILOT Net Exemption: $

D. Interest Exemption – Bond transactions only

a. Total Estimated Interest Expense Assuming Taxable Interest: $

b. Total Estimated Interest Expense Assuming Tax-exempt Interest Rate: $

c. Interest Exemption (a - b): $

E. Total Estimated Exemptions

a. Sales & Use Tax Exemption	$60,000
b. Mortgage Recording Tax Exemption	$21,510
c. PILOT Real Property Net Exemption	$
d. Interest Exemption from Bond Issuance	$
e. TOTAL EXEMPTION	$81,510

3. Is it likely that the Project would be undertaken without the provision of the above financial assistance? No
   If yes, describe how the Project would be impacted if these benefits were not provided.

VII. Supplemental Materials

1. Map showing project location
2. Preliminary plans or sketches of proposed construction
3. Verification of project costs, such as quotes or estimates
4. Copies of two most recent annual financial statements and unaudited year to date financial statements (for existing businesses)
5. Copy of Business Plan (for new businesses)
6. Sales and income projections for next three years
7. Environmental Assessment Form of Negative Declaration
8. $500 application fee
9. Other attachments (please specify):
   a.
   b.
   c.
   d.
   e.
   f.
   g.

VIII. Application Submission

Once the application has been reviewed by Authority staff and Section VI has been completed, please sign, certify and submit the completed application along with Supplemental Materials to:

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

2 State Street

Auburn, NY 13021

Email Applications (scanned PDFs) may be sent to: tracy.verrier@mrbgroup.com

Telephone: (315) 362-1088

Administrative fees in the amount outlined in Section I will be collected at the time of closing.

Representations by the Applicant

The Applicant understands and agrees with the Authority as follows:

A. **Job Listings:** In accordance with Section 2329 of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.

B. **First Consideration for Employment:** In accordance with Section 2329 of the New York Public Authorities Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. **Annual Sales Tax Filings:** In accordance with Section 2326(3) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Authority, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

D. **Annual Employment Reports:** The applicant understands and agrees that, if the Project receives any Financial Assistance from the Authority, the applicant agrees to file, or cause to be filed, with the Authority, on an annual basis, reports regarding the number of people employed at the project site.

E. **Absence of Conflicts of Interest:** The applicant has received from the Authority a list of the members, officers, employees and Counsel of the Authority. No member, officer, employee, or Counsel of the Authority has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

HOLD HARMLESS AGREEMENT AND APPLICATION DISCLAIMER CERTIFICATION PURSUANT TO NEW YORK STATE FREEDOM OF INFORMATION LAW ("FOIL")

Applicant hereby releases the AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY and the members, officers, servants, agents and employees thereof (the "Authority") from, agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Authority with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Authority or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Authority, its agents or assigns, all costs incurred by the Authority in the processing of the Application, including attorneys' fees, if any.

Through submission of this Application for Financial Assistance (this "Application"), the Company acknowledges that the Authority, as a public benefit corporation, is subject to the New York State Freedom of Information Law ("FOIL") and Open Meetings Law ("OML"), as codified pursuant to the Public Officers Law ("POL") of the State of New York (the "State"). Accordingly, unless portions hereof are otherwise protected in accordance with this Certification, this Application, including all Company-specific information contained herein, is subject to public disclosure in accordance with applicable provisions of the POL, Title 15 of Article 8 of the Public Authorities Law ("PAL"), Article 18-A of the General Municipal Law ("GML") (to the extent applicable) and the Public Authorities Accountability Act of 2005, as codified within the PAL. Specifically, this Application may be disclosed by the Authority to any member of the public pursuant to a properly submitted request under FOIL and the Authority is further required to affirmatively disclose certain provisions contained herein pursuant to the GML and PAL, including the identification of the Company, general project description, location proposed capital investment and job estimates.

Notwithstanding the foregoing, the Company, pursuant to this Certification, may formally request that the Authority consider certain information contained within this Application and other applicable supporting materials proprietary information and "trade secrets", as defined within POL Section 87(2)(d). To the extent that any such information should qualify as trade secrets, the Company hereby requests that the Authority redact same in the event that formal disclosure is requested by any party pursuant to FOIL. Application Sections or information requested by Company for Redaction*:

(* - Please indicate specific sections within Application that the Company seeks to qualify as "trade secrets". Additional correspondence or supporting information may be attached hereto. Please also note that notwithstanding the Company's request, the Authority shall make an independent determination of the extent to which any information contained herein may be considered as such)

In the event that the Authority is served with or receives any subpoena, request for production, discovery request, or information request in any forum that calls for the disclosure of the Application, in entirety, specifically including but not limited to any demand or request for production or review of Company-designated trade secrets, the Authority agrees to notify the Company as promptly as is reasonably possible, and to utilize its best efforts to: oppose or decline any such request; preserve the confidentiality and non-disclosure of such requested confidential material; and maintain such information and prevent inadvertent disclosure in responding to any such discovery or information request. The Company understands and agrees that all reasonable costs, including attorney's fees, associated with any such formal undertaking by the Authority to protect the trade secrets from disclosure shall be reimbursed by the Company to the Authority.

The undersigned officer of the applicant deponent acknowledges and agrees that the applicant shall be and is responsible for all costs incurred by the Authority and legal counsel for the Authority, whether or not the Application, the proposed project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Authority shall not be liable for and agrees to indemnify, defend and hold the Authority harmless from and against any and all liability arising from or expense incurred by (A) the Authority's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Authority, (B) the Authority's acquisition, construction and/or installation of the proposed project described herein and (C) any further action taken by the Authority with respect to the proposed project; including without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

By executing and submitting this Application, the applicant covenants and agrees to pay the following fees to the Authority, the same to be paid at the times indicated:

(a) The sum of **$500** as a non-refundable application fee, to be paid upon submission of the Application;
(b) An Administrative Fee amounts to be determined using the schedule in Section I on page 2 hereof for all other projects for which the Authority provides financial assistance, to be paid at transaction closing;
(c) An amount to be determined by Authority Staff payable to the Authority's bond/transaction counsel for the preparation and review of the inducement resolution, the environmental compliance resolution, TEFRA hearing proceedings and the tax questionnaire assuming no further activity occurs after the completion of the inducement proceedings, to be paid within ten (10) business days of the receipt of bond/transaction counsel's invoice;

(d) All fees, costs and expenses incurred by the Authority for (1) legal services, including but not limited to those provided by the Authority's general counsel or bond/transaction counsel, and (2) other consultants retained by the Authority in connection with the proposed project; with all such charges to be paid by the applicant at the closing or, if the closing does not occur, within ten (10) business days of receipt of the Authority's invoices therefore please note that the applicant is entitled to receive a written estimate of fees and costs of the Authority's bond/transaction counsel;
(e) The cost incurred by the Authority and paid by the applicant, including bond/transaction counsel and the Authority's general counsel's fees and the processing fees, may be considered as a costs of the project and included in the financing of costs of the proposed project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.

The applicant further covenants and agrees that the applicant is liable for payment to the Authority of all charges referred to above, as well as all other actual costs and expenses incurred by the Authority in handling the application and pursuing the proposed project notwithstanding the occurrence of any of the following:

(a) The applicant's withdrawal, abandonment, cancellation or failure to pursue the Application;
(b) The inability of the Authority or the applicant to procure the services of one or more financial institutions to provide financing for the proposed project;
(c) The applicant's failure, for whatever reason, to undertake and/or successfully complete the proposed project; or
(d) The Authority's failure, for whatever reason, to issue tax-exempt revenue bonds in lieu of conventional financing.

The applicant and the individual executing this Application on behalf of applicant acknowledge that the Authority and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Company Acknowledgment and Certification:

The undersigned, being a duly authorized representative of the Company, hereby and on behalf of the Company, certifies to the best of his or her knowledge and under the penalty of perjury that all of the information provided by the Company within this Application for Financial Assistance is true, accurate and complete.

The Company, on behalf of itself and all owners, occupants and/or operators receiving or that will receive financial assistance from the Authority (collectively, the "Recipients") hereby certifies that the Recipients are in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

The Company, on behalf of itself and all Recipients, hereby further acknowledges that the submission of any knowingly false or knowingly misleading information herein or within any agreement with the Authority may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of the Authority's involvement in the project, including all costs of the agency relating to same.

The Company has reviewed and accepts the terms of the Authority's Project Recapture and Termination Policy.

By: _____

Name: M. Drew Savino

Title: Managing member

State of New York)
County of Cayuga) ss.:

On the 3rd day of October in the year 2025, before me, the undersigned, personally appeared M Drew Savino, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

LINDA A. BUCKLEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU0001661
Qualified in Cayuga County
Commission Expires February 16, 2027

Appendix 1: **PROJECT MONITORING POLICY**

Auburn Industrial Development Authority

Adopted: November 17, 2015; Amended: June 21, 2016

The Auburn Industrial Development Authority (AIDA) will adopt the following steps and procedures for the purpose of monitoring the results of PILOT and other tax abatement program(s) that are established with companies. The required steps are as follows:

1) Adoption of a PILOT agreement; of which in it there are goals set forth and agreed upon by both AIDA and the company ("Project Goals"). Project Goals may include, but are not limited to, level of investment, job creation/retention (including salary ranges for new and retained positions), and sales tax generation goals. Goals will be determined on a case by case basis.
2) AIDA will ask the company to document the number of employees and company payroll, as well as baseline data for any additional Project Goals, at the time the project is induced. Project costs will be verified during the time of the project start-up and then as soon after project completion as feasible. Verification will consist of a certification by the companies' accountant or engineer of the cost(s) of the project. The company will also be asked to provide a copy of their annual financial report/audit to AIDA at the close of the fiscal year(s) during which the project took place.
3) Annually, AIDA will ask the company to document the number of retained and/or created jobs and their salaries, as well as sales tax generation for retail and tourism projects. The attached form, which is subject to revision from time to time, will be used for this purpose. AIDA's Acting Treasurer will be responsible for distributing the form to companies with PILOTs or other tax abatement programs no later than December 31st. All new PILOT agreements created after the effective date of this policy will include a reporting clause that will require the companies to return this form by January 31st or risk default. AIDA may also request a copy of the company's NYS-45 with all individual identifying information redacted in order to verify reported employment levels.
4) A member of AIDA's staff or board, or a representative of the Cayuga Economic Development Authority (CEDA) on behalf of AIDA, will conduct an annual site visit to each company with a PILOT agreement to see how the company is doing and the status of any improvements and progress toward achieving the Project Goals. The site visit will also allow the AIDA or CEDA representative to observe any new construction, discuss financial operation and performance shortfalls (if any), and to obtain a visual representation of employment levels.
5) The AIDA or CEDA representative conducting the site visit, in conjunction with the AIDA Assistant Treasurer, will prepare a report describing each company, its Project Goals, and the progress in achieving the Project Goals.
6) The Board of Directors will review the site visit reports and data relevant to Project Goals and compare them to the original agreed upon Project Goals. This will be done at regular meetings throughout the year as site visits are conducted and reports completed.
7) If a company has failed to achieve the proposed Project Goals, the AIDA or CEDA representative that conducted the visit, in conjunction with the AIDA Executive Director or Acting Treasurer if necessary, will be responsible for finding the reasons for the shortfall and presenting them to the Board. The Board will then determine whether to:
    - Work with the company in an effort to achieve the Project Goals
    - Give the company more time to achieve the Project Goals
    - Pursue recapture penalties

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

Project Report

As part of the incentive package provided to your company by the Auburn Industrial Development Authority (AIDA), it is required that you report to AIDA on an annual basis information regarding employment levels and payroll. Please fill out the form below to satisfy this requirement. All employment and payroll information should be reported as of December 31. Please complete and return this form to **AIDA, 2 State Street, Auburn, NY 13021** by **January 31**.

Contact Information

Company Name:

Company Address:

Company Phone:

Contact Person:

Contact Person Phone:

Contact Person Email:

Employment Level

Number of Full Time Equivalent (FTE)* Employees as of December 31: _____

Number of Leased Employees as of December 31: _____

Number of employees in each of the following categories:

	Skilled	Semi-skilled	Unskilled
Full time			
Part time			
Leased			

Number of Construction Jobs in the reporting year (if applicable): _____

*Definition of Full Time Equivalent (FTE) Employee: For the purposes of this form, any employee working 30 hours or more per week is considered 1 FTE. Any employee working fewer than 30 hours per week is counted as a proportion of an FTE equal to the number of hours worked divided by 30. For example, an employee working 20 hours per week equals .67 FTE (20 divided by 30). Please contact Authority Staff if you have questions about calculating FTE.

Company Payroll

Please do not include data regarding leased employees in the payroll section.

Total payroll as of December 31: $_____

Average annualized wage: $_____

Annualized wage range: $_____ to $_____

Sales Tax Generation (For Retail/Tourism Projects Only)

Please state the amount of sales tax generated by your business as reported to the NYS Dept. of Taxation and Finance (Form ST-100) for the last four quarters:

December 1 – February 28: $_____

March 1 – May 31: $_____

June 1 – August 31: $_____

September 1 – November 30: $_____

Optional: Employment Plans

What are your employment plans for the current calendar year?

☐ Increase employment ☐ Keep current employment levels ☐ Decrease employment

How much?___ How much?____

Please explain your reasoning for this employment plan:

I hereby certify that the above information is accurate to the best of my knowledge and that I am authorized by the company listed above to report information regarding employment and payroll.

_____
Signature

_____
Print Name

_____
Title

_____
Date

Appendix 2: **LOCAL LABOR POLICY AGREEMENT**

Auburn Industrial Development Authority

Adopted: September 16, 2020

Project Applicants, as a condition to receiving Financial Assistance (including sales tax exemption, mortgage recording tax exemption, real property tax abatement, and/or bond proceeds) from the Auburn Industrial Development Authority (the "Authority") will be required to use local labor for 100% of the construction of new, expanded, or renovated facilities. Local labor is defined as an individual that resides within the Cayuga County, an adjacent county, or New York State as stated in the percentages below:

- 65% of all project employees of the general contractor, subcontractor, or subcontractor to the subcontractor (collectively, the "Workers") must reside within Cayuga County, including the City of Auburn.
- An additional 20% of Workers must reside in Cayuga County or an adjacent county (Oswego, Onondaga, Ontario, Cortland, Tompkins, Seneca, or Wayne).
- An additional 15% of Workers must reside within Cayuga County, an adjacent county, or New York State.

The Authority may determine on a case-by-case basis to waive all or a portion of the local labor policy for a project or a portion of a project where consideration of warranty issues, necessity of specialized skills, cost differentials of at least 10% between local and non-local services, documented lack of Workers meeting the local labor requirement, or other compelling circumstances exist.

In consideration of the extension of Financial Assistance by the Authority, _____ (Applicant) understands the Local Labor Policy and agrees to submit a Local Labor Utilization Report Form (attached) to the Authority every 90 days after authorization of the Financial Assistance, and/or at the completion of the construction portion of _____ (the Project). The Applicant further understands any request for a waiver to this policy must be submitted in writing using the Local Labor Policy Waiver Request form (attached) and approved by the Authority prior to hiring any Workers that do not satisfy the local labor requirements laid out above. If Financial Assistance has already been approved, the Applicant must submit documentation of a good faith effort to procure local labor with the Waiver Request Form. A "good faith effort" means that the Applicant has submitted bids, requests for proposals, or other procurement documents to local contractors and suppliers on the same terms and at the same time as submitted non-local contractors and suppliers. Evidence of the Applicants "good faith effort" shall include, without limitation documentation of the companies receiving bid documents, information regarding their proposal or decision not to bid, and/or a list of companies and unions contacted in an effort to identify local firms and workers for the Project. The Applicant further understands that if the required forms are not submitted to the Authority, then the Authority shall have the right to immediately terminate any and all Financial Assistance being provided to the Project.

An extensive list of local resources, labor unions, contractors is available on the Authority's website, https://takerootinauburn.org/potential-applicants/.

Auburn Industrial Development Authority Local Labor Policy Certification

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the Project as of 10/1/25 (date).

Applicant: 4042 South, LLC

Representative for Contract Bids/Awards: Rich & Gardner Construction Co

Vendor Address: 206 Plum St

City: Syracuse State: NY Zip Code: 13204

Email: jennifer@rchgrd.com

Project Address: 40-42 South St, Auburn NY 13021

Authorized Representative: M. Drew Savino

Title: Managing Member

Signature:

Sworn to before me this
3rd day of October, 2025.

(Notary Public)

LINDA A. BUCKLEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU0001661
Qualified in Cayuga County
Commission Expires February 16, 2027

Local Labor Utilization Report

Applicant: _____

Project Address: _____

COMPLETE FOR ALL CONSTRUCTION CONTRACTORS, SUBCONTRACTORS, AND SUBCONTRACTORS OF SUBCONTRACTORS WHO ARE WORKING OR WHO HAVE WORKED ON THIS SITE IN THE LAST 90 DAYS.

Vendor Name: _____

Vendor Address: _____

City: _____ State: _____ Zip Code: _____

Email: _____

List the number of employees residing in each of the following:

Location	# of employees
City of Auburn	Click here to enter text.
Cayuga County outside of Auburn City limits	Click here to enter text.
Oswego County	Click here to enter text.
Onondaga County	Click here to enter text.
Ontario County	Click here to enter text.
Cortland County	Click here to enter text.
Tompkins County	Click here to enter text.
Seneca County	Click here to enter text.
Wayne County	Click here to enter text.
New York State outside of the above listed Counties	Click here to enter text.
Outside of NYS	Click here to enter text.

Is construction complete? Choose an item.

Is this your final report? Choose an item.

I certify that the above is an accurate accounting of the employees that are employed by my company who are working at the above listed project address and their residency.

Authorized Company Representative: _____

Signature:

Date: _____

Local Labor Policy Waiver Request

Applicant: _____

Project Address: _____

Describe the portion(s) of the project for which you would like the Local Labor requirements waived:

Click here to enter text.

Reason for waiver request:

- ☐ Warranty requirements- Attach supporting documentation
- ☐ Necessity of specialized skills- Attach description of need and documentation of unavailability of Workers with needed skills
- ☐ Cost differential of at least 10%- Attach supporting quotes, including at least two using local labor
- ☐ Unavailability of Workers meeting local labor requirement- Attach supporting documentation
- ☐ Other compelling circumstances- Attach description of circumstances

If for a reason other than warranty requirements, attach a list and/or other documentation of efforts made to identify Workers meeting the Local Labor Policy Requirements.

I _____ (Authorized Representative) hereby request a waiver from the Authority's Local Labor Policy for the above mentioned portions of _____ (the project). I understand that the submission of this form does not guarantee a waiver from the Authority and that hiring Workers that do not meet the Local Labor requirements prior to receiving written approval of this Waiver from the Authority could disqualify the project from receiving financial assistance from the Authority and/or could cause the Authority to terminate existing financial assistance.

Authorized Company Representative: _____

Signature: _____

Date: _____

Attachment A: Development Budget

DEVELOPMENT BUDGET PROJECT SUMMARY		
	Applicant:	4042 South LLC
	Proj name:	4042 South St
	Location:	Auburn, NY
	Last Update:	5/10/24
ACQUISITION		
1 Land		40,000
2 Structures		420,000
3 TOTAL - Land/Structures		**460,000**
SOFT COSTS		
4 Appraisal		3,000
5 Market Study		
6 Survey		5,550
7 Soil Borings		0
8 Environmental Testing		96,100
9 Architecture/Engineering Fees		136,000
10 Construction Manager		
11 Legal Fees		52,000
12 Non-Profit Developers Allowance		
13 Cost Certification Audit		0
14 Insurance		25,000
15 Taxes		13,122
16 Interim Interest		200,180
Commercial Interim Interest		0
17 Closing Costs		75,817
18 Title and Recording Fees		23,164
19 Relocation Expenses		0
20 LIHC Application Fees		0
21 LIHC Credit Allocation Fees		0
22 DHCR Fees Total:		0
23 Other: Green Building Manual		0
23 Other: EPA & Enterprise		0
23 Other: SONYMA Application Fee		450
23 Other: SONYMA Annual Premium		2,250
23 Other: Green Consultant		0
23 Other: Soft Cost Contingency		57,232
23 Other: Pension Lock Fee		0
23 Other: Archaeological - Phase II		0
23 Other: IDA Applc Fee		0
23 Other:		0
24 TOTAL - Soft Costs		**689,864**

DEVELOPMENT BUDGET PROJECT SUMMARY

Applicant: 4042 South LLC
Proj name: 4042 South St
Location: Auburn, NY

CONSTRUCTION		
25	Site Work	0
26	Off Site Work	0
27	Asbestos	0
28	Environmental Remediation	480,918
29	Off Site Work	0
30	**Subtotal Site Preparation**	**480,918**
31	Residential	1,952,380
32	Community Service or Civic Space	0
33	Commercial	0
34	General Contractors Insurance	0
35	Performance Bond Premium	0
36	**Subtotal Contractors Cost**	**2,433,298**
37	General Requirements	145,836
38	Builder's Overhead	65,000
39	Builder's Profit	89,726
40	**TOTAL - Construction**	**2,733,860**
41	Project Contingency	273,386
42	Developer's Fee	85,593
43	**TOTAL - Development Cost**	**4,242,703**
	WORKING CAPITAL	
44	Initial Operating Deficit	0
45	Supplemental Mgmt. & Marketing	0
46	Purchase of Maintenance & Other Equipment	0
47	Other Working Capital	0
48	**Total Working Capital:**	**0**
	PROJECT RESERVES	
49	Capitalization of Operating Reserve	54,013
50	Capitalization of Replacement Reserve	22,000
51	Reserve for adapting units	0
52	**Total Project Reserves**	76,013
53	**TOTAL - PROJECT COST**	**4,318,716**
54	Syndication Costs:	0
55	Partnership Expense:	
	Equity Documents (KCDC Attorney)	0
	KCDC Asset Management Fee	0
	KCDC Equity Advisory Fee	0
	Adjustment for "NET" Equity Providers	0
55	**Total Partnership Expenses**	**0**
	Total Project Cost w/ Partnership Fees	4,318,716

DEVELOPMENT BUDGET PROJECT SUMMARY

Applicant: 4042 South LLC
Proj name: 4042 South St
Location: Auburn, NY

Sources of Construction Financing	TOTAL
a. Residential Construction Loan - CPC	1,892,703
c. Deferred Dev. Fee	0
d. Deferred Working Capital	0
e. Deferred Reserves	76,013
f. Developer Equity	150,000
g. SBLPP Funds	2,200,000
h. Investing Member Equity - LIHC	0
TOTAL - Construction Financing	**4,318,716**

Sources of Permanent Financing	
a. HHAP FUNDS	0
b. Deferred Dev Fee	
c. SBLPP Funds	2,200,000
d. Equity	1,668,588
f. CIF	0
g. Other Private Loan - CPC	450,000
h. Federal Historic Tax Credits	0
i. State Historic Tax Credits	0
j. Managing Members Equity	129
k. Investing Member Equity	0
TOTAL - Permanent Financing	**4,318,716**

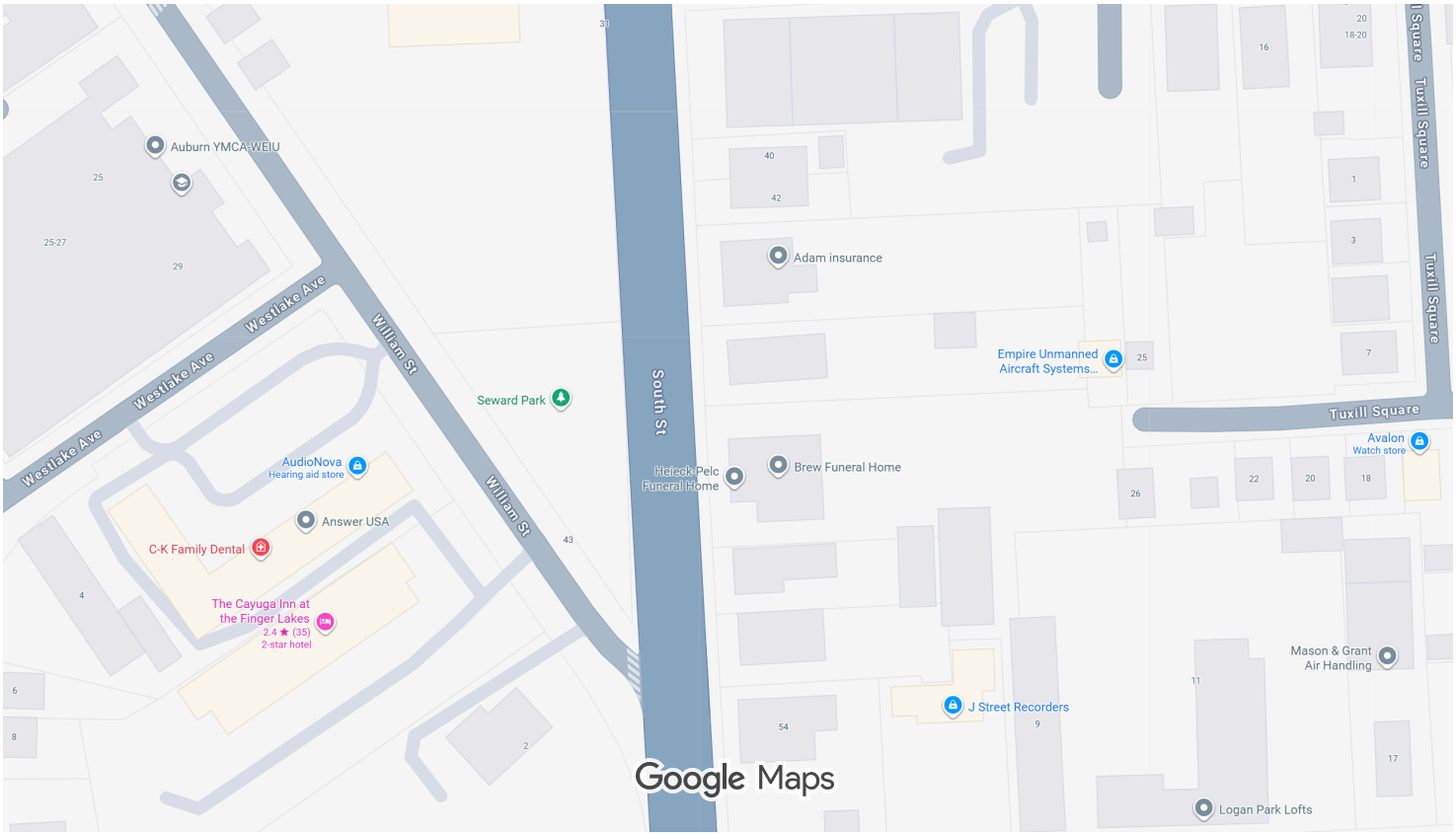
The equity figure above includes refundable NYS Historic Tax Credits of approximately $800,000. The tax credits are not being sold. That equity will be self funded, and credits are not available until after the project completion plus the time to complete and file tax returns. We then need to receive the credits from NYS. We estimate this to be 18-24 months after project start but could be as long as 30 months.

We will be funding all of the equity during the construction.

We will also receive Federal Historic Tax Credits over the next five years. They are not refundable and none of us currently have enough income to use them.

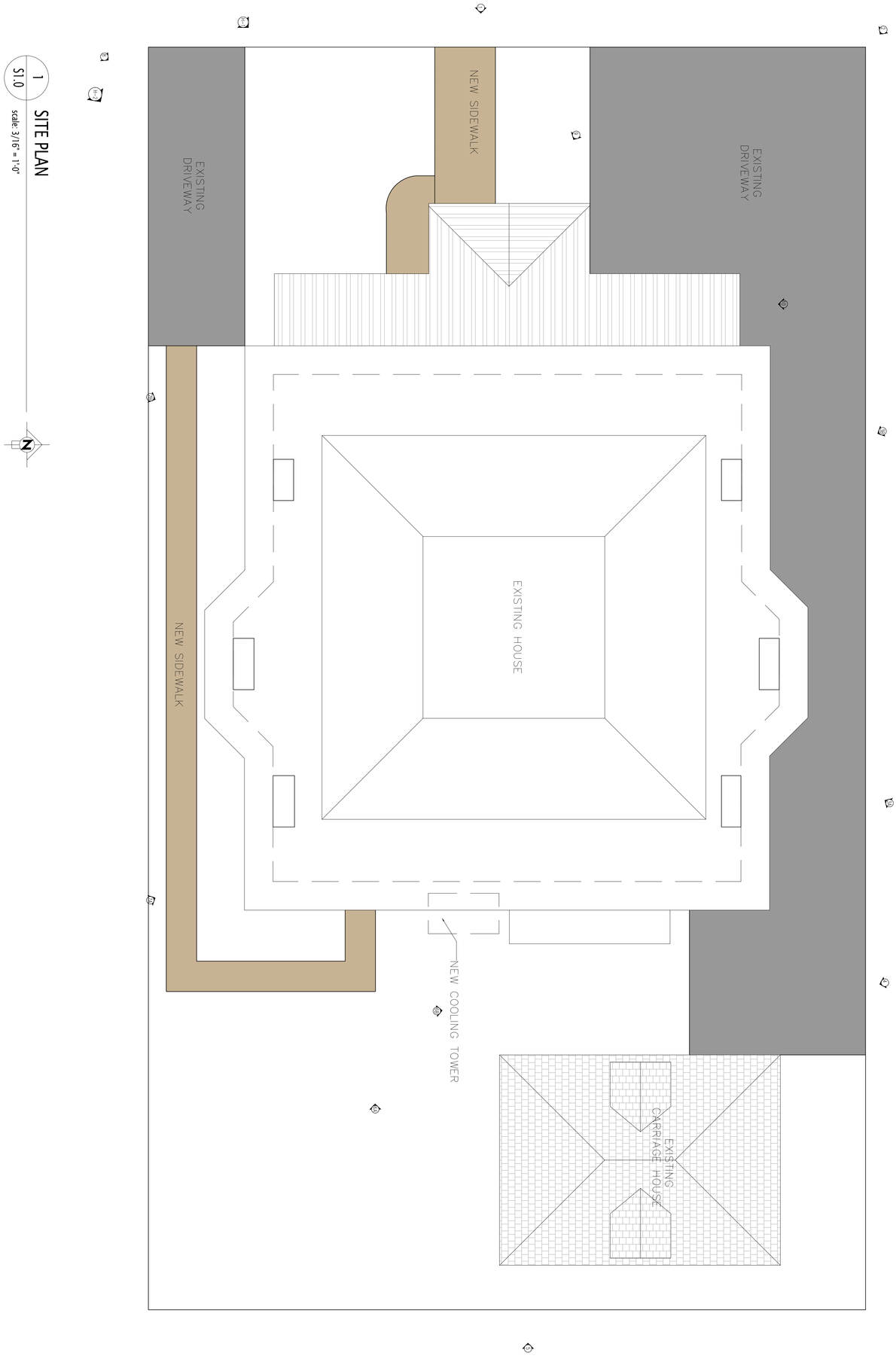
Supplement 1: Project Location

Google Maps 40 42 South St Auburn, NY



Map data ©2025 Google 50 ft

1
S1.0
SITE PLAN
scale: 3/16" = 1'-0"



9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

S1.0

title:
SITE PLAN

by:	chk:
MRLOS	PSS
file no:	date:
23019	9/24/25
revisions:	

ALTERATIONS FOR:

SOUTH STREET

40-42 SOUTH STREET AUBURN, NEW YORK

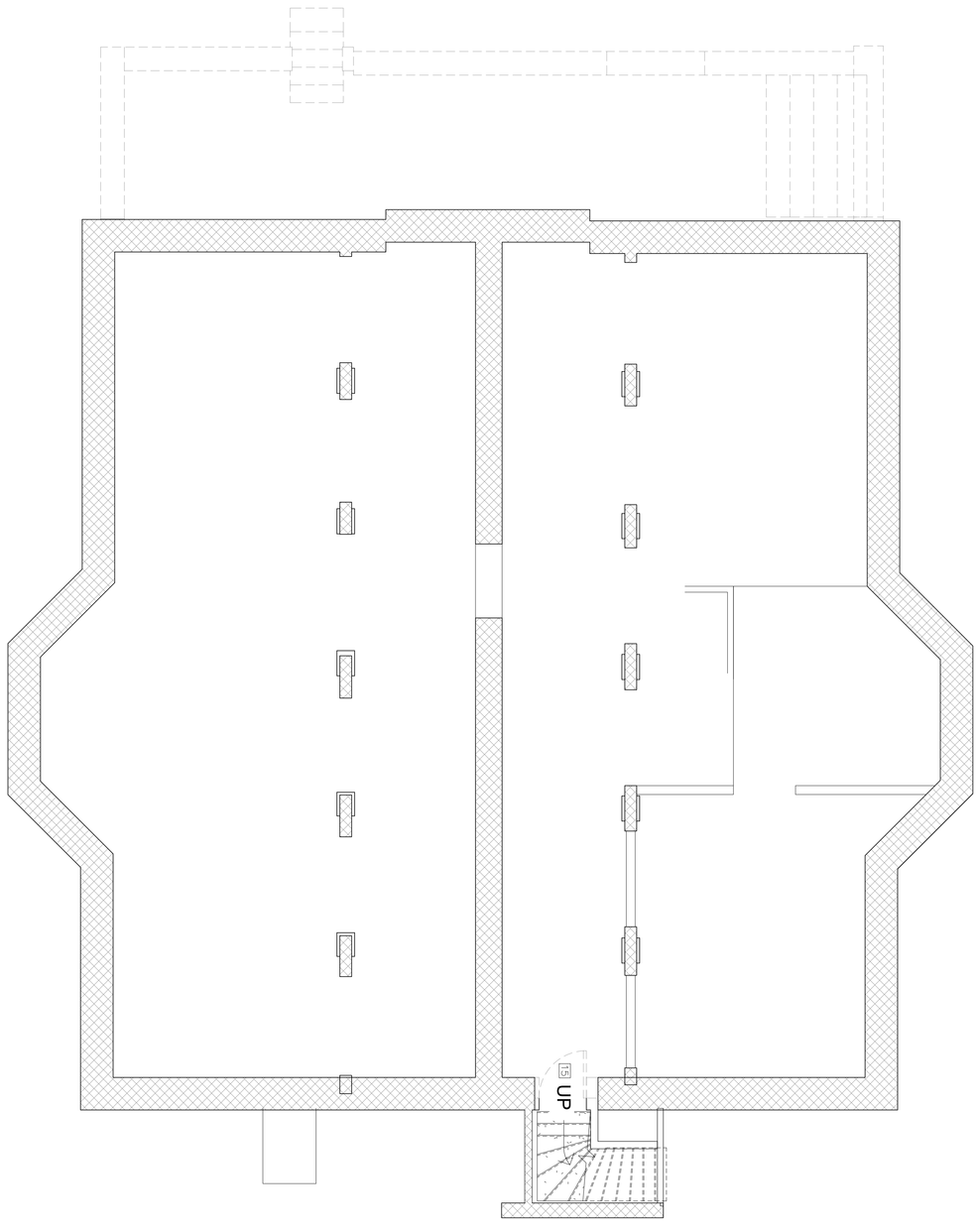
PHILIP S. SBARRA
r.a., principal
PROJECT ARCHITECT

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CRAWL SPACE DEMOLITION PLAN

scale: 1/4" = 1'-0"



9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

D1.0

title:

CRAWL SPACE DEMOLITION PLAN

by:	chk:
MRLOS	PSS
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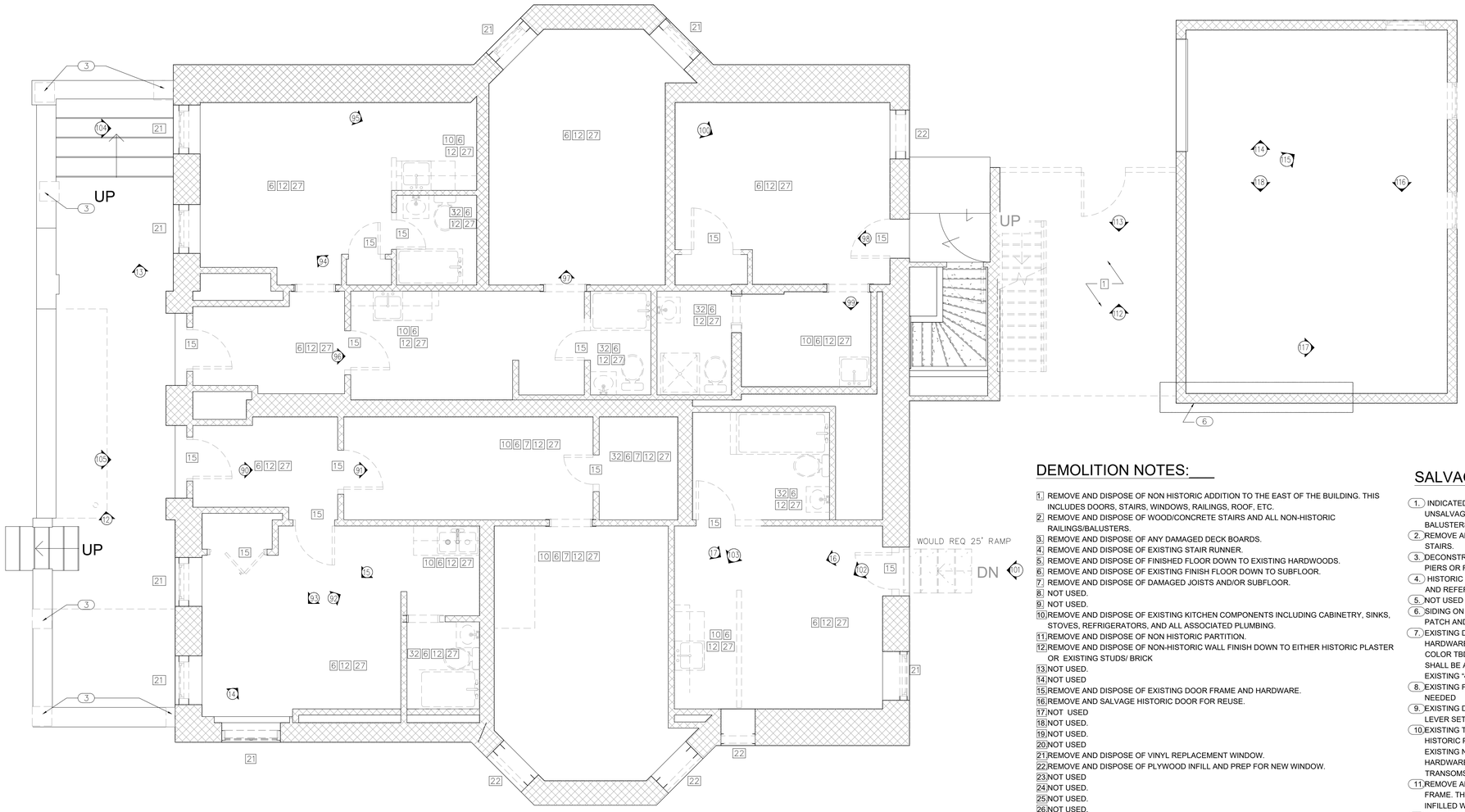
ALTERATIONS FOR:

SOUTH STREET

40-42 SOUTH STREET AUBURN, NEW YORK

PHILIP S. SBARRA
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PROJECT ARCHITECT

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1 D1.1 GARDEN LEVEL DEMOLITION PLAN

scale: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF NON HISTORIC ADDITION TO THE EAST OF THE BUILDING. THIS INCLUDES DOORS, STAIRS, WINDOWS, RAILINGS, ROOF, ETC.
2. REMOVE AND DISPOSE OF WOOD/CONCRETE STAIRS AND ALL NON-HISTORIC RAILINGS/BALUSTERS.
3. REMOVE AND DISPOSE OF ANY DAMAGED DECK BOARDS.
4. REMOVE AND DISPOSE OF EXISTING STAIR RUNNER.
5. REMOVE AND DISPOSE OF FINISHED FLOOR DOWN TO EXISTING HARDWOODS.
6. REMOVE AND DISPOSE OF EXISTING FINISH FLOOR DOWN TO SUBFLOOR.
7. REMOVE AND DISPOSE OF DAMAGED JOISTS AND/OR SUBFLOOR.
8. NOT USED.
9. NOT USED.
10. REMOVE AND DISPOSE OF EXISTING KITCHEN COMPONENTS INCLUDING CABINETRY, SINKS, STOVES, REFRIGERATORS, AND ALL ASSOCIATED PLUMBING.
11. REMOVE AND DISPOSE OF NON HISTORIC PARTITION.
12. REMOVE AND DISPOSE OF NON-HISTORIC WALL FINISH DOWN TO EITHER HISTORIC PLASTER OR EXISTING STUDS/ BRICK
13. NOT USED.
14. NOT USED
15. REMOVE AND DISPOSE OF EXISTING DOOR FRAME AND HARDWARE.
16. REMOVE AND SALVAGE HISTORIC DOOR FOR REUSE.
17. NOT USED
18. NOT USED.
19. NOT USED.
20. NOT USED
21. REMOVE AND DISPOSE OF VINYL REPLACEMENT WINDOW.
22. REMOVE AND DISPOSE OF PLYWOOD INFILL AND PREP FOR NEW WINDOW.
23. NOT USED
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. REMOVE AND DISPOSE OF EXISTING NON HISTORIC 2X WOOD FRAMING, GWB CEILING AND ANY INSULATION ABOVE THE CEILING, AS WELL AS ASSOCIATED LIGHT FIXTURES, UP TO HISTORIC CEILING HEIGHT.
28. REMOVE AND DISPOSE OF INSULATION.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING.
33. NOT USED.
34. NOT USED.
35. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SYSTEMS.
36. REMOVE AND DISPOSE OF EXISTING BUILT UP ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS , UNLESS INDICATED TO BE REUSED.
37. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS .
38. REMOVE AND DISPOSE OF EXISTING METAL ROOFING DOWN TO THE EXISTING ROOF DECK.

SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
8. EXISTING FRAMES AND TRANSOMS SHALL REMAIN. REPAIR/REPLACE TRANSOM GLASS AS NEEDED
9. EXISTING DOORS, TRIM AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
10. EXISTING TRIM, TRANSOMS, AND FRAMES SHALL REMAIN. WHERE POSSIBLE REMOVE NON HISTORIC PARTITIONS THAT ARE COVERING PORTIONS OF TRIM, TRANSOMS, AND FRAMES. EXISTING NON HISTORIC DOORS AND FRAME INFILL SHALL BE REMOVED. NEW DOORS AND HARDWARE SHALL BE INSTALLED IN A NEW INFILL WITHIN THE EXISTING FRAMES. TRIM, TRANSOMS, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
12. THE EXISTING HISTORIC DOOR THAT IS PINNED SHUT SHALL REMAIN.
13. NOT USED
14. WHERE EXISTING FIREPLACES ARE CURRENTLY EXPOSED, AND HAVE APPROPRIATE INFILL AND PAINTED THEY SHALL BE PREPPED FOR NEW PAINT. WHERE EXISTING FIREPLACES HAVE BEEN ENCLOSED IN THE WALL THE SHALL BE EXPOSED AND PREPPED TO BE PAINTED AND OPENINGS SHALL BE INFILLED WITH **TBD**. REFER TO DETAIL TBD ON ATBD.TBD FOR OPENING INFILL DETAIL.
15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
19. NOT USED
20. THE HISTORIC WINDOW SHALL REMAIN. THE WINDOW SHALL BE RESTORED AS NEEDED TO BE FUNCTIONAL. AT A MINIMUM THE WOOD SASH, TRIM, MUTIONS, AND FRAME WILL BE REPAINTED. ALL GLASS WILL BE REMOVED AND REPLACED WITH TEMPERED GLASS OF SIMILAR THICKNESS. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED.
21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASSOF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT ITS ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

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PROJECT ARCHITECT
Registered Architect
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p 917.912.1784
psbarra@me.com

ALTERATIONS FOR:

SOUTH STREET

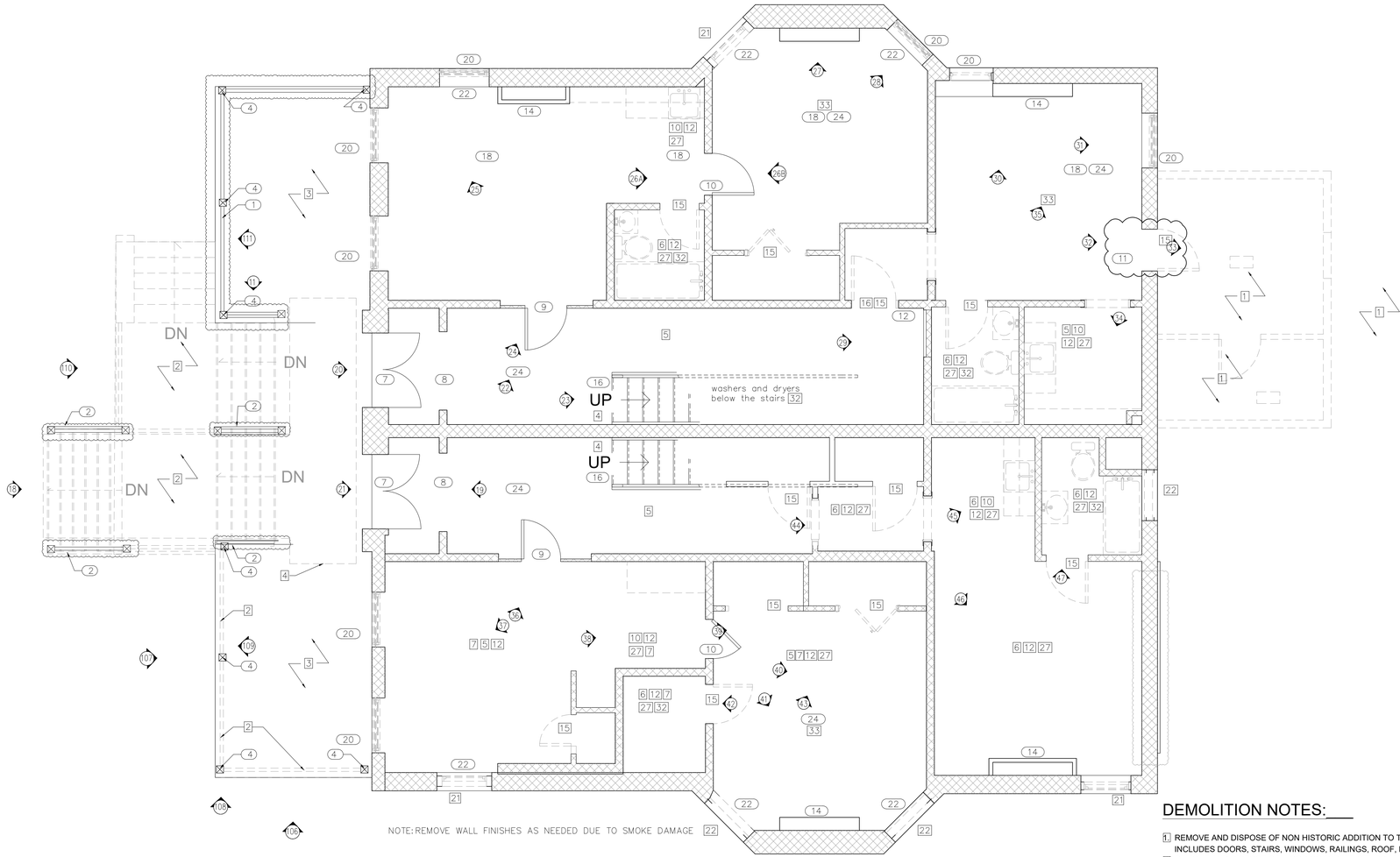
AUBURN, NEW YORK

40-42 SOUTH STREET

by: MRLOS	file no: 23019	chk: PSS	date: 9/24/25
			revisions:

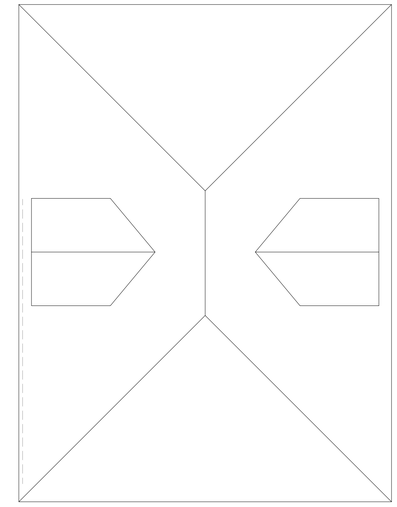
title: GARDEN LEVEL DEMOLITION PLAN

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1 / D1.2 FIRST FLOOR DEMOLITION PLAN

scale: 1/4" = 1'-0"



SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
8. EXISTING FRAMES AND TRANSOMS SHALL REMAIN. REPAIR/REPLACE TRANSOM GLASS AS NEEDED
9. EXISTING DOORS, TRIM AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
10. EXISTING TRIM, TRANSOMS, AND FRAMES SHALL REMAIN. WHERE POSSIBLE REMOVE NON HISTORIC PARTITIONS THAT ARE COVERING PORTIONS OF TRIM, TRANSOMS, AND FRAMES. EXISTING NON HISTORIC DOORS AND FRAME INFILL SHALL BE REMOVED. NEW DOORS AND HARDWARE SHALL BE INSTALLED IN A NEW INFILL WITHIN THE EXISTING FRAMES. TRIM, TRANSOMS, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
12. THE EXISTING HISTORIC DOOR THAT IS PINNED SHUT SHALL REMAIN.
13. NOT USED
14. WHERE EXISTING FIREPLACES ARE CURRENTLY EXPOSED, AND HAVE APPROPRIATE INFILL AND PAINTED THEY SHALL BE PREPPED FOR NEW PAINT. WHERE EXISTING FIREPLACES HAVE BEEN ENCLOSED IN THE WALL THE SHALL BE EXPOSED AND PREPPED TO BE PAINTED AND OPENINGS SHALL BE INFILLED WITH **TBD**. REFER TO DETAIL TBD ON ATBD.TBD FOR OPENING INFILL DETAIL.
15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
19. NOT USED
20. THE HISTORIC WINDOW SHALL REMAIN. THE WINDOW SHALL BE RESTORED AS NEEDED TO BE FUNCTIONAL. AT A MINIMUM THE WOOD SASH, TRIM, MUTIONS, AND FRAME WILL BE REPAINTED. ALL GLASS WILL BE REMOVED AND REPLACED WITH TEMPERED GLASS OF SIMILAR THICKNESS. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED.
21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASSOF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT ITS ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

DEMOLITION NOTES:___

1. REMOVE AND DISPOSE OF NON HISTORIC ADDITION TO THE EAST OF THE BUILDING. THIS INCLUDES DOORS, STAIRS, WINDOWS, RAILINGS, ROOF, ETC.
2. REMOVE AND DISPOSE OF WOOD/CONCRETE STAIRS AND ALL NON-HISTORIC RAILINGS/BALUSTERS.
3. REMOVE AND DISPOSE OF ANY DAMAGED DECK BOARDS.
4. REMOVE AND DISPOSE OF EXISTING STAIR RUNNER.
5. REMOVE AND DISPOSE OF FINISHED FLOOR DOWN TO EXISTING HARDWOODS.
6. REMOVE AND DISPOSE OF EXISTING FINISH FLOOR DOWN TO SUBFLOOR.
7. REMOVE AND DISPOSE OF DAMAGED JOISTS AND/OR SUBFLOOR.
8. NOT USED.
9. NOT USED.
10. REMOVE AND DISPOSE OF EXISTING KITCHEN COMPONENTS INCLUDING CABINETRY, SINKS, STOVES, REFRIGERATORS, AND ALL ASSOCIATED PLUMBING.
11. REMOVE AND DISPOSE OF NON HISTORIC PARTITION.
12. REMOVE AND DISPOSE OF NON-HISTORIC WALL FINISH DOWN TO EITHER HISTORIC PLASTER OR EXISTING STUDS/ BRICK
13. NOT USED.
14. NOT USED
15. REMOVE AND DISPOSE OF EXISTING DOOR FRAME AND HARDWARE.
16. REMOVE AND SALVAGE HISTORIC DOOR FOR REUSE.
17. NOT USED
18. NOT USED.
19. NOT USED.
20. NOT USED
21. REMOVE AND DISPOSE OF VINYL REPLACEMENT WINDOW.
22. REMOVE AND DISPOSE OF PLYWOOD INFILL AND PREP FOR NEW WINDOW.
23. NOT USED
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. REMOVE AND DISPOSE OF EXISTING NON HISTORIC 2X WOOD FRAMING, GWB CEILING AND ANY INSULATION ABOVE THE CEILING, AS WELL AS ASSOCIATED LIGHT FIXTURES, UP TO HISTORIC CEILING HEIGHT.
28. REMOVE AND DISPOSE OF INSULATION.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING.
33. NOT USED.
34. NOT USED.
35. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SYSTEMS.
36. REMOVE AND DISPOSE OF EXISTING BUILT UP ROOFING DOWN TO THE EXISTING ROOF DECK INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS , UNLESS INDICATED TO BE REUSED.
37. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO THE EXISTING

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ALTERATIONS FOR:

SOUTH STREET

AUBURN, NEW YORK

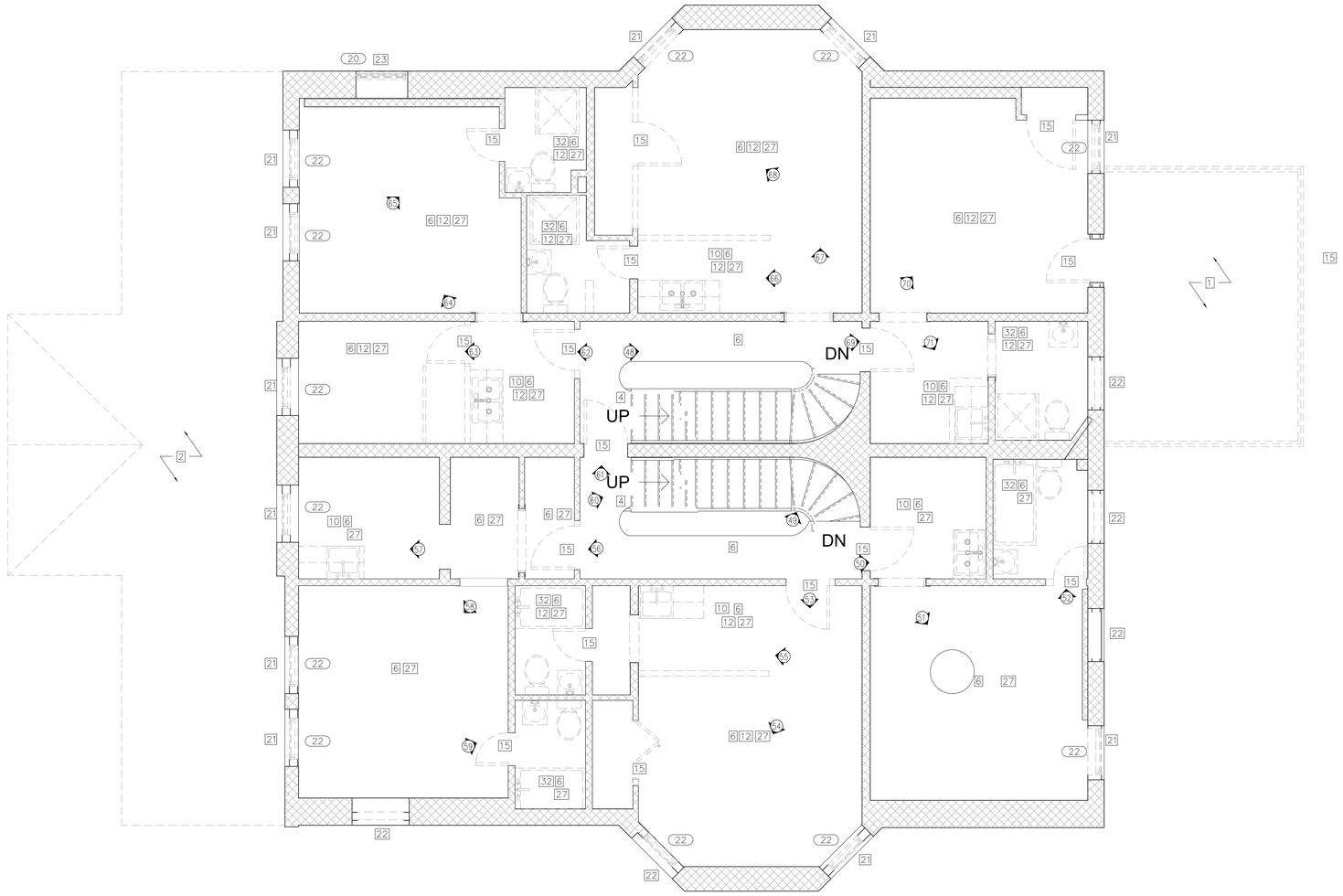
40-42 SOUTH STREET

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

by: MRLOS	chk: PSS
file no: 23019	date: 9/24/25
	revisions:

title:
FIRST FLOOR
DEMOLITION PLAN

D1.2



1 / D1.3 SECOND FLOOR DEMOLITION PLAN

scale: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF NON HISTORIC ADDITION TO THE EAST OF THE BUILDING. THIS INCLUDES DOORS, STAIRS, WINDOWS, RAILINGS, ROOF, ETC.
2. REMOVE AND DISPOSE OF WOOD/CONCRETE STAIRS AND ALL NON-HISTORIC RAILINGS/BALUSTERS.
3. REMOVE AND DISPOSE OF ANY DAMAGED DECK BOARDS.
4. REMOVE AND DISPOSE OF EXISTING STAIR RUNNER.
5. REMOVE AND DISPOSE OF FINISHED FLOOR DOWN TO EXISTING HARDWOODS.
6. REMOVE AND DISPOSE OF EXISTING FINISH FLOOR DOWN TO SUBFLOOR.
7. REMOVE AND DISPOSE OF DAMAGED JOISTS AND/OR SUBFLOOR.
8. NOT USED.
9. NOT USED.
10. REMOVE AND DISPOSE OF EXISTING KITCHEN COMPONENTS INCLUDING CABINETRY, SINKS, STOVES, REFRIGERATORS, AND ALL ASSOCIATED PLUMBING.
11. REMOVE AND DISPOSE OF NON HISTORIC PARTITION.
12. REMOVE AND DISPOSE OF NON-HISTORIC WALL FINISH DOWN TO EITHER HISTORIC PLASTER OR EXISTING STUDS/ BRICK
13. NOT USED.
14. NOT USED
15. REMOVE AND DISPOSE OF EXISTING DOOR FRAME AND HARDWARE.
16. REMOVE AND SALVAGE HISTORIC DOOR FOR REUSE.
17. NOT USED
18. NOT USED.
19. NOT USED.
20. NOT USED
21. REMOVE AND DISPOSE OF VINYL REPLACEMENT WINDOW.
22. REMOVE AND DISPOSE OF PLYWOOD INFILL AND PREP FOR NEW WINDOW.
23. NOT USED
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. REMOVE AND DISPOSE OF EXISTING NON HISTORIC 2X WOOD FRAMING, GWB CEILING AND ANY INSULATION ABOVE THE CEILING, AS WELL AS ASSOCIATED LIGHT FIXTURES, UP TO HISTORIC CEILING HEIGHT.
28. REMOVE AND DISPOSE OF INSULATION.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING.
33. NOT USED.
34. NOT USED.
35. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SYSTEMS.
36. REMOVE AND DISPOSE OF EXISTING BUILT UP ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS , UNLESS INDICATED TO BE REUSED.
37. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS .

SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
8. EXISTING FRAMES AND TRANSOMS SHALL REMAIN. REPAIR/REPLACE TRANSOM GLASS AS NEEDED
9. EXISTING DOORS, TRIM AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
10. EXISTING TRIM, TRANSOMS, AND FRAMES SHALL REMAIN. WHERE POSSIBLE REMOVE NON HISTORIC PARTITIONS THAT ARE COVERING PORTIONS OF TRIM, TRANSOMS, AND FRAMES. EXISTING NON HISTORIC DOORS AND FRAME INFILL SHALL BE REMOVED. NEW DOORS AND HARDWARE SHALL BE INSTALLED IN A NEW INFILL WITHIN THE EXISTING FRAMES. TRIM, TRANSOMS, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
12. THE EXISTING HISTORIC DOOR THAT IS PINNED SHUT SHALL REMAIN.
13. NOT USED
14. WHERE EXISTING FIREPLACES ARE CURRENTLY EXPOSED, AND HAVE APPROPRIATE INFILL AND PAINTED THEY SHALL BE PREPPED FOR NEW PAINT. WHERE EXISTING FIREPLACES HAVE BEEN ENCLOSED IN THE WALL THE SHALL BE EXPOSED AND PREPPED TO BE PAINTED AND OPENINGS SHALL BE INFILLED WITH **TBD**. REFER TO DETAIL TBD ON ATBD.TBD FOR OPENING INFILL DETAIL.
15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
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21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASS OF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT ITS ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

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ALTERATIONS FOR:

SOUTH STREET

40-42 SOUTH STREET

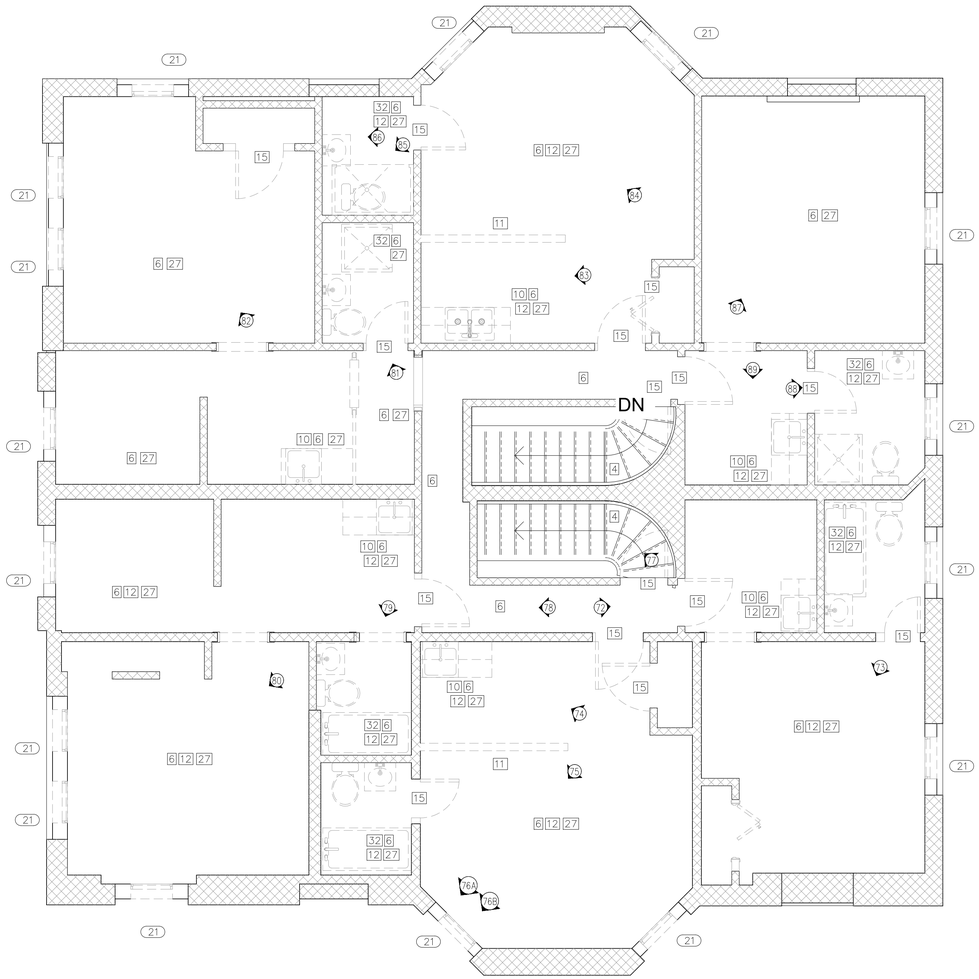
AUBURN, NEW YORK

by: MRLOS	chk: PSS
file no: 23019	date: 9/24/25
revisions:	

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

title: **SECOND FLOOR DEMOLITION PLAN**

D1.3



1
D1.4
THIRD FLOOR DEMOLITION PLAN
scale: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF NON HISTORIC ADDITION TO THE EAST OF THE BUILDING. THIS INCLUDES DOORS, STAIRS, WINDOWS, RAILINGS, ROOF, ETC.
2. REMOVE AND DISPOSE OF WOOD/CONCRETE STAIRS AND ALL NON-HISTORIC RAILINGS/BALUSTERS.
3. REMOVE AND DISPOSE OF ANY DAMAGED DECK BOARDS.
4. REMOVE AND DISPOSE OF EXISTING STAIR RUNNER.
5. REMOVE AND DISPOSE OF FINISHED FLOOR DOWN TO EXISTING HARDWOODS.
6. REMOVE AND DISPOSE OF EXISTING FINISH FLOOR DOWN TO SUBFLOOR.
7. REMOVE AND DISPOSE OF DAMAGED JOISTS AND/OR SUBFLOOR.
8. NOT USED.
9. NOT USED.
10. REMOVE AND DISPOSE OF EXISTING KITCHEN COMPONENTS INCLUDING CABINETRY, SINKS, STOVES, REFRIGERATORS, AND ALL ASSOCIATED PLUMBING.
11. REMOVE AND DISPOSE OF NON HISTORIC PARTITION.
12. REMOVE AND DISPOSE OF NON-HISTORIC WALL FINISH DOWN TO EITHER HISTORIC PLASTER OR EXISTING STUDS/ BRICK
13. NOT USED.
14. NOT USED
15. REMOVE AND DISPOSE OF EXISTING DOOR FRAME AND HARDWARE.
16. REMOVE AND SALVAGE HISTORIC DOOR FOR REUSE.
17. NOT USED
18. NOT USED.
19. NOT USED.
20. NOT USED
21. REMOVE AND DISPOSE OF VINYL REPLACEMENT WINDOW.
22. REMOVE AND DISPOSE OF PLYWOOD INFILL AND PREP FOR NEW WINDOW.
23. NOT USED
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. REMOVE AND DISPOSE OF EXISTING NON HISTORIC 2X WOOD FRAMING, GWB CEILING AND ANY INSULATION ABOVE THE CEILING, AS WELL AS ASSOCIATED LIGHT FIXTURES, UP TO HISTORIC CEILING HEIGHT.
28. REMOVE AND DISPOSE OF INSULATION.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING.
33. NOT USED.
34. NOT USED.
35. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SYSTEMS.
36. REMOVE AND DISPOSE OF EXISTING BUILT UP ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS , UNLESS INDICATED TO BE REUSED.
37. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO THE EXISTING ROOF DECK, INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS

SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
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11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
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15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
19. NOT USED
20. THE HISTORIC WINDOW SHALL REMAIN. THE WINDOW SHALL BE RESTORED AS NEEDED TO BE FUNCTIONAL. AT A MINIMUM THE WOOD SASH, TRIM, MUTIONS, AND FRAME WILL BE REPAINTED. ALL GLASS WILL BE REMOVED AND REPLACED WITH TEMPERED GLASS OF SIMILAR THICKNESS. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED.
21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASSOF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT ITS ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

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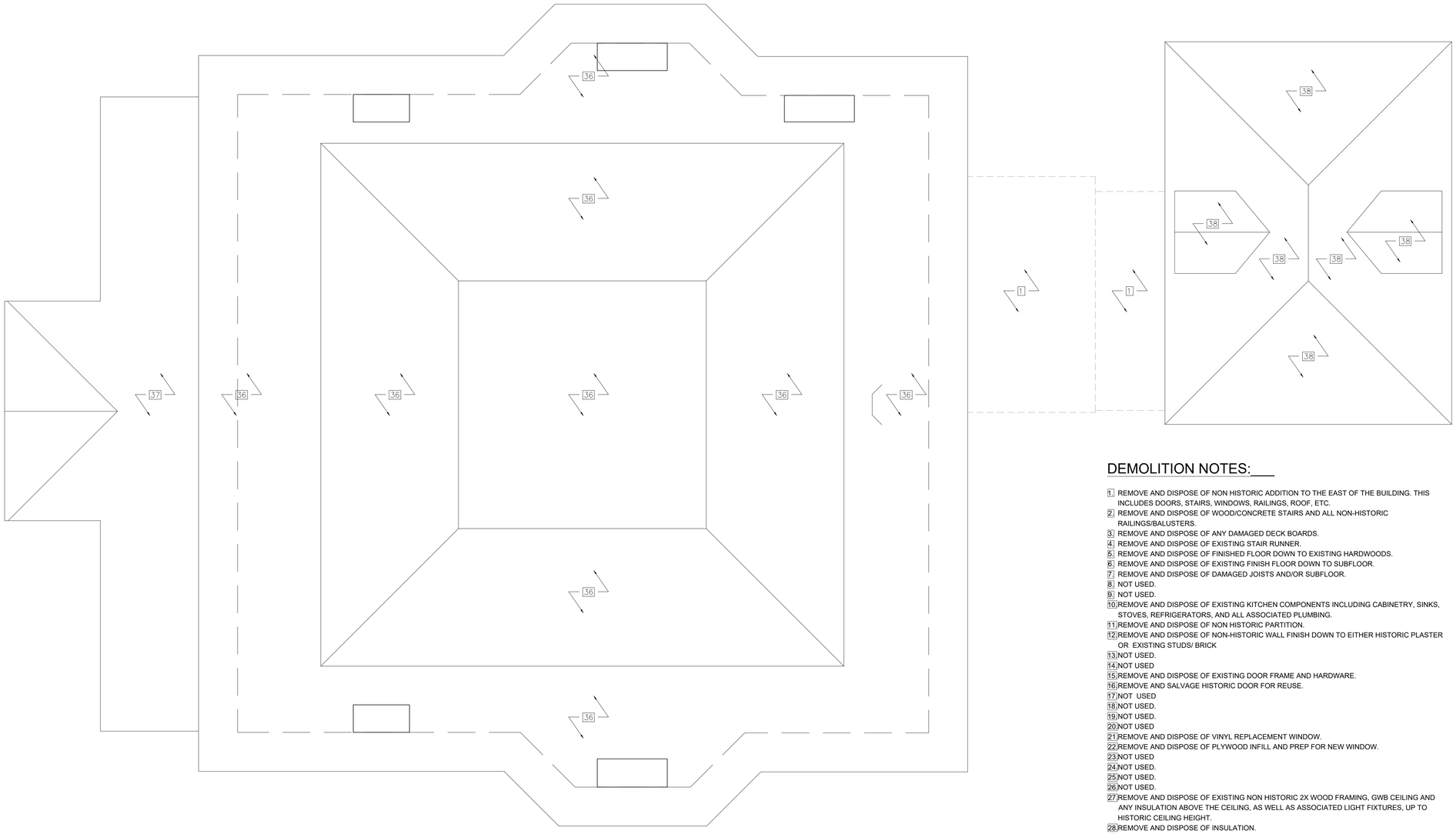
ALTERATIONS FOR:
SOUTH STREET
AUBURN, NEW YORK
40-42 SOUTH STREET

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

by: MRLOS	file no: 23019	date: 9/24/25	
chk: PSS			revisions:

title:
THIRD FLOOR
DEMOLITION PLAN

D1.4



DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF NON HISTORIC ADDITION TO THE EAST OF THE BUILDING. THIS INCLUDES DOORS, STAIRS, WINDOWS, RAILINGS, ROOF, ETC.
2. REMOVE AND DISPOSE OF WOOD/CONCRETE STAIRS AND ALL NON-HISTORIC RAILINGS/BALUSTERS.
3. REMOVE AND DISPOSE OF ANY DAMAGED DECK BOARDS.
4. REMOVE AND DISPOSE OF EXISTING STAIR RUNNER.
5. REMOVE AND DISPOSE OF FINISHED FLOOR DOWN TO EXISTING HARDWOODS.
6. REMOVE AND DISPOSE OF EXISTING FINISH FLOOR DOWN TO SUBFLOOR.
7. REMOVE AND DISPOSE OF DAMAGED JOISTS AND/OR SUBFLOOR.
8. NOT USED.
9. NOT USED.
10. REMOVE AND DISPOSE OF EXISTING KITCHEN COMPONENTS INCLUDING CABINETRY, SINKS, STOVES, REFRIGERATORS, AND ALL ASSOCIATED PLUMBING.
11. REMOVE AND DISPOSE OF NON HISTORIC PARTITION.
12. REMOVE AND DISPOSE OF NON-HISTORIC WALL FINISH DOWN TO EITHER HISTORIC PLASTER OR EXISTING STUDS/ BRICK
13. NOT USED.
14. NOT USED
15. REMOVE AND DISPOSE OF EXISTING DOOR FRAME AND HARDWARE.
16. REMOVE AND SALVAGE HISTORIC DOOR FOR REUSE.
17. NOT USED
18. NOT USED.
19. NOT USED.
20. NOT USED
21. REMOVE AND DISPOSE OF VINYL REPLACEMENT WINDOW.
22. REMOVE AND DISPOSE OF PLYWOOD INFILL AND PREP FOR NEW WINDOW.
23. NOT USED
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. REMOVE AND DISPOSE OF EXISTING NON HISTORIC 2X WOOD FRAMING, GWB CEILING AND ANY INSULATION ABOVE THE CEILING, AS WELL AS ASSOCIATED LIGHT FIXTURES, UP TO HISTORIC CEILING HEIGHT.
28. REMOVE AND DISPOSE OF INSULATION.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING.
33. NOT USED.
34. NOT USED.
35. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SYSTEMS.
36. REMOVE AND DISPOSE OF EXISTING BUILT UP ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS , UNLESS INDICATED TO BE REUSED.
37. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS .
38. REMOVE AND DISPOSE OF EXISTING METAL ROOFING DOWN TO THE EXISTING ROOF DECK.

NOTE: REMOVE AND DISPOSE OF ANY DAMAGED OR ROTTING ROOF DECK . INSTALL NEW ROOF DECK AS NEEDED.

1 / D1.5 ROOF DEMOLITION PLAN

scale: 1/4" = 1'-0"

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

AUBURN, NEW YORK

40-42 SOUTH STREET

by: MRLOS	chk: PSS	date: 9/24/25	
	file no: 23019	revisions:	

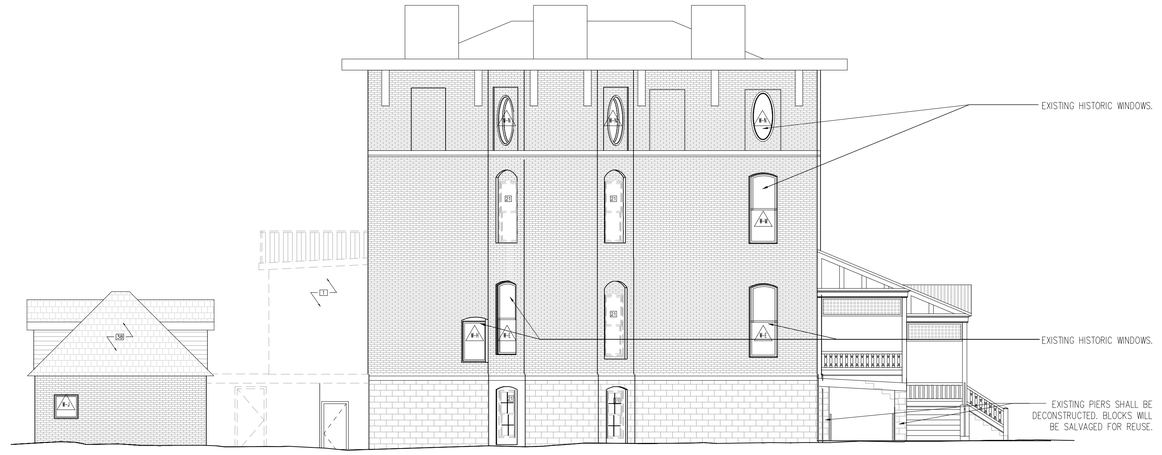
title: ROOF DEMOLITION PLAN

D1.5



1 D2.0 **WEST ELEVATION**

scale: 1/8" = 1'-0"



2 D2.0 **NORTH ELEVATION**

scale: 1/8" = 1'-0"



3 D2.0 **EAST ELEVATION**

scale: 1/8" = 1'-0"



4 D2.0 **SOUTH ELEVATION**

scale: 1/8" = 1'-0"

DEMOLITION NOTES:

1. REMOVE AND DISPOSE OF NON HISTORIC ADDITION TO THE EAST OF THE BUILDING. THIS INCLUDES DOORS, STAIRS, WINDOWS, RAILINGS, ROOF, ETC.
2. REMOVE AND DISPOSE OF WOOD/CONCRETE STAIRS AND ALL NON-HISTORIC RAILINGS/BALUSTERS.
3. REMOVE AND DISPOSE OF ANY DAMAGED DECK BOARDS.
4. REMOVE AND DISPOSE OF EXISTING STAIR RUNNER.
5. REMOVE AND DISPOSE OF FINISHED FLOOR DOWN TO EXISTING HARDWOODS.
6. REMOVE AND DISPOSE OF EXISTING FINISH FLOOR DOWN TO SUBFLOOR.
7. REMOVE AND DISPOSE OF DAMAGED JOISTS AND/OR SUBFLOOR.
8. NOT USED.
9. NOT USED.
10. REMOVE AND DISPOSE OF EXISTING KITCHEN COMPONENTS INCLUDING CABINETRY, SINKS, STOVES, REFRIGERATORS, AND ALL ASSOCIATED PLUMBING.
11. REMOVE AND DISPOSE OF NON HISTORIC PARTITION.
12. REMOVE AND DISPOSE OF NON-HISTORIC WALL FINISH DOWN TO EITHER HISTORIC PLASTER OR EXISTING STUDS/ BRICK
13. NOT USED.
14. NOT USED
15. REMOVE AND DISPOSE OF EXISTING DOOR FRAME AND HARDWARE.
16. REMOVE AND SALVAGE HISTORIC DOOR FOR REUSE.
17. NOT USED
18. NOT USED.
19. NOT USED.
20. NOT USED
21. REMOVE AND DISPOSE OF VINYL REPLACEMENT WINDOW.
22. REMOVE AND DISPOSE OF PLYWOOD INFILL AND PREP FOR NEW WINDOW.
23. NOT USED
24. NOT USED.
25. NOT USED.
26. NOT USED.
27. REMOVE AND DISPOSE OF EXISTING NON HISTORIC 2X WOOD FRAMING, GWB CEILING AND ANY INSULATION ABOVE THE CEILING, AS WELL AS ASSOCIATED LIGHT FIXTURES, UP TO HISTORIC CEILING HEIGHT.
28. REMOVE AND DISPOSE OF INSULATION.
29. NOT USED.
30. NOT USED.
31. NOT USED.
32. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING.
33. NOT USED.
34. NOT USED.
35. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SYSTEMS.
36. REMOVE AND DISPOSE OF EXISTING BUILT UP ROOFING DOWN TO THE EXISTING ROOF DECK INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS , UNLESS INDICATED TO BE REUSED.
37. REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLE ROOFING DOWN TO THE EXISTING ROOF DECK. INCLUDING ALL CURBS, VENTS, FLASHINGS AND FACIAS .
38. REMOVE AND DISPOSE OF EXISTING METAL ROOFING DOWN TO THE EXISTING ROOF DECK.

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

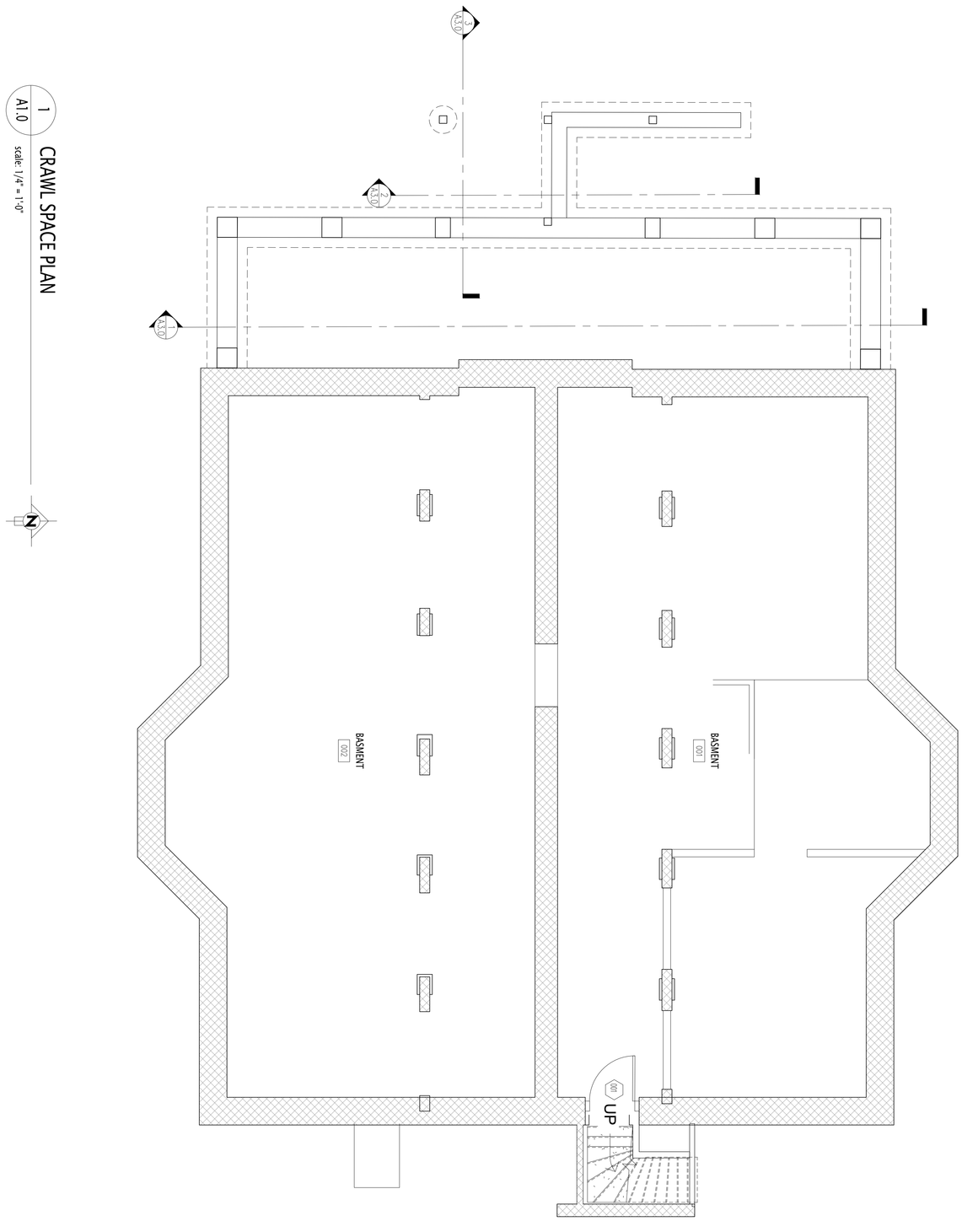
AUBURN, NEW YORK

40-42 SOUTH STREET

by: MRLOS	chk: PSS
file no: 23019	date: 9/24/25
revisions:	

title:
EXTERIOR ELEVATIONS DEMOLITION

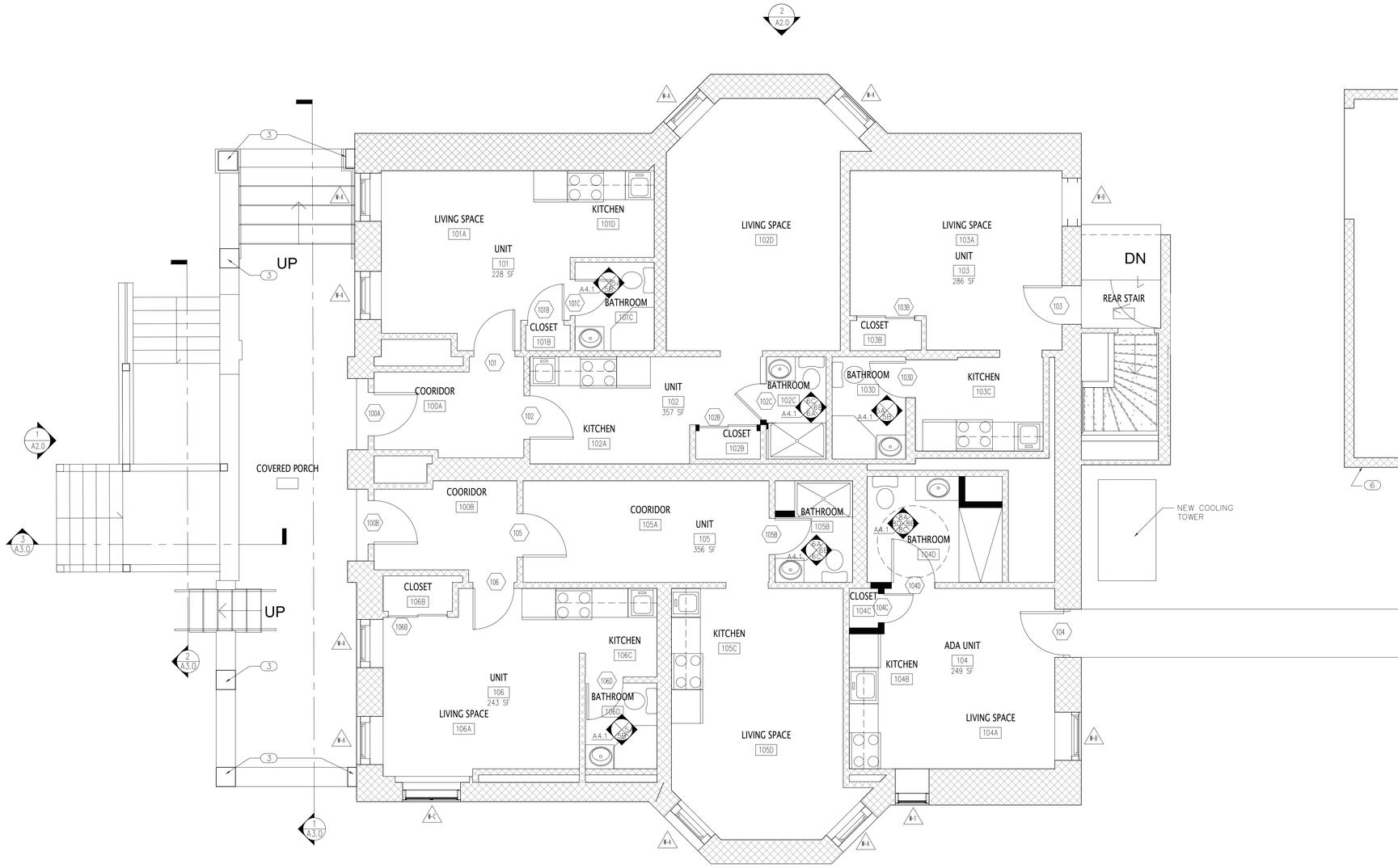
D2.0



9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

A1.0	title: CRAWL SPACE PLAN	by: MRLOS / chk: PSS file no: 23019 / date: 9/24/25 revisions:	ALTERATIONS FOR: SOUTH STREET 40-42 SOUTH STREET AUBURN, NEW YORK		PHILIP S. SBARRA r.a., principal PROJECT ARCHITECT

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1
A1.1

GARDEN LEVEL PLAN

scale: 1/4" = 1'-0" 6 UNITS

SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
8. EXISTING FRAMES AND TRANSOMS SHALL REMAIN. REPAIR/REPLACE TRANSOM GLASS AS NEEDED
9. EXISTING DOORS, TRIM AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
10. EXISTING TRIM, TRANSOMS, AND FRAMES SHALL REMAIN. WHERE POSSIBLE REMOVE NON HISTORIC PARTITIONS THAT ARE COVERING PORTIONS OF TRIM, TRANSOMS, AND FRAMES. EXISTING NON HISTORIC DOORS AND FRAME INFILL SHALL BE REMOVED. NEW DOORS AND HARDWARE SHALL BE INSTALLED IN A NEW INFILL WITHIN THE EXISTING FRAMES. TRIM, TRANSOMS, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
12. THE EXISTING HISTORIC DOOR THAT IS PINNED SHUT SHALL REMAIN.
13. NOT USED
14. WHERE EXISTING FIREPLACES ARE CURRENTLY EXPOSED, AND HAVE APPROPRIATE INFILL AND PAINTED THEY SHALL BE PREPPED FOR NEW PAINT. WHERE EXISTING FIREPLACES HAVE BEEN ENCLOSED IN THE WALL THE SHALL BE EXPOSED AND PREPPED TO BE PAINTED AND OPENINGS SHALL BE INFILLED WITH **TBD**. REFER TO DETAIL TBD ON ATBD.TBD FOR OPENING INFILL DETAIL.
15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
19. NOT USED
20. THE HISTORIC WINDOW SHALL REMAIN. THE WINDOW SHALL BE RESTORED AS NEEDED TO BE FUNCTIONAL. AT A MINIMUM THE WOOD SASH, TRIM, MUTIONS, AND FRAME WILL BE REPAINTED. ALL GLASS WILL BE REMOVED AND REPLACED WITH TEMPERED GLASS OF SIMILAR THICKNESS. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED.
21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASSOF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT IT'S ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

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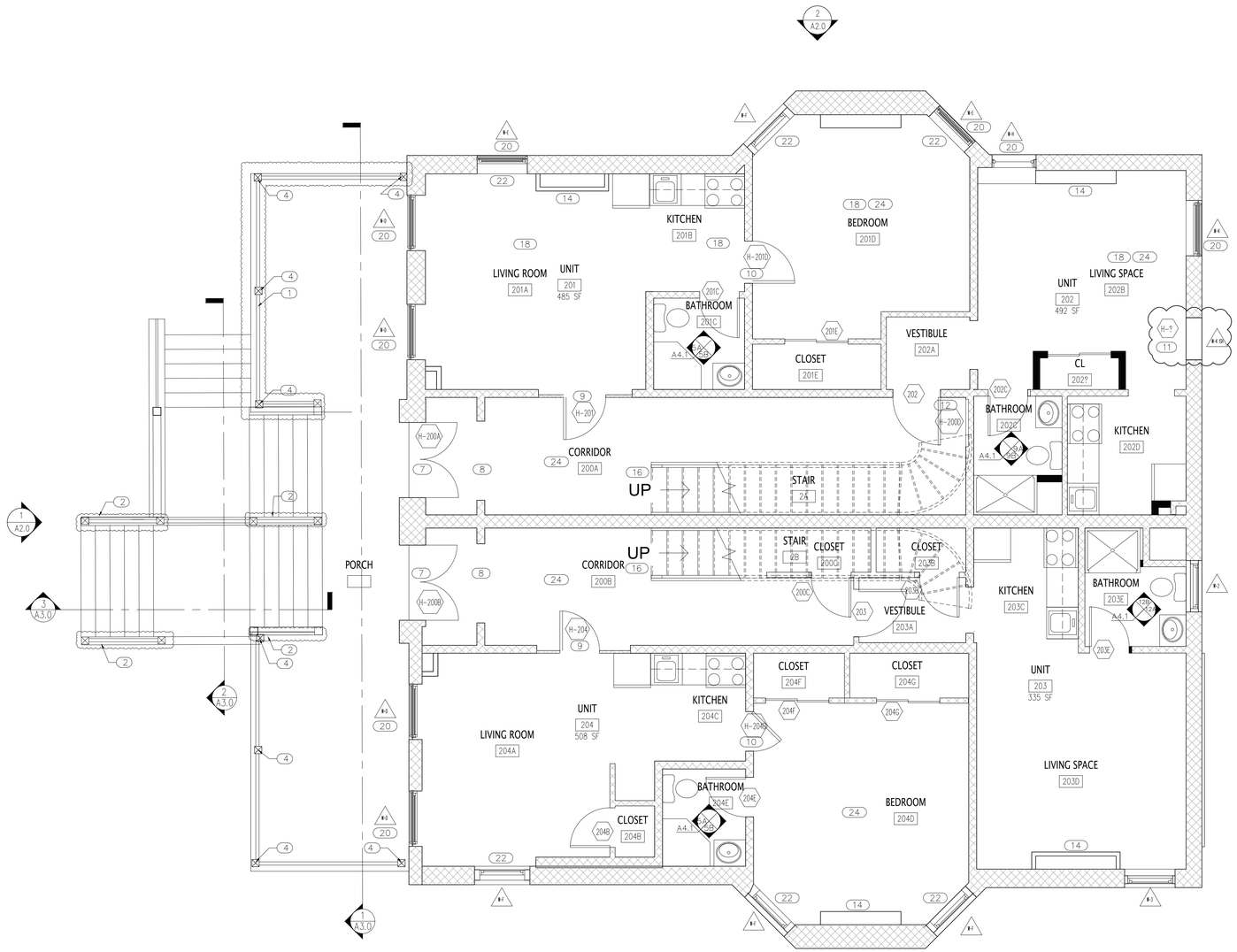
ALTERATIONS FOR:
SOUTH
40-42 SOUTH STREET
AUBURN, NEW YORK

chk: PSS
date: 9/24/25
dwr: MRLOS
file no: 23019
revisions:

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

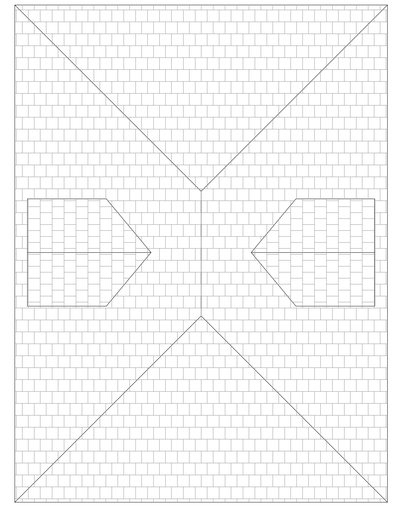
title: GARDEN LEVEL FLOOR PLAN

A1.1



1 A1.2 FIRST FLOOR PLAN

scale: 1/4" = 1'-0" 4 UNITS



SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
8. EXISTING FRAMES AND TRANSOMS SHALL REMAIN. REPAIR/REPLACE TRANSOM GLASS AS NEEDED
9. EXISTING DOORS, TRIM AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
10. EXISTING TRIM, TRANSOMS, AND FRAMES SHALL REMAIN. WHERE POSSIBLE REMOVE NON HISTORIC PARTITIONS THAT ARE COVERING PORTIONS OF TRIM, TRANSOMS, AND FRAMES. EXISTING NON HISTORIC DOORS AND FRAME INFILL SHALL BE REMOVED. NEW DOORS AND HARDWARE SHALL BE INSTALLED IN A NEW INFILL WITHIN THE EXISTING FRAMES. TRIM, TRANSOMS, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
12. THE EXISTING HISTORIC DOOR THAT IS PINNED SHUT SHALL REMAIN.
13. NOT USED
14. WHERE EXISTING FIREPLACES ARE CURRENTLY EXPOSED, AND HAVE APPROPRIATE INFILL AND PAINTED THEY SHALL BE PREPPED FOR NEW PAINT. WHERE EXISTING FIREPLACES HAVE BEEN ENCLOSED IN THE WALL THE SHALL BE EXPOSED AND PREPPED TO BE PAINTED AND OPENINGS SHALL BE INFILLED WITH **TBD**. REFER TO DETAIL TBD ON ATBD.TBD FOR OPENING INFILL DETAIL.
15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
19. NOT USED
20. THE HISTORIC WINDOW SHALL REMAIN. THE WINDOW SHALL BE RESTORED AS NEEDED TO BE FUNCTIONAL. AT A MINIMUM THE WOOD SASH, TRIM, MUTIONS, AND FRAME WILL BE REPAINTED. ALL GLASS WILL BE REMOVED AND REPLACED WITH TEMPERED GLASS OF SIMILAR THICKNESS. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED.
21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASSOF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

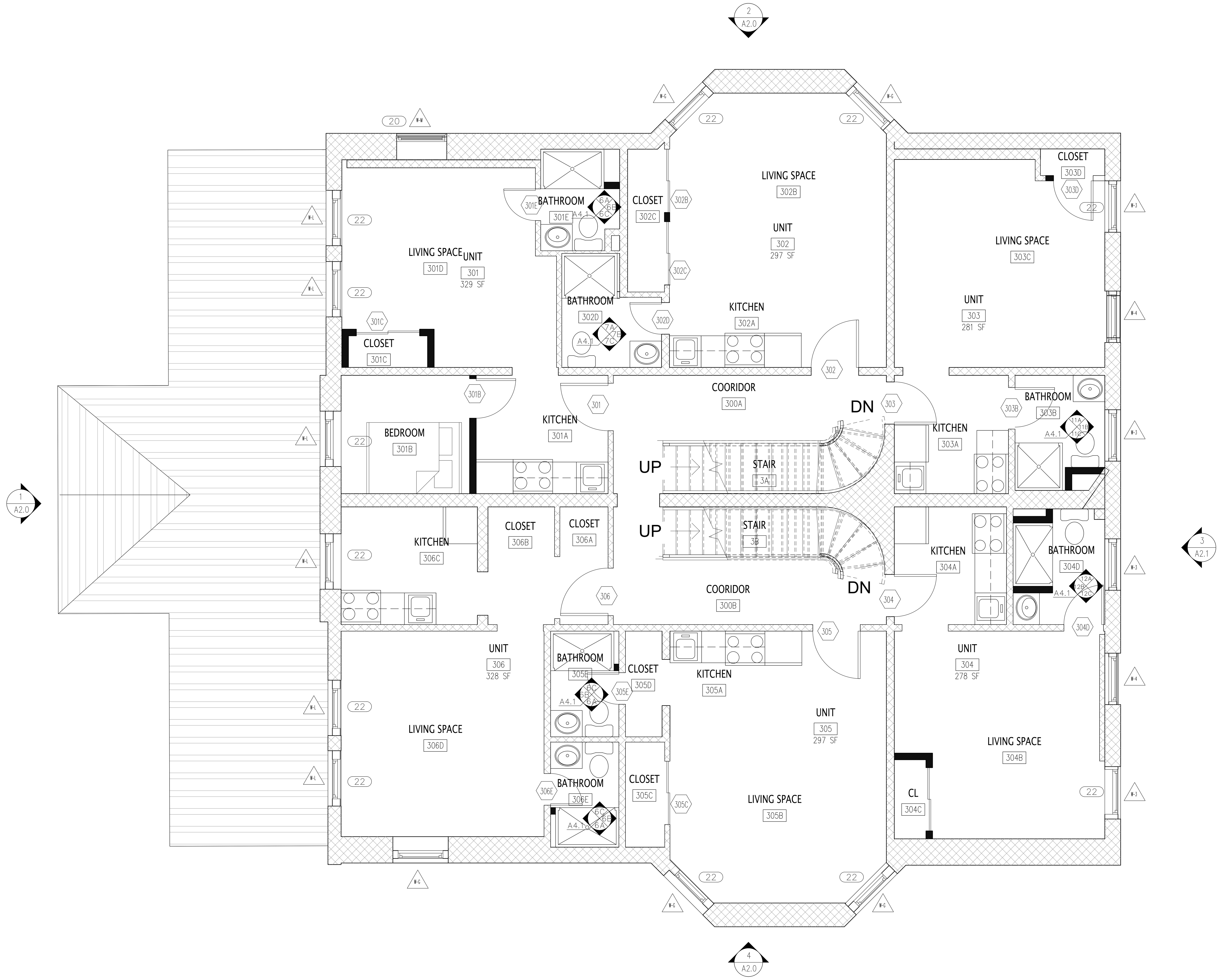
40-42 SOUTH STREET

AUBURN, NEW YORK

by:	chk:
MRLOS	PSS
file no:	date:
23019	9/24/25
	revisions:

title: FIRST FLOOR PLAN

A1.2



SECOND FLOOR PLAN

1 / A1.3

scale: 1/4" = 1'-0" 6 UNITS

SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER “42” ON TRANSOM GLASS SHALL BE REPAINTED. A “40” SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING “42”.
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11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
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23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT ITS ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

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ALTERATIONS FOR:

SOUTH STREET

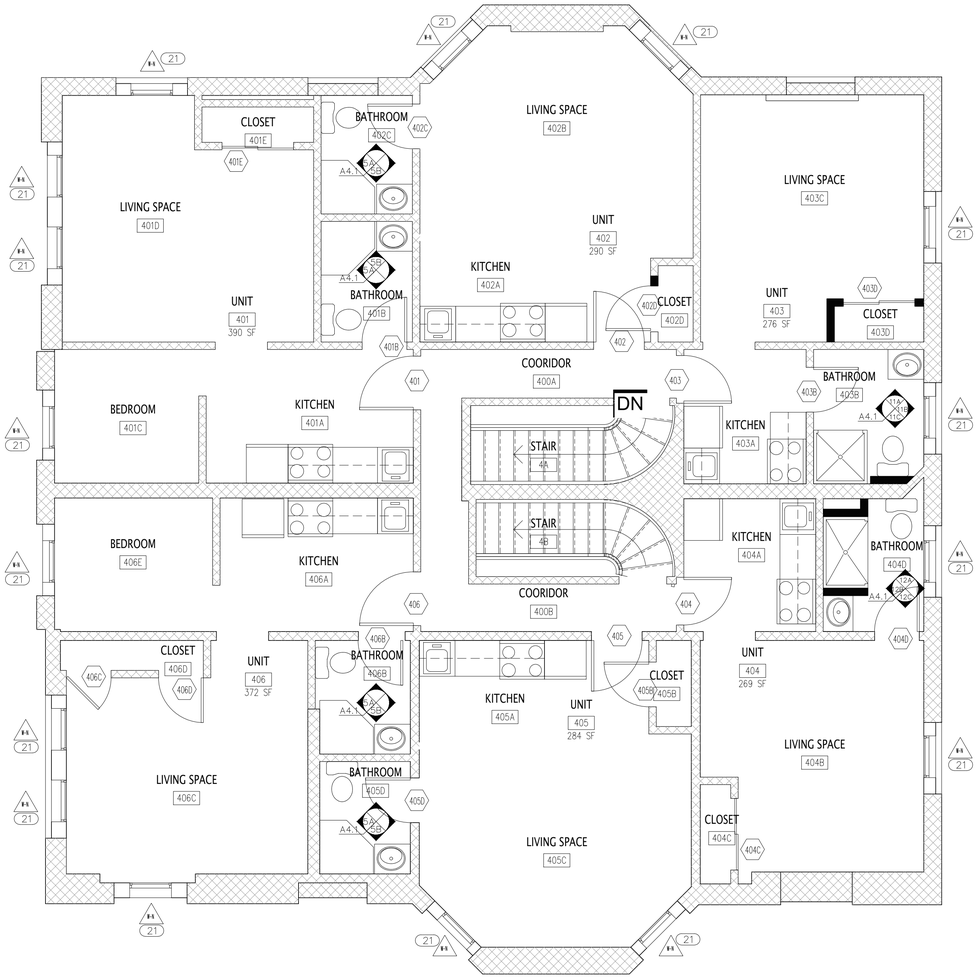
40-42 SOUTH STREET

AUBURN, NEW YORK

by:	chk:
MRLOS	PSS
file no:	date:
23019	9/24/25
revisions:	

title: SECOND FLOOR PLAN

A1.3



1 A1.4 THIRD FLOOR PLAN

scale: 1/4" = 1'-0" 6 UNITS

SALVAGE NOTES

1. INDICATED PORTIONS OF HISTORIC RAILINGS/ BALUSTERS SHALL REMAIN IN PLACE. IF IN UNSALVAGEABLE CONDITION THEY SHALL BE REMOVED AND REPLACED WITH NEW RAILINGS/ BALUSTERS THAT MATCH THE HISTORIC ONES.
2. REMOVE AND SALVAGE PORTIONS OF HISTORIC RAILINGS/ BALUSTERS FOR REUSE ON NEW STAIRS.
3. DECONSTRUCT AND SALVAGE BLOCKS FROM HISTORIC PIERS FOR RECONSTRUCTION OF PIERS OR FOR DUPLICATION OF BLOCKS FOR RECONSTRUCTION OF PIERS.
4. HISTORIC PORCH COLUMNS TO REMAIN. IF DETERIORATED AND UNABLE TO REMAIN REMOVE AND REFERENCE FOR CREATION OF NEW TREATED WOOD COLUMNS TO BE INSTALLED.
5. NOT USED
6. SIDING ON THE GARAGE: REMOVE AND DISPOSE OF METAL SIDING WHERE INSTALLED. CLEAN, PATCH AND REPAIR EXISTING BRICK AS NEEDED.
7. EXISTING DOORS, TRIM, AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA HARDWARE INCLUDING LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD. PAINTED GOLD NUMBER "42" ON TRANSOM GLASS SHALL BE REPAINTED. A "40" SHALL BE ADDED TO THE TRANSOM OF THE DIRECTION DOOR IN A SIMILAR STYLE TO THE EXISTING "42".
8. EXISTING FRAMES AND TRANSOMS SHALL REMAIN. REPAIR/REPLACE TRANSOM GLASS AS NEEDED
9. EXISTING DOORS, TRIM AND FRAMES SHALL REMAIN. PREP DOORS TO RECEIVE NEW ADA LEVER SETS. DOORS, TRIM, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
10. EXISTING TRIM, TRANSOMS, AND FRAMES SHALL REMAIN. WHERE POSSIBLE REMOVE NON HISTORIC PARTITIONS THAT ARE COVERING PORTIONS OF TRIM, TRANSOMS, AND FRAMES. EXISTING NON HISTORIC DOORS AND FRAME INFILL SHALL BE REMOVED. NEW DOORS AND HARDWARE SHALL BE INSTALLED IN A NEW INFILL WITHIN THE EXISTING FRAMES. TRIM, TRANSOMS, AND FRAMES SHALL BE REPAINTED. FINAL COLOR TBD.
11. REMOVE AND DISPOSE OF NON HISTORIC DOOR THAT WAS INSTALLED WITHIN THE EXISTING FRAME. THE FRAME AND TRANSOM SHALL REMAIN. THE FRAME SHALL BE PREPPED FOR AND INFILLED WITH A NEW WINDOW UPON THE REMOVAL OF THE NON HISTORIC ADDITION.
12. THE EXISTING HISTORIC DOOR THAT IS PINNED SHUT SHALL REMAIN.
13. NOT USED
14. WHERE EXISTING FIREPLACES ARE CURRENTLY EXPOSED, AND HAVE APPROPRIATE INFILL AND PAINTED THEY SHALL BE PREPPED FOR NEW PAINT. WHERE EXISTING FIREPLACES HAVE BEEN ENCLOSED IN THE WALL THE SHALL BE EXPOSED AND PREPPED TO BE PAINTED AND OPENINGS SHALL BE INFILLED WITH **TBD**. REFER TO DETAIL TBD ON ATBD.TBD FOR OPENING INFILL DETAIL.
15. NOT USED
16. THE EXISTING STAIR NEWEL POSTS, RAILINGS, AND BALUSTERS SHALL REMAIN IN THEIR EXISTING CONDITIONS. THE EXISTING STAIR RUNNER SHALL BE REMOVED, AND A NEW STAIR RUNNER SHALL BE INSTALLED. THE ROUNDED NICHES SHALL BE PREPPED AND PAINTED AN ACCENT COLOR. COLOR SELECTION TBD.
17. NOT USED
18. WHERE EXISTING WOOD FLOORS ARE EXPOSED THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED. IF ADDITIONAL WOOD FLOORS ARE FOUND UPON THE REMOVAL OF THE EXISTING FINISH FLOORS THEY SHALL BE REPAIRED AS NEEDED AND REFINISHED TO MATCH THOSE THAT ARE ALREADY EXPOSED.
19. NOT USED
20. THE HISTORIC WINDOW SHALL REMAIN. THE WINDOW SHALL BE RESTORED AS NEEDED TO BE FUNCTIONAL. AT A MINIMUM THE WOOD SASH, TRIM, MUTIONS, AND FRAME WILL BE REPAINTED. ALL GLASS WILL BE REMOVED AND REPLACED WITH TEMPERED GLASS OF SIMILAR THICKNESS. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED.
21. THE HISTORIC OVAL WINDOW SHALL REMAIN. WHERE ADDITIONAL STORM WINDOWS HAVE BEEN INSTALLED THEY WILL BE REMOVED. THE EXISTING GLASS SHALL BE REMOVED AND NEW TEMPERED GLASSOF SIMILAR THICKNESS WILL BE INSTALLED. IF THE PROPOSED GLASS IS THICKER THAN THE EXISTING GLASS A MOCK-UP OF THE SASH DETAIL WILL BE PROVIDED. ALL EXISTING SCREENS WILL BE REMOVED AND NEW SCREENS WILL BE INSTALLED. NEW HINGES AND LATCHES SHALL BE INSTALLED WITH LIMITERS PREVENTING THE WINDOWS FROM OPENING MORE THAN 4".
22. THE HISTORIC TRIM BELOW AND AROUND THE WINDOW OPENING SHALL REMAIN. IT SHALL BE REPAINTED TO MATCH THE REMAINDER OF THE UNIT.
23. NOT USED
24. CAST IRON CEILING MEDALLIONS SHALL BE REUSED IN THE RENOVATION. IF THE CEILING SHALL REMAIN AT ITS ORIGINAL HEIGHT NEW ELECTRICAL SHALL BE ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD. IF CEILINGS ARE LOWERED TO PROVIDE A HARD SHELL AROUND NEW HVAC SYSTEMS THE MEDALLION SHALL BE REMOVED AND SALVAGED TO BE REINSTALLED ON THE NEW CEILING WITH NEW ELECTRICAL ROUTED THROUGH THE MEDALLION FOR A NEW LIGHT FIXTURE. FIXTURE TBD.

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PHILLIP S. SBARRA
P.A., principal
PROJECT ARCHITECT

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ALTERATIONS FOR:

SOUTH STREET

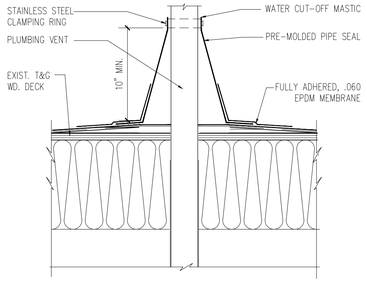
AUBURN, NEW YORK

40-42 SOUTH STREET

by: MRLOS	chk: PSS
file no: 23019	date: 9/24/25
	revisions:

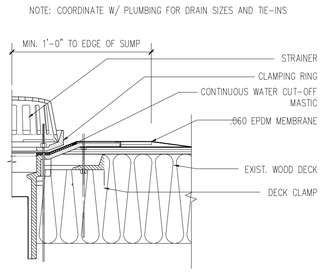
title: THIRD FLOOR PLAN

A1.4



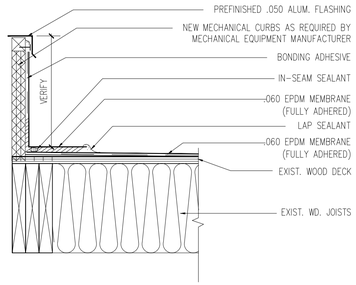
2 / A1.5 TYP. PIPE VENT DETAIL

scale: 1-1/2" = 1'-0"



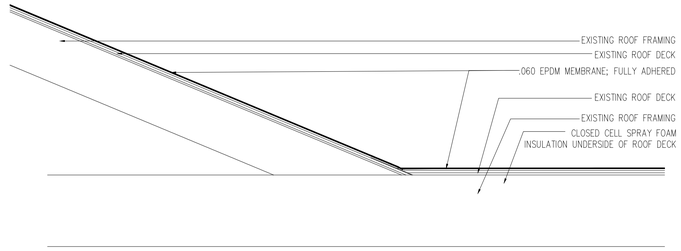
3 / A1.5 TYP. ROOF DRAIN DETAIL

scale: 1-1/2" = 1'-0"



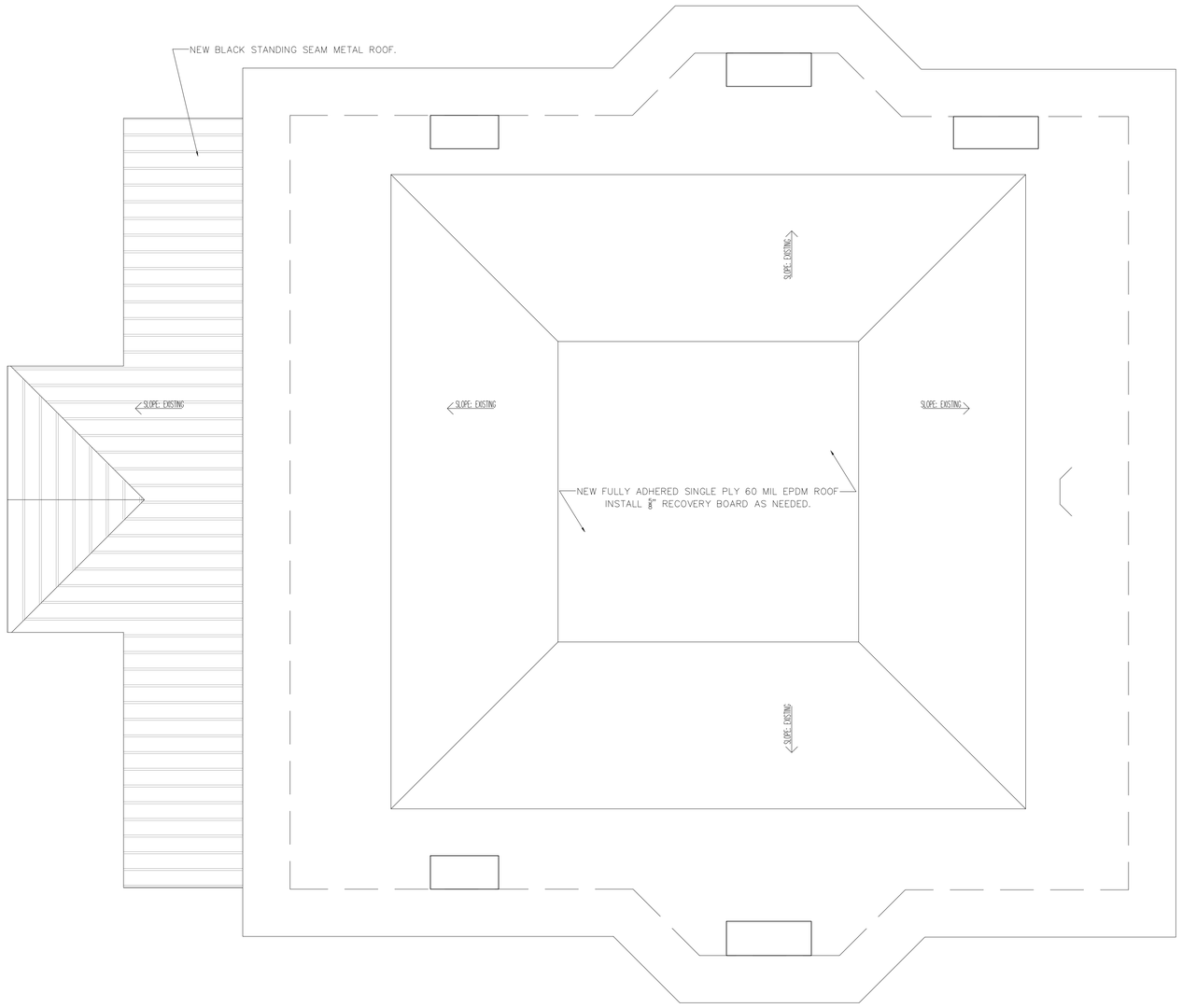
4 / A1.5 TYP. MECH. CURB DETAIL

scale: 1-1/2" = 1'-0" IF NEEDED



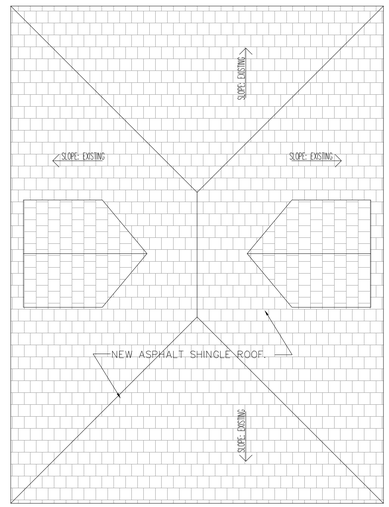
5 / A1.5 TYP. INTERIOR ROOF SLOPE DTL.

scale: 1-1/2" = 1'-0"



1 / A1.5 ROOF PLAN

scale: 1/4" = 1'-0"



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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

AUBURN, NEW YORK

40-42 SOUTH STREET

by:	chk:
MRLOS	PSS
file no:	date:
23019	9/24/25
revisions:	

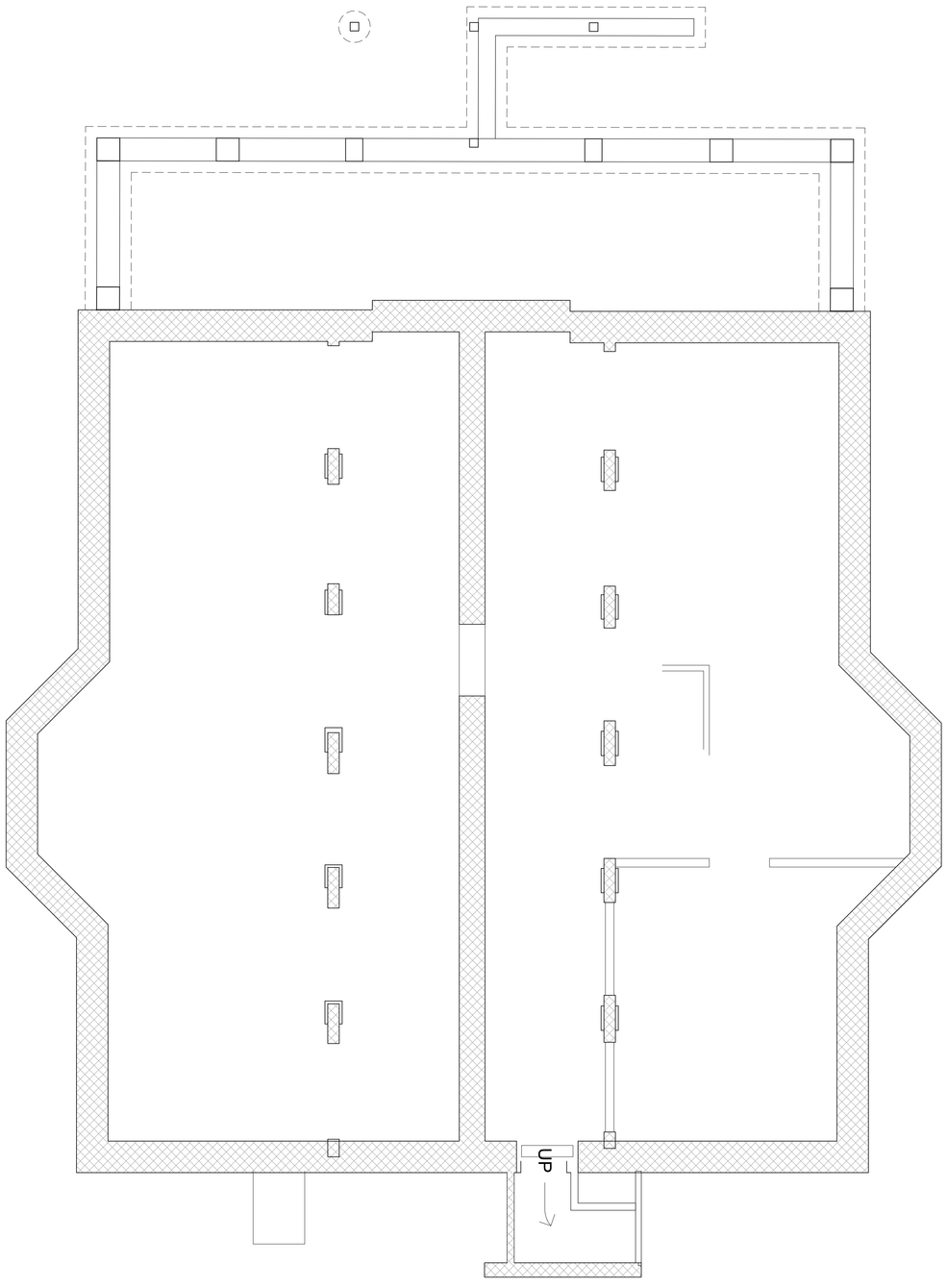
title: ROOF PLAN

A1.5

1
A1.6

CRAWL SPACE CEILING PLAN

scale: 1/4" = 1'-0"



CEILING TYPES:

- EXPOSED BEAMS/JOISTS TO REMAIN. DIRECTION VARIES.
- EXISTING T&G CEILING TO REMAIN
- NEW GWB CEILING.

ALL CEILING/ FLOOR ASSEMBLIES TO BE 1 HOUR RATED

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

A1.6	title: CRAWL SPACE REFLECTED CEILING PLAN	by: MRLOS / chk: PSS; file no: 23019 / date: 9/24/25; revisions:	ALTERATIONS FOR: SOUTH STREET — 40-42 SOUTH STREET — AUBURN, NEW YORK	PHILIP S. SBARRA r.a., principal — PROJECT ARCHITECT

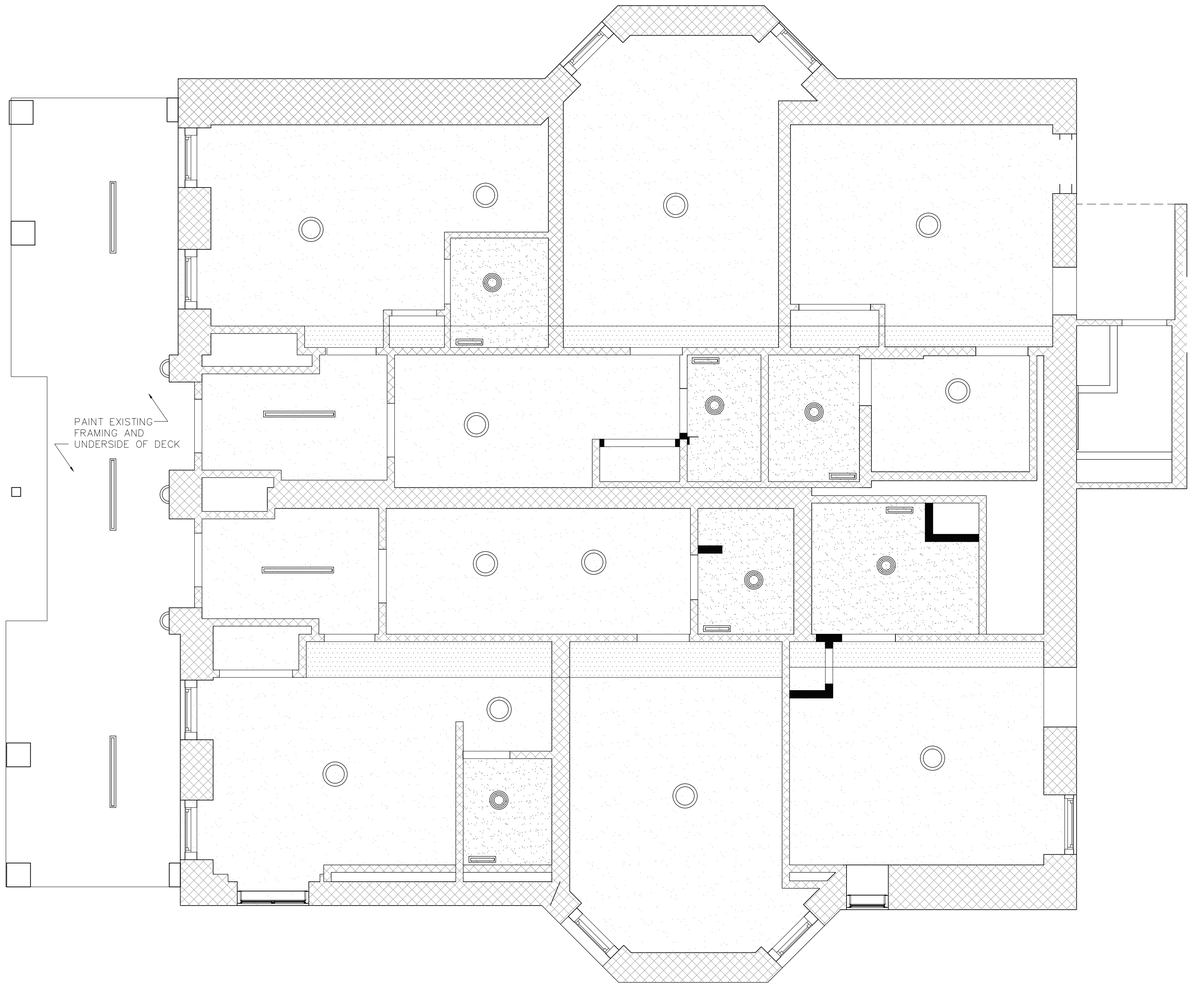
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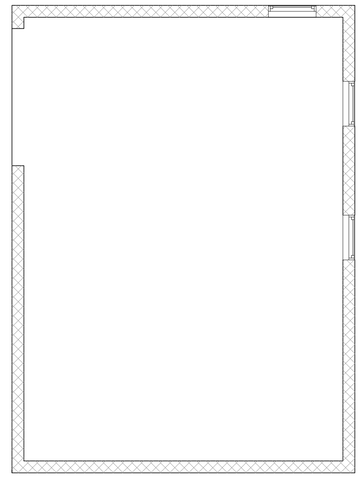
CEILING TYPES:

- EXISTING PLASTER CEILING TO REMAIN. +/- TBD. PAINT.
- NEW ⅝" TYPE X GWB OVER ⅞" RC CHANNEL @ 8'-0". 1 HR RATED. PAINT.
- NEW ½" GWB OVER FRAMING TBD IN FIELD. PAINT.

LIGHTING LEGEND:

- EXISTING CAST IRON MEDALLION. NEW PENDENT LIGHT TO BE INSTALLED
- NEW SURFACE MOUNTED ROUND LIGHT.
- NEW SURFACE MOUNTED RECTANGULAR LIGHT.
- NEW COMBINATION LIGHT/EXHAUST FAN.
- NEW BATHROOM VANITY LIGHT.
- NEW EXTERIOR SCONCE.





1 / A1.7 GARDEN LEVEL CEILING PLAN

scale: 1/4" = 1'-0"

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

40-42 SOUTH STREET

AUBURN, NEW YORK

by: MBLOS	chk: PSS		
file no: 23019	date: 9/24/25		
revisions:			

title: GARDEN LEVEL REFLECTED CEILING PLAN

A1.7

CEILING TYPES:

EXISTING PLASTER CEILING TO REMAIN. +/- 11'-10". PAINT.

NEW ⅝" TYPE X GWB OVER ⅞" RC CHANNEL @ +/- 8'-0". 1 HR RATED. PAINT.

NEW ⅝" GWB OVER FRAMING TBD IN FIELD. PAINT.

LIGHTING LEGEND:

EXISTING CAST IRON MEDALLION. NEW PENDENT LIGHT TO BE INSTALLED

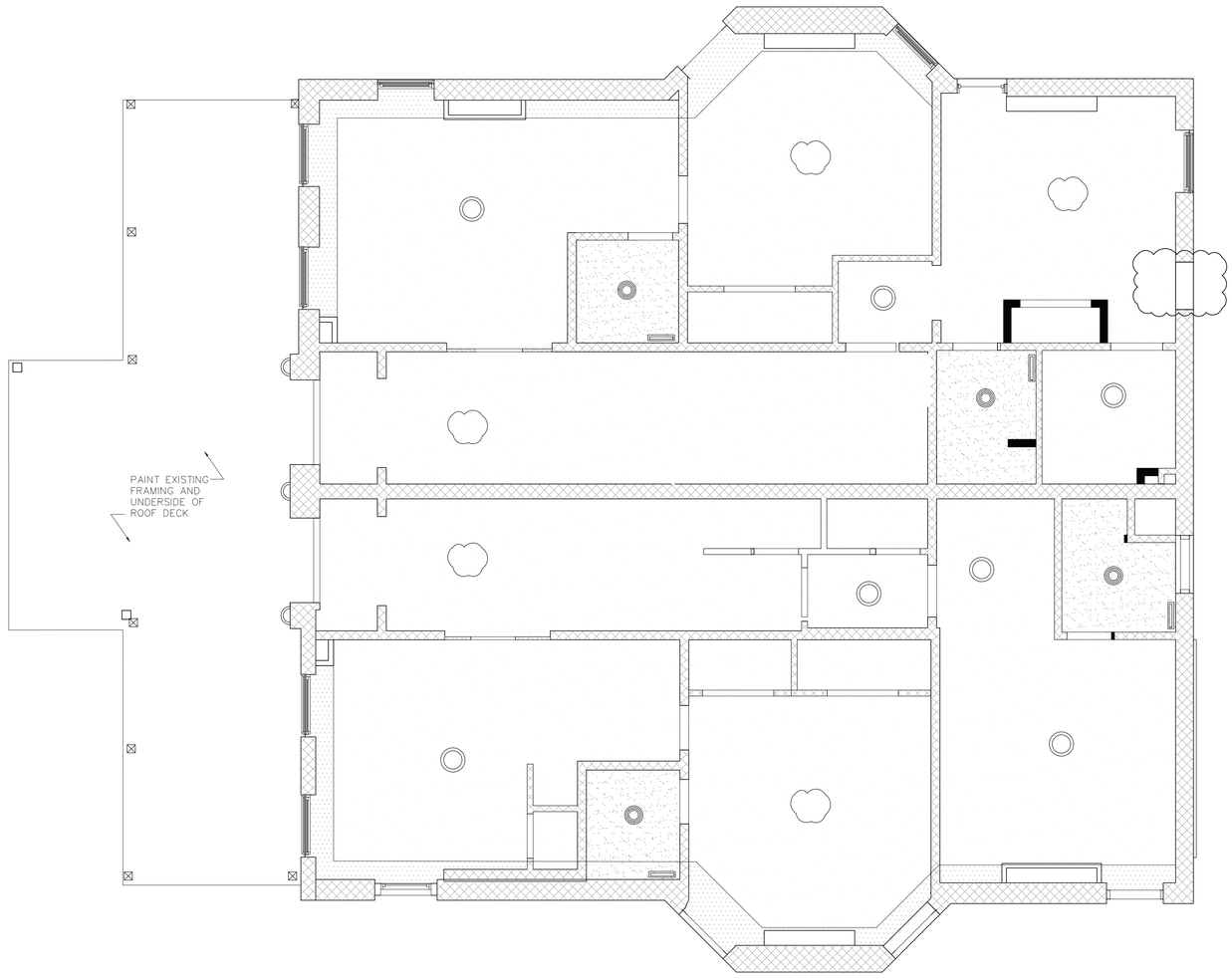
NEW SURFACE MOUNTED ROUND LIGHT.

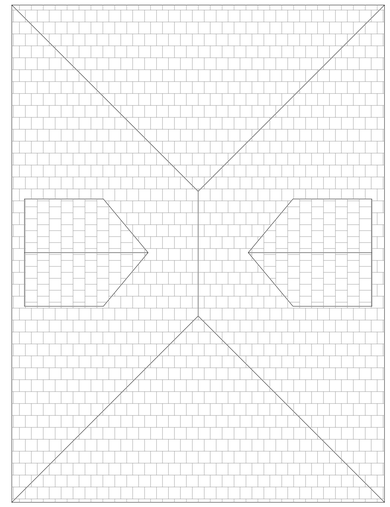
NEW SURFACE MOUNTED RECTANGULAR LIGHT.

NEW COMBINATION LIGHT/EXHAUST FAN.

NEW BATHROOM VANITY LIGHT.

NEW EXTERIOR SCONCE.





1 / A1.8 FIRST FLOOR CEILING PLAN

scale: 1/4" = 1'-0"

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

AUBURN, NEW YORK

40-42 SOUTH STREET

by: MRLOS	chk: PSS		
file no: 23019	date: 9/24/25		
revisions: REV. 1 8/23/23			

title:
FIRST FLOOR
REFLECTED CEILING PLAN

A1.8

CEILING TYPES:

EXISTING PLASTER CEILING TO REMAIN. +/- 10'-9". PAINT.

NEW 5/8" TYPE X GWB OVER 7/8" RC CHANNEL @ +/- 8'-0". 1 HR RATED. PAINT.

NEW 5/8" GWB OVER FRAMING TBD IN FIELD. PAINT.

LIGHTING LEGEND:

EXISTING CAST IRON MEDALLION. NEW PENDENT LIGHT TO BE INSTALLED

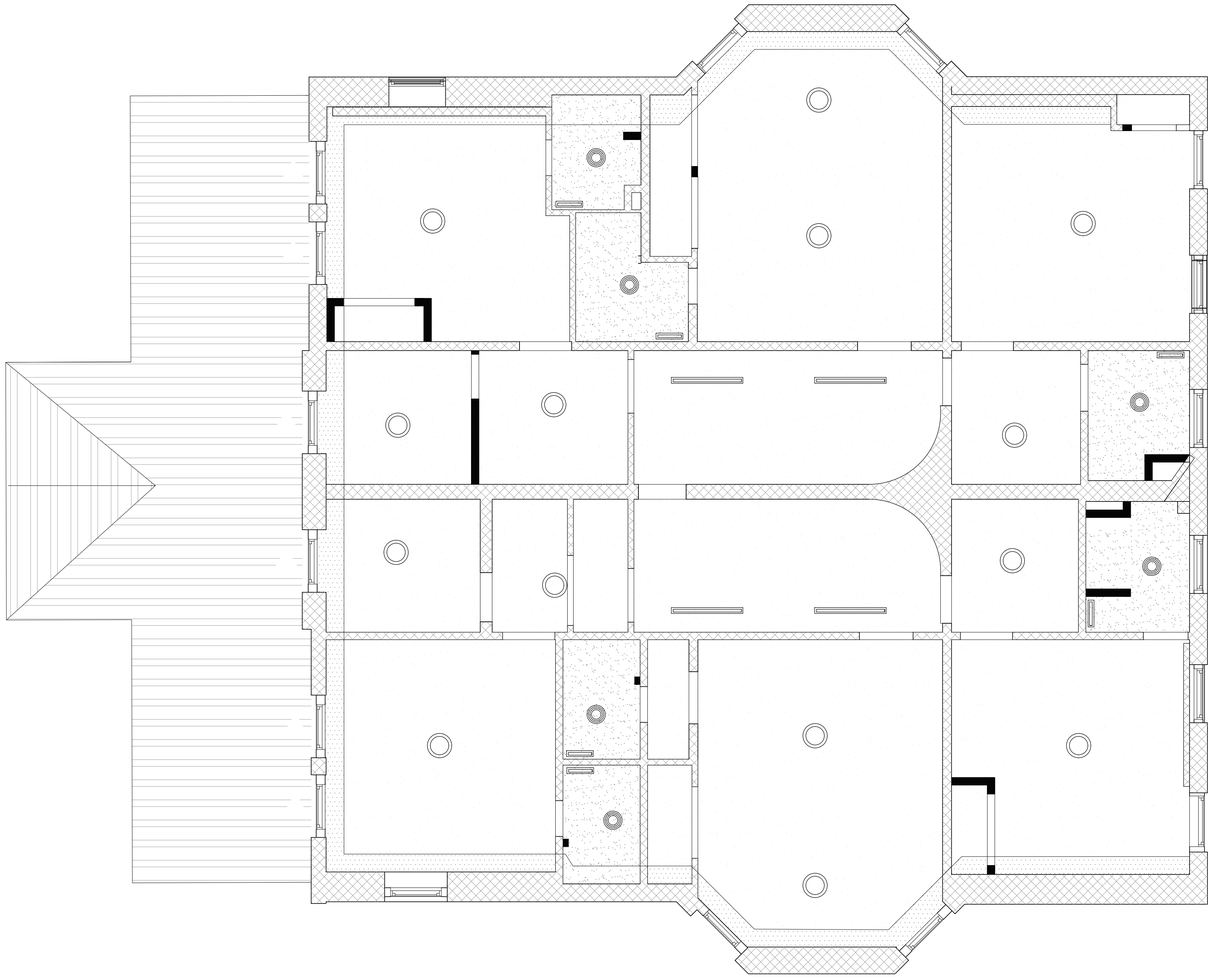
NEW SURFACE MOUNTED ROUND LIGHT.

NEW SURFACE MOUNTED RECTANGULAR LIGHT.

NEW COMBINATION LIGHT/EXHAUST FAN.

NEW BATHROOM VANITY LIGHT.

NEW EXTERIOR SCONCE.



1 / A1.9 SECOND FLOOR REFLECTED CEILING PLAN

scale: 1/4" = 1'-0"

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

40-42 SOUTH STREET

AUBURN, NEW YORK

by: MRLOS	chk: PSS		
file no: 23019	date: 9/24/25	revisions:	

title:
SECOND FLOOR
REFLECTED CEILING PLAN

A1.9

CEILING TYPES:

EXISTING PLASTER CEILING TO REMAIN. +/- 7'-2". PAINT.

NEW ⅝" TYPE X GWB OVER ⅞" RC CHANNEL @ +/- 7'-0". 1 HR RATED. PAINT.

NEW ½" GWB OVER FRAMING TBD IN FIELD. PAINT.

LIGHTING LEGEND:

EXISTING CAST IRON MEDALLION. NEW PENDENT LIGHT TO BE INSTALLED

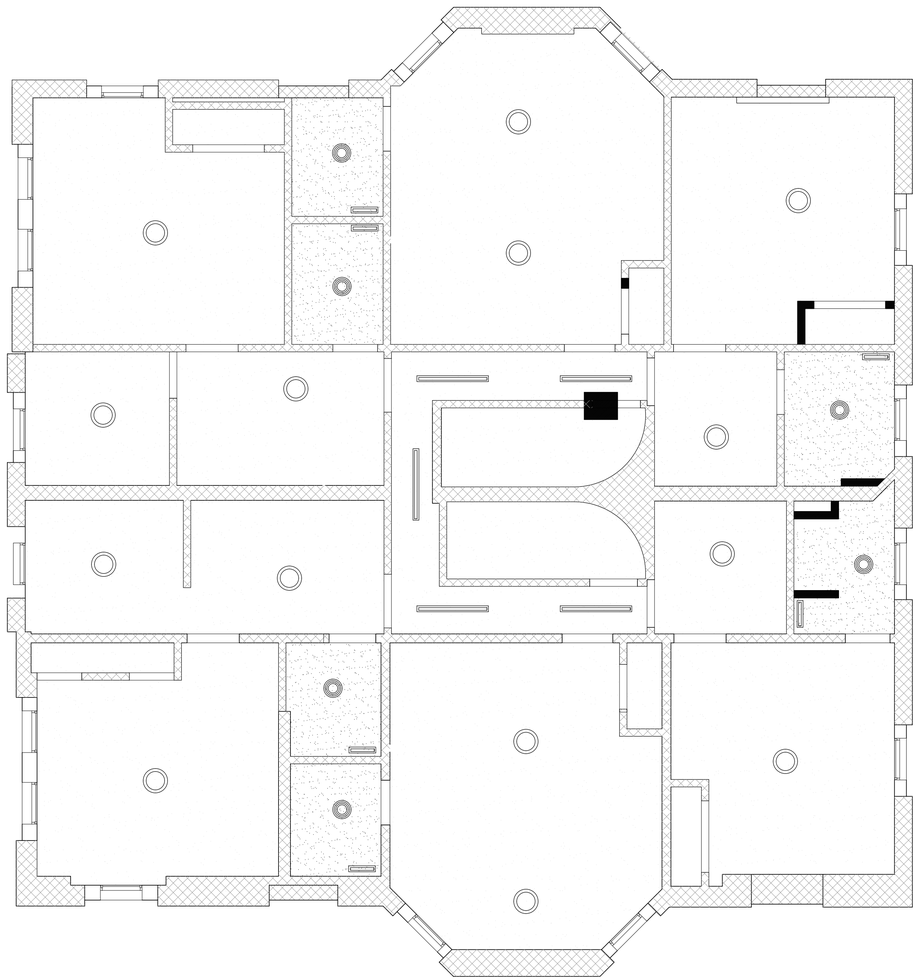
NEW SURFACE MOUNTED ROUND LIGHT.

NEW SURFACE MOUNTED RECTANGULAR LIGHT.

NEW COMBINATION LIGHT/EXHAUST FAN.

NEW BATHROOM VANITY LIGHT.

NEW EXTERIOR SCONCE.



1
A1.10
THIRD FLOOR REFLECTED CEILING PLAN
scale: 1/4" = 1'-0"

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:
SOUTH STREET
AUBURN, NEW YORK
40-42 SOUTH STREET

by: MRLOS	chk: PSS		
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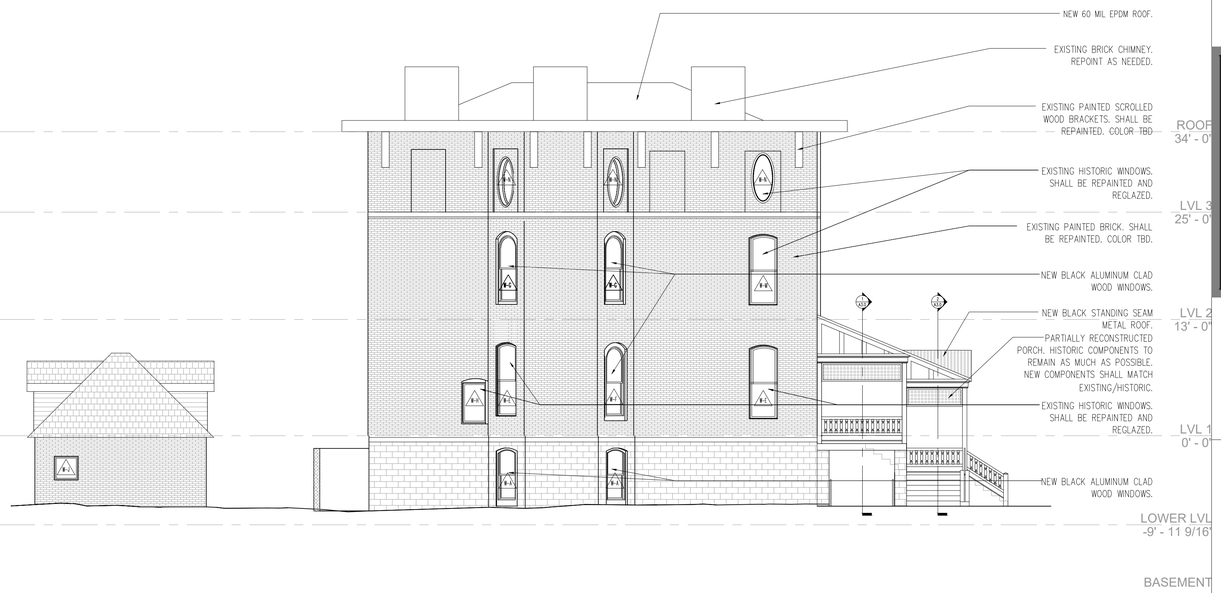
title:
THIRD FLOOR
REFLECTED CEILING PLAN

A1.10



1 A2.0 **WEST ELEVATION**

scale: 1/8" = 1'-0"



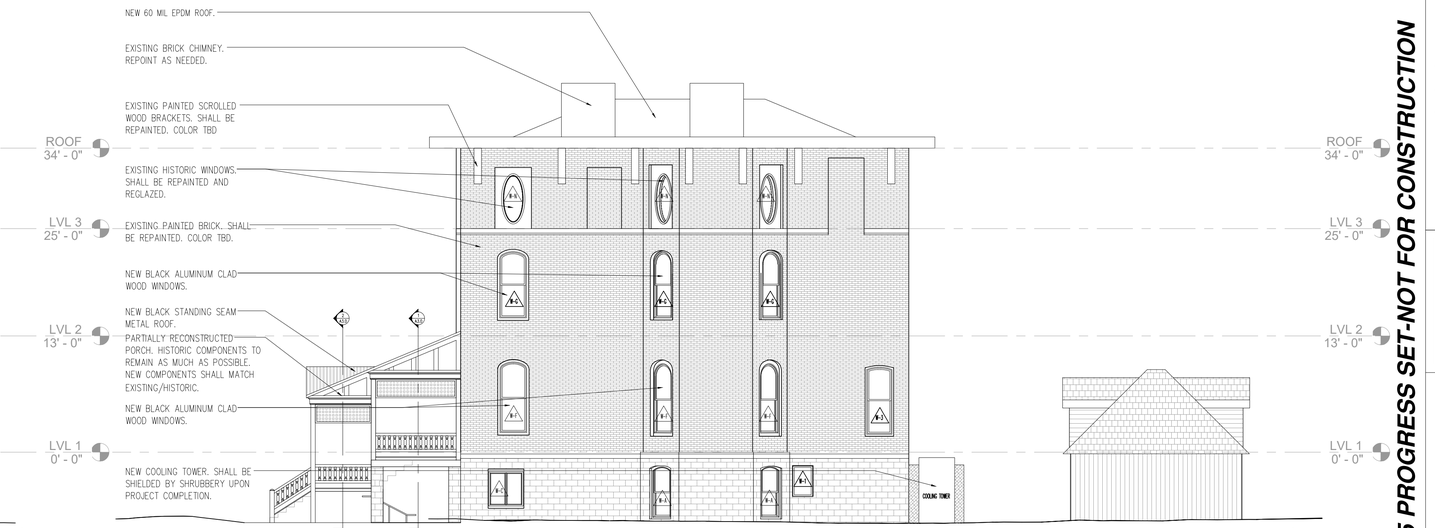
2 A2.0 **NORTH ELEVATION**

scale: 1/8" = 1'-0"



3 A2.0 **EAST ELEVATION**

scale: 1/8" = 1'-0"



4 A2.0 **SOUTH ELEVATION**

scale: 1/8" = 1'-0"

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ALTERATIONS FOR:

SOUTH STREET

AUBURN, NEW YORK

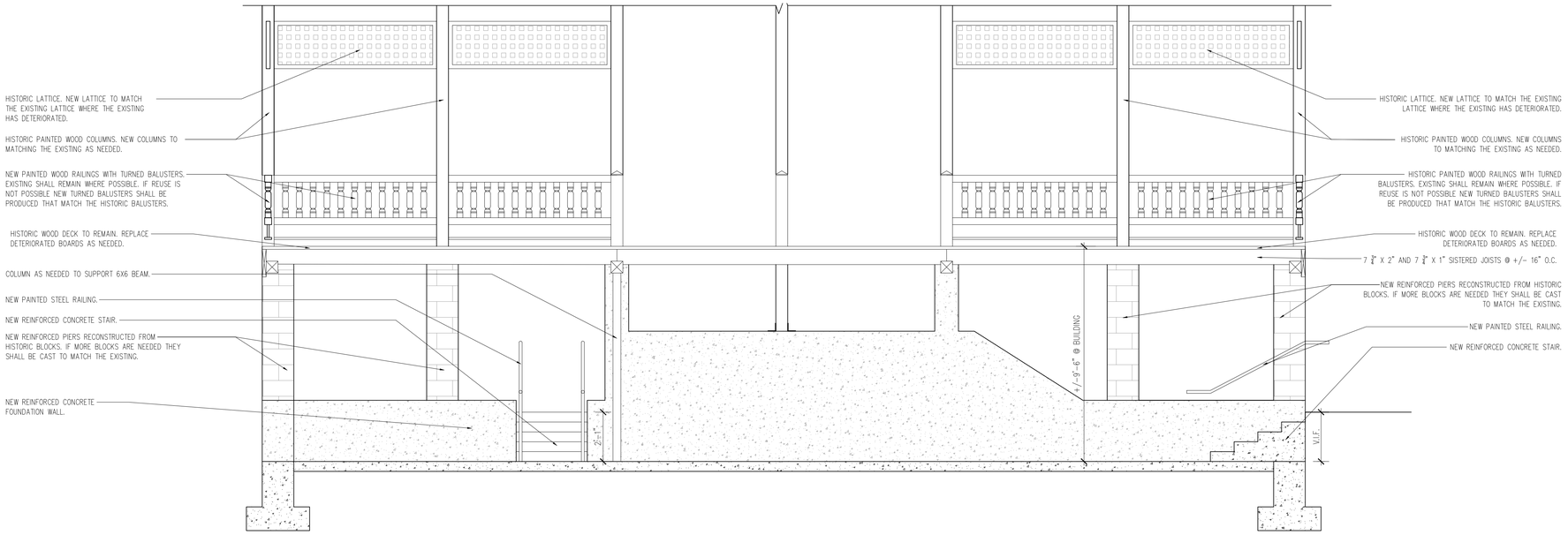
40-42 SOUTH STREET

by: MRLOS	chk: PSS		
file no: 23019	date: 9/24/25	revisions:	

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

title: **EXTERIOR ELEVATIONS**

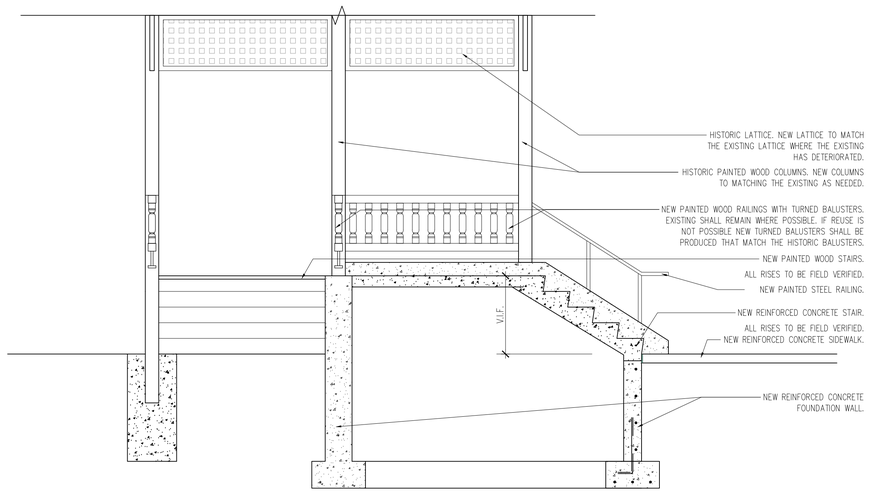
A2.0



1 / A3.0 **NEW PORCH SECTION**

scale: 3/8" = 1'-0"

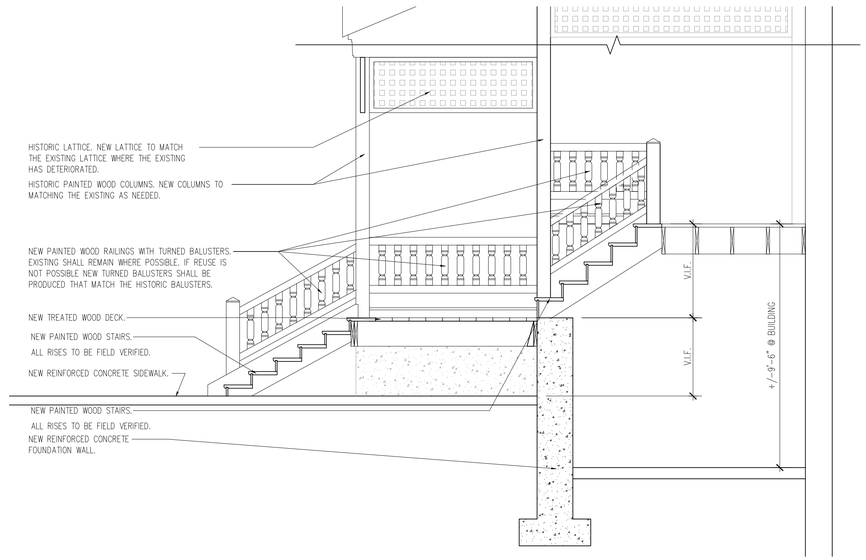
NOTE: ALL RISES SHALL BE FIELD VERIFIED



2 / A3.0 **NEW PORCH SECTION**

scale: 3/8" = 1'-0"

NOTE: ALL RISES SHALL BE FIELD VERIFIED



3 / A3.0 **NEW PORCH SECTION**

scale: 3/8" = 1'-0"

NOTE: ALL RISES SHALL BE FIELD VERIFIED

1 / A3.0 **BALUSTER DETAIL**

scale: 3" = 1'-0"

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P.A. professional
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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

40-42 SOUTH STREET

AUBURN, NEW YORK

by:	chk:
MRLOS	PSS
file no:	date:
23019	9/24/25
	revisions:

title: **PORCH SECTIONS**

A3.0

TYPE	MANUFACTURER	MATERIAL	TYPE	NOM. SIZE	VENTILATION	NATURAL LIGHT	EGRESS	SAFETY GLAZING	U-FACTOR(LOW-E)	SHGC (LOW-E)	REMARKS
					> 4% FLOOR AREA	> 8% FLOOR AREA	MIN. 24"W./20"H/5.75F.		MAX. .28	N.R.	
W-A	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-0"W x 5'-7 3/4"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-B	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-0"W x 5'-3"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-C	ANDERSEN E-SERIES	ALUM CLAD WD	SLIDER	3'-10"W x 3'-10"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-D	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-6 1/2"W x 10'-4"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	HISTORIC WINDOW. FRAME TO REMAIN. REGLAZE.
W-E	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-5"W x 7'-10"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	HISTORIC WINDOW. FRAME TO REMAIN. REGLAZE.
W-F	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-0"W x 7'-10 3/4"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-G	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-0"W x 7'-5"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-H	ANDERSEN E-SERIES	ALUM CLAD WD	FIXED	2'-8"W x 4'-6"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	HISTORIC WINDOW. FRAME TO REMAIN. REGLAZE.
W-J	ANDERSEN E-SERIES	ALUM CLAD WD	FIXED/CASEMENT	2'-8"W x 2'-8"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	HISTORIC WINDOW. FRAME TO REMAIN. REGLAZE.
W-K	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-6 1/2"W x 9'-10"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	HISTORIC WINDOW. FRAME TO REMAIN. REGLAZE.
W-L	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-0"W x 7'-6 5/8"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-M	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	3'-4"W x 7'-11 1/2"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-N	ANDERSEN E-SERIES	ALUM CLAD WD	OVAL CASEMENT	2'-4"W x 5'-4"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	HISTORIC WINDOW. FRAME TO REMAIN. REGLAZE.
W-1	ANDERSEN E-SERIES	ALUM CLAD WD	CASEMENT	2-3 5/8"W x 3'-5 3/4"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-2	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	2'-10"W x 6'-7"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-3	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	2'-10"W x 7'-6"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	
W-4	ANDERSEN E-SERIES	ALUM CLAD WD	DOUBLE HUNG	2'-10"W x 9'-2"H	> 4% FLOOR AREA	> 8% FLOOR AREA	N.A.	TEMPERED	.28	.28	

NOTE: ALL WINDOWS FLOORS 2-4 HAVE SILLS LESS THAN 24"

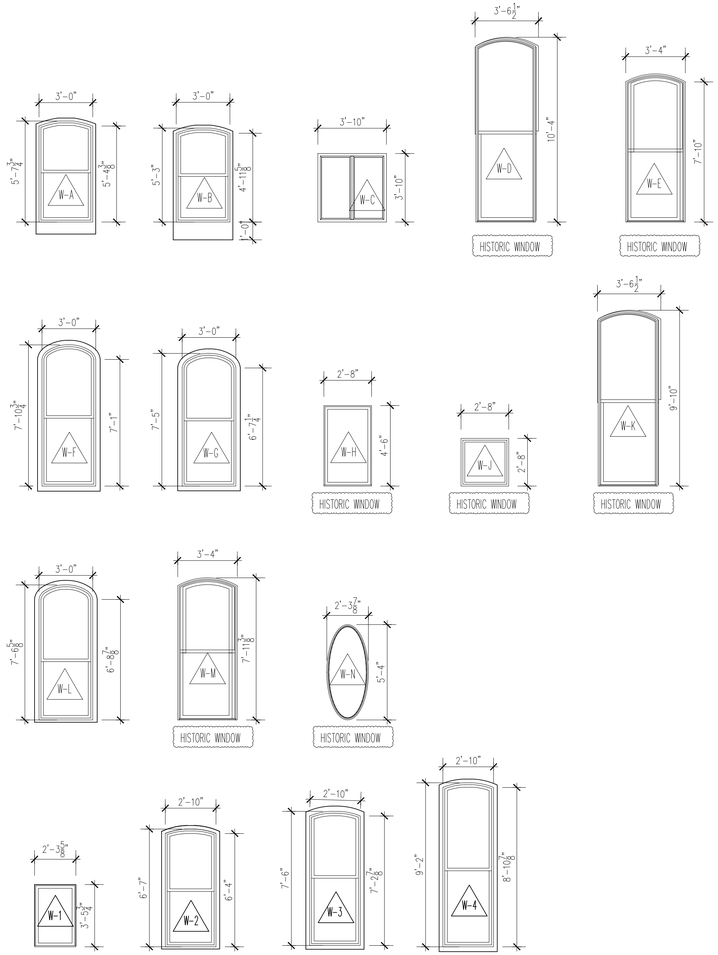
NOTE: ALL WINDOWS AT GARDEN LEVEL MUST BE PROTECTED (BARS OR OTHER)

NOTE: ALL HISTORIC WINDOWS SHALL HAVE NEW TEMPERED GLASS OF SIMILAR THICKNESS TO HISTORIC GLASS.

IF PROPOSED GLASS IS THICKER THAN EXISTING A MOCK UP OF THE SASH DETAIL WILL BE PROVIDED FOR REVIEW.

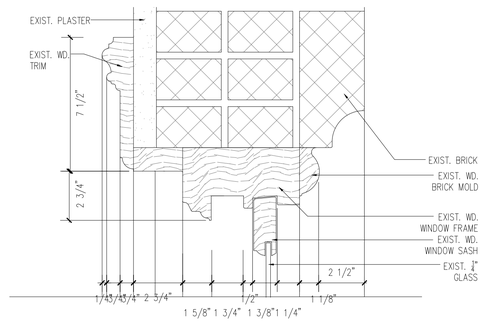
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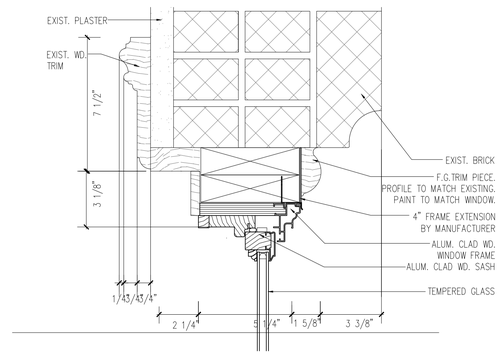
1. WINDOWS LISTED ABOVE ARE A BASIS FOR DESIGN. ACTUAL DOORS AND WINDOWS PURCHASED AND INSTALLED SHOULD MEET OR EXCEED THE STANDARDS LISTED ABOVE.
2. ALL WINDOWS AND/OR COMBINATION OF WINDOWS AND DOORS MEET OR EXCEED THE VENTILATION (4% OF FLOOR AREA) AND NATURAL LIGHT (8% OF FLOOR AREA) REQUIREMENTS FOR EACH SPACE.
3. EMERGENCY ESCAPE WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET AND GRADE FLOOR OPENINGS OF NOT LESS 5.0 SF.; MIN. CLEAR HEIGHT OF OPENING NOT LESS THAN 24" & MIN. CLEAR WIDTH NOT LESS THAN 20"
4. EMERGENCY ESCAPE WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE FLOOR ELEVATION.
5. EMERGENCY ESCAPE WINDOWS OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
6. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

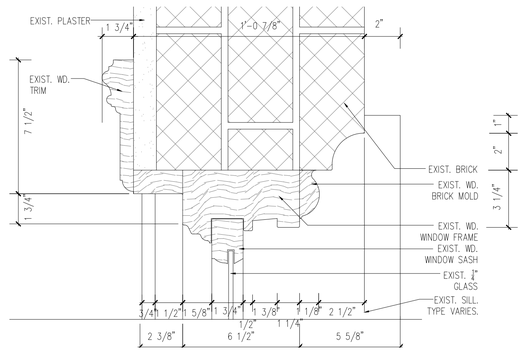


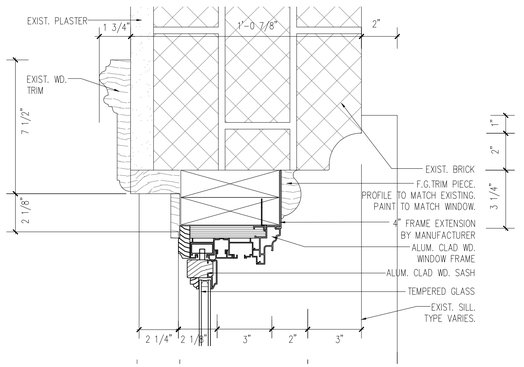
1 A6.0 WINDOW TYPES

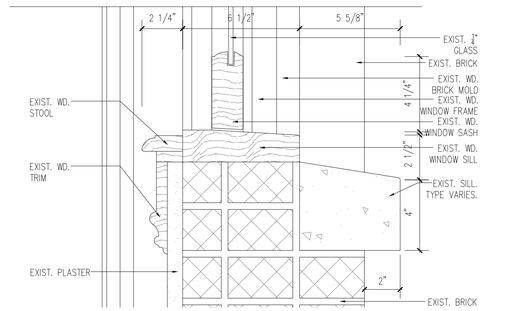
scale: 1/4" = 1'-0"







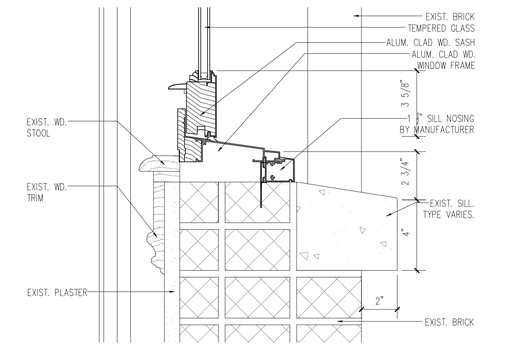




2 A6.0 HISTORIC WINDOW DETAILS

scale: 3" = 1'-0" HISTORIC DOUBLE HUNG

NOTE: ALL HISTORIC WINDOWS TO REMAIN.
NEW 1/4" TEMPERED GLASS SHALL BE INSTALLED.



3 A6.1 NEW WINDOW IN HISTORIC OPENING DETAILS

scale: 3" = 1'-0" ARCH HEAD DOUBLE HUNG

NOTE: SHALL BE 1/4" TEMPERED GLASS

It is a violation of the New York State education law for any person, unless acting under the direction of a licensed registered architect, to alter an item on this document in any way. title VIII, part 69. 330

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9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:

SOUTH STREET

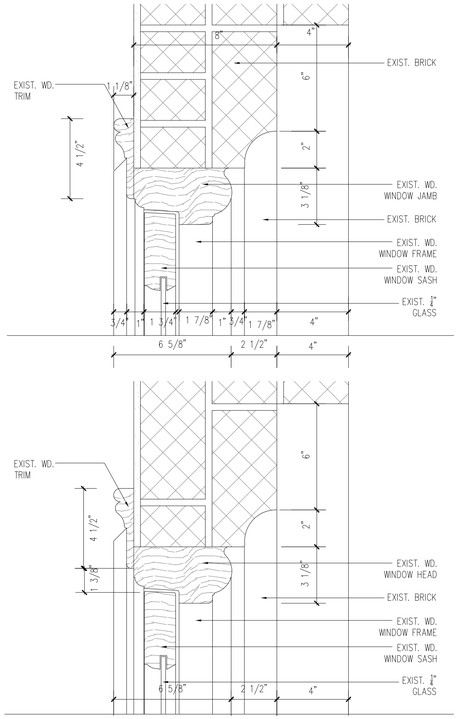
40-42 SOUTH STREET

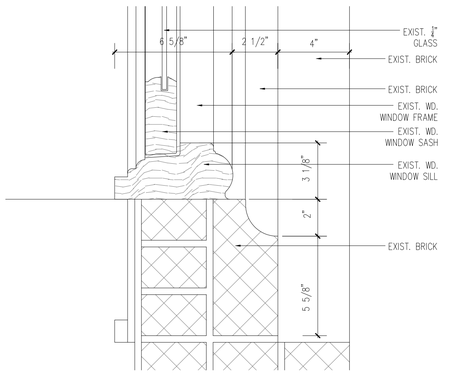
AUBURN, NEW YORK

by: MRLOS	chk: PSS		
file no: 23019	date: 9/24/25	revisions:	

title: WINDOW SCHEDULE AND DETAILS

A6.0

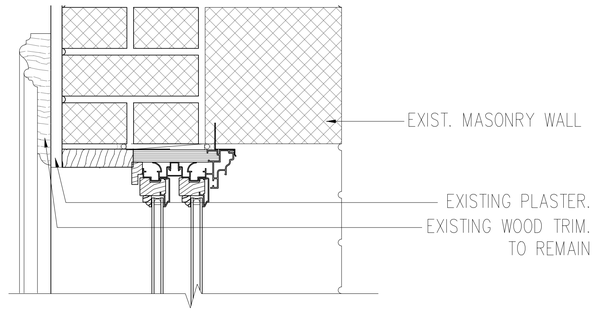


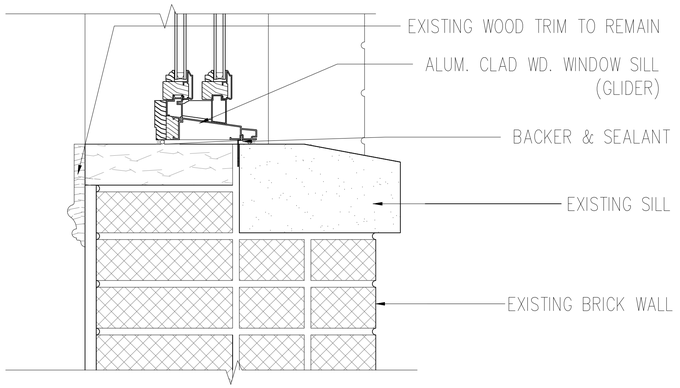


1 A6.1 HISTORIC CASEMENT WINDOW DETAILS

scale: 3" = 1'-0" OVAL CASEMENT WINDOWS

NOTE: ALL HISTORIC WINDOWS TO REMAIN.
NEW 1/4" TEMPERED GLASS SHALL BE INSTALLED.

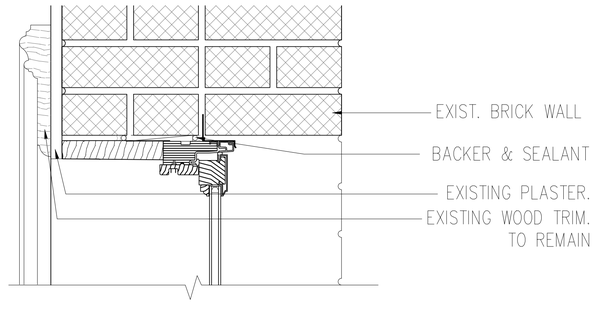


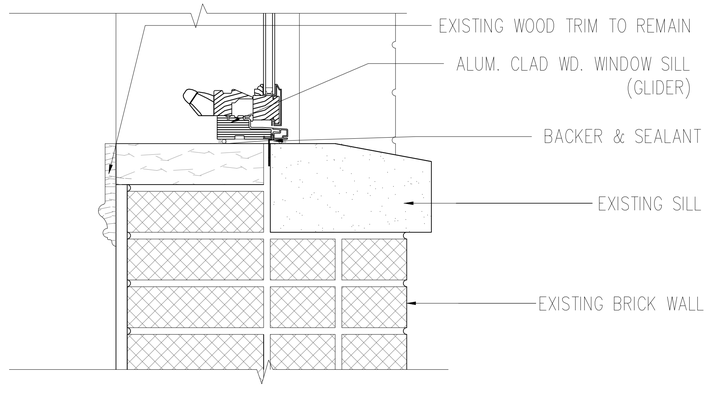


2 A6.1 GLIDER WINDOW DETAILS

scale: 3" = 1'-0" GLIDER

NOTE: SHALL BE 1/4" TEMPERED GLASS
NOTE: NON HISTORIC WINDOW IN NON HISTORIC OPENING





3 A6.1 CASEMENT WINDOW DETAILS

scale: 3" = 1'-0" CASEMENT

NOTE: SHALL BE 1/4" TEMPERED GLASS
NOTE: NON HISTORIC WINDOW IN NON HISTORIC OPENING

It is a violation of the New York State education law for any person, unless acting under the direction of a licensed, registered architect, to alter an item on this document in any way. (title VIII, part 69. 330)

PHILIP S. SBARRA
P.A., pllc
PROJECT ARCHITECT

9/24/2025 PROGRESS SET-NOT FOR CONSTRUCTION

ALTERATIONS FOR:
SOUTH
40-42 SOUTH STREET
AUBURN, NEW YORK

by: MRLOS	chk: PSS
file no: 23019	date: 9/24/25
revisions:	

title: WINDOW DETAILS

A6.1

Supplement 3: Project Cost Verification - Construction Costs

EXHIBIT D-4: CONSTRUCTION COST ESTIMATE SUMMARY

The Construction Cost Estimate must be prepared by a cost estimator consultant or builder. There are separate tables for residential and non-residential costs, and Cost Estimate Worksheet tables below the Cost Estimate Summary tables. Cost data must be entered into the Worksheets, beginning in Row 56, and that data will populate the Summary table, which begins in Row 13.

If the project includes non-residential space, access the non-residential and building summary tables by unhiding Columns K through AD.
For projects with multiple buildings, duplicate this worksheet to provide separate construction cost estimates for each building, unless they are identical building types.

If Davis-Bacon Act (DBA) wage rates apply, indicate such in Row 14 and also complete Exhibit D-5.
List the names of the Submitted Drawings that support the worksheet at the bottom of this form.

If the project includes multiple building types:

Building Identifier: 40-42 South Street Apartments — # of identical buildings: 1

RESIDENTIAL CONSTRUCTION COST ESTIMATE SUMMARY

Are DBA wages applicable? No — Date of Cost Estimate: 05/15/2024

Residential Gross SF: 7,992

			COST	COST/SF
1	General Requirements		$7,100.00	$0.89
2	Site Work, Demolition & Environmental Remediation		$480,918.00	$60.17
	2a. On-Site Work Subtotal	$345,894.00		$43.28
	2b. Off-Site Work Subtotal	$0.00		$0.00
	2c. Demolition Subtotal	$80,024.00		$10.01
	2d. Environmental Remediation Summary:			
	d.1 Asbestos Remediation	*$45,000.00*		$5.63
	d.2 Lead Remediation	*$0.00*		$0.00
	d.3 Mold Remediation	*$0.00*		$0.00
	d.4 Radon Mitigation	*$10,000.00*		$1.25
	d.5 Other	*$0.00*		$0.00
	d.6 Other	*$0.00*		$0.00
	2d. Environmental Remediation Subtotal	*$55,000.00*		$6.88
3	Concrete		$18,520.00	$2.32
4	Masonry		$34,765.00	$4.35
5	Metals		$0.00	$0.00
6	Woods and Plastics		$233,519.00	$29.22
7	Thermal		$73,540.00	$9.20
8	Doors and Windows		$265,088.00	$33.17
9	Finishes		$385,446.00	$48.23
10	Specialties		$37,086.00	$4.64
11	Equipment		$0.00	$0.00
12	Furnishings		$0.00	$0.00
13	Special Construction		$0.00	$0.00
14	Conveying Systems		$0.00	$0.00
15	Mechanical			$0.00
	a. Heating / AC / Ventilation		$369,640.00	$46.25
	b. Plumbing		$187,000.00	$23.40
	c. Fire Protection / Sprinklers		$35,964.00	$4.50
16	Electrical			$0.00
	a. Electrical Power / Lighting		$270,236.00	$33.81
	b. Fire Alarm / Security / Comm, etc		$23,976.00	$3.00
Insurance & Bonds			$10,500.00	$1.31
		Subtotal (equals worksheet subtotal)	$2,433,298.00	$304.47
See the Office of Finance and Development's Capital Programs Manual for limits to General Conditions, Builder's Overhead, and Builder's Profit		General Conditions	$145,836.00	$18.25
		Builder's Overhead	$65,000.00	$8.13
		Builder's Profit	$89,726.00	$11.23
		TOTAL	**$2,733,860.00**	**$342.07**

RESIDENTIAL CONSTRUCTION COST ESTIMATE WORKSHEET						
	Unhide rows if additional lines are needed			**Unit Measure**	**Quantity**	**Unit Cost**	**Total**
Division 1: General Requirements							
1	Mobilization			ls	1	$4,500.00	$4,500.00
2	Temporary Protection and safety			ls	1	$2,600.00	$2,600.00
3						$0.00	$0.00
4						$0.00	$0.00
5						$0.00	$0.00
6						$0.00	$0.00
7						$0.00	$0.00
8						$0.00	$0.00
9						$0.00	$0.00
10						$0.00	$0.00
						Division 1 Total	**$7,100.00**
Division 2: Site Work, Demolition and Environmental Remediation							
2a	On-Site Work			Unit Measure	Quantity	Unit Cost	Total
1	Earthwork			ls	1	$14,000.00	$14,000.00
2	Utilities and storm system			ls	1	$10,500.00	$10,500.00
3	Paving			ls	1	$27,000.00	$27,000.00
4	Clean up			ls	1	$30,894.00	$30,894.00
5	Misc.			ls	1	$2,500.00	$2,500.00
6	Dumpsters			ls	1	$14,000.00	$14,000.00
7	Contigency			ls	1	$247,000.00	$247,000.00
8						$0.00	$0.00
9						$0.00	$0.00
10						$0.00	$0.00
						On-Site Work - 2a (subtotal)	***$345,894.00***
2b	Off-Site Work			Unit Measure	Quantity	Unit Cost	Total
1						*$0.00*	*$0.00*
2						*$0.00*	*$0.00*
3						*$0.00*	*$0.00*
4						*$0.00*	*$0.00*
5						*$0.00*	*$0.00*
6						*$0.00*	*$0.00*
7						*$0.00*	*$0.00*
8						*$0.00*	*$0.00*
9						*$0.00*	*$0.00*
10						*$0.00*	*$0.00*
						Off-Site Work - 2b (subtotal)	***$0.00***
2c	Demolition - indicate if demolition costs include environmental remediation			Unit Measure	Quantity	Unit Cost	Total
1	Demolition			ls	1	*$80,024.00*	*$80,024.00*
2						*$0.00*	*$0.00*
3						*$0.00*	*$0.00*
4						*$0.00*	*$0.00*
5						*$0.00*	*$0.00*
						Demolition - 2c (subtotal)	***$80,024.00***
2d	Environmental Remediation - indicate if environmental remediation costs include demolition			Unit Measure	Quantity	Unit Cost	Total
1	Asbestos Remediation	Includes demo?	No	ls	1	*$45,000.00*	*$45,000.00*
2	Lead Remediation	Includes demo?	No			*$0.00*	*$0.00*
3	Mold Remediation	Includes demo?	(select)			*$0.00*	*$0.00*
4	Radon Mitigation	Includes demo?	No	ls	1	*$10,000.00*	*$10,000.00*
5	Other: (select)	(describe)				*$0.00*	*$0.00*
6	Other: (select)	(describe)				*$0.00*	*$0.00*
						Environmental Remediation - 2d (subtotal)	***$55,000.00***
						Division 2 Total	**$480,918.00**
Division 3: Concrete				Unit Measure	Quantity	Unit Cost	Total
1	Foundation			ls	1	$12,020.00	$12,020.00
2	Misc. concrete			ls	1	$3,500.00	$3,500.00
3	Curbs and walks			ls	1	$3,000.00	$3,000.00
4						$0.00	$0.00
5						$0.00	$0.00
6						$0.00	$0.00
7						$0.00	$0.00
8						$0.00	$0.00
9						$0.00	$0.00
10						$0.00	$0.00
11						$0.00	$0.00
						Division 3 Total	**$18,520.00**

Fall 2022
0
0

	Division 4: Masonry	Unit Measure	Quantity	Unit Cost	Total
1	Repoint brick	ls	1	$22,653.00	$22,653.00
2	Lift rental	ls	1	$3,500.00	$3,500.00
3	Piers for column	ls	1	$8,612.00	$8,612.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 4 Total	**$34,765.00**
	Division 5: Metals	Unit Measure	Quantity	Unit Cost	Total
1				$0.00	$0.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 5 Total	**$0.00**
	Division 6: Wood and Plastics	Unit Measure	Quantity	Unit Cost	Total
1	Porch	ls	1	$37,680.00	$37,680.00
2	Trim	ls	1	$17,492.00	$17,492.00
3	Blocking	ls	1	$6,394.00	$6,394.00
4	Stairs/ ramps	ls	1	$38,883.00	$38,883.00
5	Misc. carpentry	ls	1	$52,770.00	$52,770.00
6	Kitchen cabinets/ countertops	ls	1	$80,300.00	$80,300.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 6 Total	**$233,519.00**
	Division 7: Thermal and Moisture Protection	Unit Measure	Quantity	Unit Cost	Total
1	Metal Roofing	ls	1	$4,830.00	$4,830.00
2	EPDM	ls	1	$34,944.00	$34,944.00
3	Shingles	ls	1	$2,339.00	$2,339.00
4	Insulation	ls	1	$23,425.00	$23,425.00
5	Caulking	ls	1	$8,002.00	$8,002.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 7 Total	**$73,540.00**
	Division 8: Doors and Windows	Unit Measure	Quantity	Unit Cost	Total
1	Doors/ frames and hardware	ls	1	$80,270.00	$80,270.00
2	Access door system	ls	1	$22,000.00	$22,000.00
3	Windows	ls	1	$152,758.00	$152,758.00
4	historic windows	ls	1	$10,060.00	$10,060.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 8 Total	**$265,088.00**

Fall 2022
0
0

	Division 9: Finishes	Unit Measure	Quantity	Unit Cost	Total
1	Drywall	ls	1	$308,937.00	$308,937.00
2	Flooring	ls	1	$47,952.00	$47,952.00
3	Painting	ls	1	$28,557.00	$28,557.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 9 Total	**$385,446.00**
	Division 10: Specialties	Unit Measure	Quantity	Unit Cost	Total
1	Signage	ls	1	$3,000.00	$3,000.00
2	Toilet and bathoom acc	ls	1	$18,216.00	$18,216.00
3	Mailbox	ls	1	$3,004.00	$3,004.00
4	Fire Ext. and cabinets	ls	1	$5,616.00	$5,616.00
5	Shelving	ls	1	$7,250.00	$7,250.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 10 Total	**$37,086.00**
	Division 11: Equipment	Unit Measure	Quantity	Unit Cost	Total
1				$0.00	$0.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 11 Total	**$0.00**
	Division 12: Furnishings	Unit Measure	Quantity	Unit Cost	Total
1				$0.00	$0.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 12 Total	**$0.00**
	Division 13: Special Construction	Unit Measure	Quantity	Unit Cost	Total
1				$0.00	$0.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 13 Total	**$0.00**

Fall 2022
0
0

Division 14: Conveying Systems		Unit Measure	Quantity	Unit Cost	Total
1				$0.00	$0.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 14 Total	**$0.00**
Division 15A: Heating / Air Conditioning / Ventilation		Unit Measure	Quantity	Unit Cost	Total
1	HVAC	ls	1	$369,640.00	$369,640.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 15A Total	**$369,640.00**
Division 15B: Plumbing		Unit Measure	Quantity	Unit Cost	Total
1	Plumbing	ls	1	$187,000.00	$187,000.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 15B Total	**$187,000.00**
Division 15C: Fire Protection / Sprinklers		Unit Measure	Quantity	Unit Cost	Total
1	Sprinkler System	ls	1	$35,964.00	$35,964.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 15C Total	**$35,964.00**
Division 16A: Electrical Power / Lighting		Unit Measure	Quantity	Unit Cost	Total
1	Electrical	ls	1	$270,236.00	$270,236.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 16A Total	**$270,236.00**
Division 16B: Fire Alarm / Security / Communication, etc.		Unit Measure	Quantity	Unit Cost	Total
1	Fire Alarm	ls	1	$23,976.00	$23,976.00
2				$0.00	$0.00
3				$0.00	$0.00
4				$0.00	$0.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				Division 16B Total	**$23,976.00**
Insurance and Bonds					**$10,500.00**
				Construction Cost Estimate Worksheet Subtotal	**$2,433,298.00**

Fall 2022
0
0

	General Conditions	Unit Measure	Quantity	Unit Cost	Total
1	Temporary Utilities and clean up	ls	1	$5,322.00	$5,322.00
2	Temporary Facilities	ls	1	$7,914.00	$7,914.00
3	Supervision	ls	1	$124,000.00	$124,000.00
4	Field office	ls	1	$8,600.00	$8,600.00
5				$0.00	$0.00
6				$0.00	$0.00
7				$0.00	$0.00
8				$0.00	$0.00
9				$0.00	$0.00
10				$0.00	$0.00
				General Conditions Total	**$145,836.00**

SUBMITTED DRAWINGS		
Drawing Number	Drawing Title	Date

NEWMARK VALUATION & ADVISORY

PRELIMINARY MARKET STUDY
PROPOSED WORKFORCE DEVELOPMENT
40-42 SOUTH STREET
AUBURN, CAYUGA COUNTY, NY

Newmark Job No.: 24-0217167

Report Date: March 28, 2025

Report Prepared For:

Marie Feeney
THE COMMUNITY PRESERVATION CORP.
220 East 42nd St 16th Floor
New York, NY 10017

Prepared By:

Newmark Valuation & Advisory
2410 North Forest Road, Suite 204
Amherst, New York 14068



NEWMARK

March 28, 2025

Marie Feeney
THE COMMUNITY PRESERVATION CORP.
220 East 42nd St 16th Floor
New York, NY 10017

Re: Limited Scope Market Study
Proposed Workforce Development
40-42 South Street
Auburn, NY 13021
Newmark Job No.: 24-0217167

Dear Ms. Feeney:

At your request, we have completed a ***Limited Scope Market Study*** to identify potential market support for the redevelopment of a former mansion type residential structure at 40-42 South Street in the City of Auburn. The building is currently dilapidated and boarded. Plans are for renovations to create 22 apartments with a mix of 18 studio apartments and 4 one-bedrooms based on the design plan and floor plans submitted.

The studio apartments will be small, including 12 that range in size from 228 to 297 sq.ft., and 5 that range from 329 to 492 sq.ft. The one-bedrooms have 3 with 372 to 390 sq.ft. and 2 with 485 to 508 sq.ft. Each apartment will include a living area, open kitchen, full bathroom and closet spaces. The finishes will be new, with refinished hardwood, vinyl plank and-or carpeting, good quality counters and solid surface counters. Appliances should include a stove, refrigerator and dishwasher.

The walk-up building is not expected to have any common area space, aside from the main entry and hallways. Potential for laundry and storage in the basement should be considered. Surface parking will be created, and included in the base rent.

The developer has proposed rents that will target workforce households earning at or below 65% of area median income. The intended rents are set at $876 for the studio and $960 for the one-bedroom, plus electric (heat and hot water). We are recommending slightly different rents, that would show a minimum 10% rent advantage to unrestricted market.

The following chart shows the rent and unit mix summary:

UNIT MIX / RENT SUMMARY

Unit Type	# of Units	(1) Targeted % AMI	Sq.Ft.	Net Tenant Rents	(2) Tenant Paid Utilities	Total Gross Rents	Gross Rents/ Sq.Ft.	(3) Tax Credit Maximums	(4) HUD FMR	(5) Unrestricted Market Averages	(5a) Achievable Market Rent/Adj	(6) % Disc to TC MAX	(7) % Disc to MKT Averages	(8) % Disc to ADJ MKT Rent
Studio – Tax Credit	12	65%	273	$760	$86	$846	$3.10	$1,017	$820	$1,208	$950	16.81%	29.97%	10.95%
Studio – Tax Credit	5	65%	366	$840	$86	$926	$2.53	$1,017	$820	$1,208	$1,050	8.95%	23.34%	11.81%
1 BRM – Tax Credit	3	65%	381	$920	$108	$1,028	$2.70	$1,090	$826	$1,582	$1,150	5.69%	35.02%	10.61%
1 BRM – Tax Credit	2	65%	497	$1,000	$108	$1,108	$2.23	$1,090	$826	$1,582	$1,275	-1.65%	29.96%	13.10%

(1) this is the % AMI that the rent falls at or below
(2) Estimated tenant paid utilities based on provided data
(3) Tax credit max based on the 2024 AMI levels
(4) 2025 HUD FMR effective as of 8/2024
(5) Equal to street rents (Gross), these are un-adjusted for location, quality, etc - they are simple averages.
(5A) Achievable market rent (Gross) adjusted to subject amenities/quality/condition
(6) The % that the intended subject rent is below the tax credit maximum allowable levels.
(7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable.
(8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable.

Rents are stated as net and gross (inclusive of all utilities). Any changes to the utility structure would reduce the net (tenant paid), and maintain the gross rents, and not cause any changes to the demand modeling.

The developer intended rents are outside the supported range for the studio apartments, and generally supported for the one-bedrooms. We have considered a wide range of rental data, with smaller unit sizes in newer projects, for market support. This included the following as primary comparable rentals:

Rent Summary for Market Rate Projects

Unit Type: Studio

Property Name	*Municipality*	*Yr. Built*	*Occ.(Avg)*	*Utils**	*Sq. Ft.*	*Rent Range*	*Rent(Mid)*	*$/SF(Mid)*	*Gross Rent*	*Gross $/SF*
616 West Buffalo	Ithaca	2007	100%		350	$1050	$ 1,050.00	$ 3.00	$ 1,140.00	$ 3.26
Village Solars	Lansing	2015/2017	99%		425	$1209 - $1354	$ 1,281.50	$ 3.02	$ 1,371.50	$ 3.23
The Sullivan	Utica	2022	97%		300	$1100 - $1175	$ 1,137.50	$ 3.79	$ 1,227.50	$ 4.09
Emerald Springs	Painted Post	Remodeled 2004	95%		372	$935 - $940	$ 937.50	$ 2.52	$ 1,027.50	$ 2.76
176 Denison	Corning	2020	100%		590	$1150	$ 1,150.00	$ 1.69	$ 1,240.00	$ 2.10
Reserve Pointe	Canandaigua	2019	100%		432	$1150	$ 1,150.00	$ 2.66	$ 1,240.00	$ 2.87
Studio Averages:			99%		411.5		$ 1,117.75	$ 2.72	$ 1,207.75	$ 2.93

Unit Type: 1 Bedroom

Property Name	*Municipality*	*Yr. Built*	*Occ.(Avg)*	*Utils**	*Sq. Ft.*	*Rent Range*	*Rent(Mid)*	*$/SF(Mid)*	*Gross Rent*	*Gross $/SF*
616 West Buffalo	Ithaca	2007	100%		600	$1250	$ 1,250.00	$ 2.08	$ 1,360.00	$ 2.27
Village Solars	Lansing	2015/2017	99%		500	$1446 - $1591	$ 1,518.50	$ 3.04	$ 1,628.50	$ 3.26
Village Solars	Lansing	2015/2017			715	$1561 - $1746	$ 1,653.50	$ 2.31	$ 1,763.50	$ 2.47
The Sullivan	Utica	2022	97%		500	$1450	$ 1,450.00	$ 2.90	$ 1,560.00	$ 3.12
The Sullivan	Utica	2022			640	$1625	$ 1,625.00	$ 2.54	$ 1,735.00	$ 2.71
Emerald Springs	Painted Post	Remodeled 2004	95%		775	$1290	$ 1,290.00	$ 1.66	$ 1,400.00	$ 1.81
176 Denison	Corning	2020	100%		823	$1422 - $1570	$ 1,496.00	$ 1.82	$ 1,606.00	$ 1.95
Reserve Pointe	Canandaigua	2019	100%		760	$1495	$ 1,495.00	$ 1.97	$ 1,605.00	$ 2.11
1 Bedroom Averages:			99%		664.1		$ 1,472.25	$ 2.22	$ 1,582.25	$ 2.38

** Utils: (H)eat, (E)lectric Paid by Landlord*

The purpose of the market study was defined as follows:

- ***Provide support for the developer intended rents.***
- ***Provide market support for the project through demand modeling and capture at the recommended rent thresholds and targeted income bands.***

We will establish a ***primary market draw area*** (PMA) that reflects patterns and characteristics that typify this part of the county, and would be expected to provide up to 75% of the tenant base. The market draw area has been based on mobility patterns of area tenants reported by local property managers, existing tenant movement and consideration to the surrounding and nearby uses. The city location is a good setting with nearby commercial and community services, and employment centers. There has been some redevelopment along the downtown core, with new restaurants, retailers and upper floor rentals. We include the entirety of the City of Auburn for the PMA.

For demand and market support for apartments we evaluate one-person household ages 18-61. The smaller size of the units, coupled with the limited amenities included, would attract interest from singles. We include an affordability ratio of 30% to 48% of income for rent, deduct for existing affordable housing in the city. The goal is to attract renters that living in substandard housing or are rent overburdened, and not relocate existing affordable housing tenants.

Capture based on the 22 units, and rent thresholds established is ***6.11%.*** Typically when capture is below 10%, it is a strong indication of market support.

There are many critical and important variables and considerations that must be understood as the reader progresses through this analysis, and as with any site/market there are potential strengths but also some areas of concern that must be realized. It is important that the reader understands and recognizes the assumptions that we have applied within our market study are typical of similar regional developments in terms of unit type/finishes, amenities and others based on the product concept provided by the developer.

The following will be addressed within this narrative document:

- *Summarization of conclusions and recommendations.*
- *General overview of the product concept including physical characteristics and amenities.*
- *Discussion and description of the setting and location.*
- *Identification of an appropriate market draw area, and an overview of demographics that will impact the development.*
- *Analysis of local and regional competition and establishment of appropriately supported rent structures based on the product concept presented. We will rely on a variety of market information, but have also identified primary comparable projects for direct application and adjustment/consideration in establishing support for the rents.*
- *Demand analysis and model outlining prospective support for the product concept.*

It is important to recognize that this study represents a compilation of data gathered from various sources, including competitive properties surveyed, local municipal records, and interviews with market participants, town officials and review of secondary demographic data. Although the sources used are felt to be reliable, it is impossible to thoroughly verify and authenticate all data utilized. The analysis does not guarantee the data and assumes no liability for errors of a factual nature, analysis, or judgment provided.

We have utilized HISTA Data (Households by Income, Tenure, Age and Size). This information was used in part to establish the demand model, and capture analysis. The data reflects current projections prepared by Claritas in conjunction with Ribbon Demographics. The information used applies predominately to the 2024 operating year, but we also referenced some of the data that they consolidated from the 2020 Census and also forecasts through 2029.

Further, it must be recognized that the recommendations and conclusions provided in this market analysis are objective opinions based on the data gathered and interpretation of current and prospective supply and demand variables. Real estate markets are very dynamic in nature and continually effected by demographic, economic and developmental changes.

The research and analysis undertaken was completed in December 2024. Utilization of this report and the recommendations/ conclusions undertaken are reflective of trends at this time.

The results are being presented in a summary report, and we do issue some caution in using this report for specific application to financing or funding, as the unit mix, product concept, rent structures and other variables may differ. Based on the preliminary nature of the project, we would recommend that the report be reviewed and updated to apply specifically to your advanced development concept.

Respectfully,

Newmark



David M. Carlon
Analyst
Senior Vice President



M. Scott Allen
Review Analyst
Executive Vice President
Specialty Practice Leader:
HUD FHA/Affordable Housing

Table of Contents

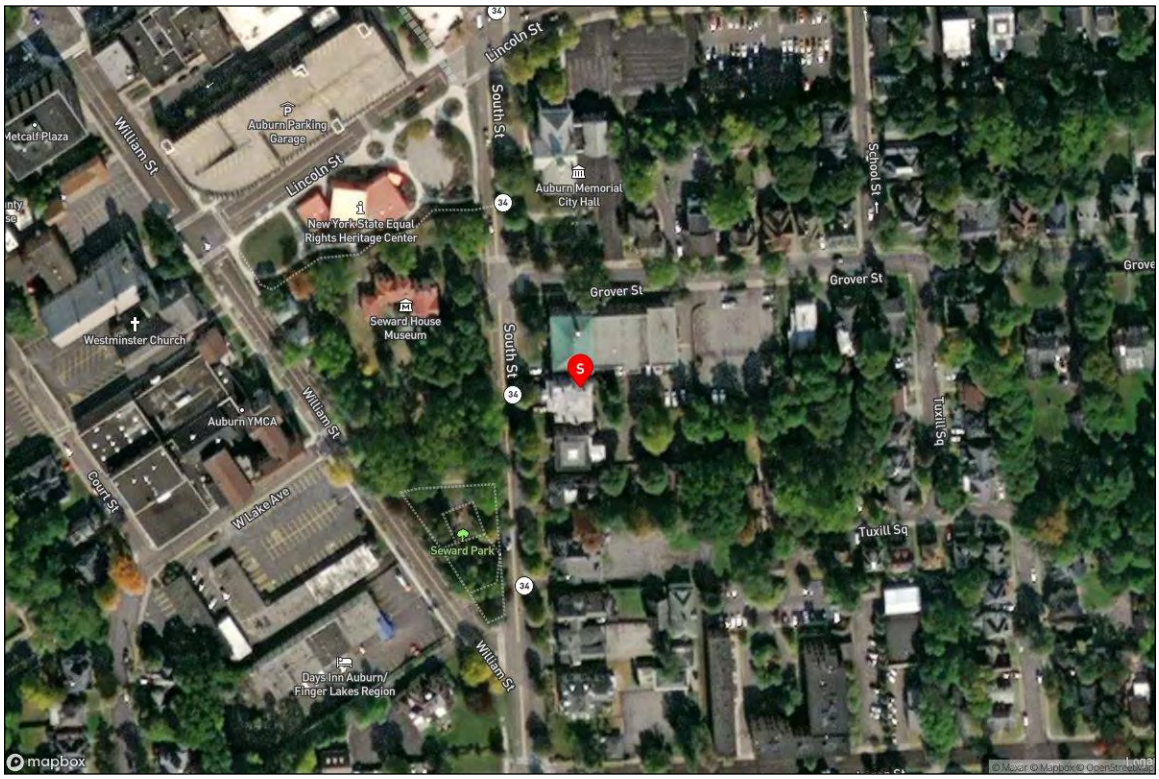
Introductory Letter
Subject Maps
Subject Photographs

Summary of Findings.....10
Recommendations: 10
Favorable Characteristics:.....11
Potential Issues & Concerns:.....11
Market Draw Area: 12
Analysis of Supply.....12
Local Market Conditions: 17
Summary of Supply – Classifieds 17
Achievable Market Rents (unrestricted):
.....17
Conclusion – Market Rent 27
Planned and Proposed Housing: 27
Maximum Income / Rent Thresholds: ..28
Project Timing / Absorption:.....28
Project Support/Capture: 29

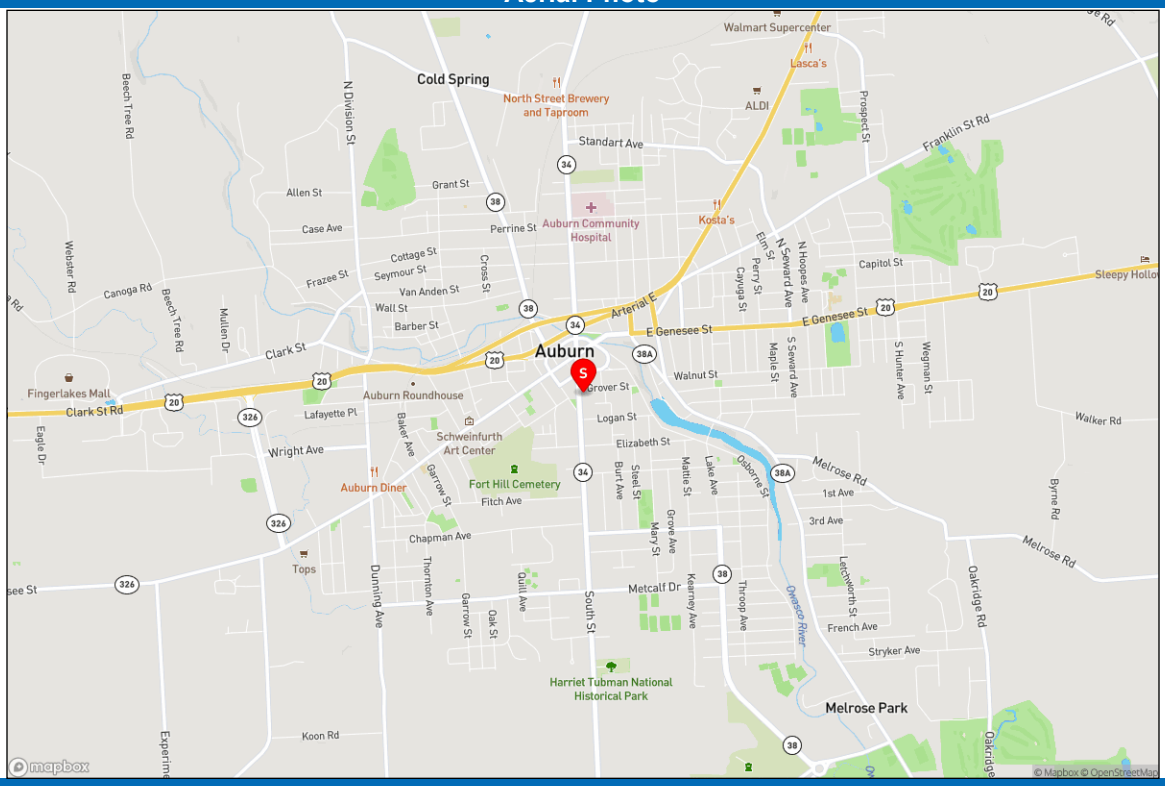
Economic Analysis 31
Area Analysis 32
Neighborhood Map.....46

Market Demographics and Trends 47

Addenda
A. Demand Analysis Glossary
B. Additional HISTA Data
C. Appraiser Qualifications and Licenses



Aerial Photo



Location Map


Subject


Subject


Subject


Street Scene


Street Scene

Summary of Findings

This section will serve as a summary of the findings. The remainder of the narrative will provide a limited scope documentation on the following:

- The project and its location.
- Support for a market draw area and discussion of demographics that apply.
- Overview of competitive supply and establishment of appropriate market rent thresholds.
- Demand Analysis and explanatory comments.

Prior to proceeding with some of the critical variables and assumptions applied in the report, we will present a synopsis of our thoughts and conclusion. Basically this section accounts for the question; will the project be supported, absorbed and succeed?

Based on the information and documentation that will be provided within the report, we do feel that the answer to this question is ***Yes.*** The development of affordable apartments is appropriate for the location given the surrounding property uses and success of recent developments in the area, the unit types and rents are positioned to be met with strong overall support. As such, there are some critical positive development and locational factors to consider, but at the same time certain risks and variables must be evaluated and considered as the development advances.

Recommendations:

- The developer has proposed rents that will target workforce households earning at or below 65% of area median income. The intended rents are set at $876 for the studio and $960 for the one-bedroom, plus electric (heat and hot water). We are recommending slightly different rents, that would show a minimum 10% rent advantage to unrestricted market.
- The walk-up building is not expected to have any common area space, aside from the main entry and hallways. Potential for laundry and storage in the basement should be considered. Surface parking will be created, and included in the base rent.
- Capture based on the 22 units, and rent thresholds established is ***6.11%.*** Typically when capture is below 10%, it is a strong indication of market support.

The following chart shows the rent and unit mix summary:

UNIT MIX / RENT SUMMARY														
Unit Type	# of Units	(1) Targeted % AMI	Sq.Ft.	Net Tenant Rents	(2) Tenant Paid Utilities	Total Gross Rents	Gross Rents/ Sq.Ft.	(3) Tax Credit Maximums	(4) HUD FMR	(5) Unrestricted Market Averages	(5a) Achievable Market Rent/Adj	(6) % Disc to TC MAX	(7) % Disc to MKT Averages	(8) % Disc to ADJ MKT Rent
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(5A) Achievable market rent (Gross) adjusted to subject amenities/quality/condition														
(6) The % that the intended subject rent is below the tax credit maximum allowable levels.														
(7) The % that the intended subject rent is below the average unrestricted market rent in the area before adjustments to achievable.														
(8) The % that the intended subject rent is below the average unrestricted market rent in the area post adjustments to achievable.														

Rents are stated as net and gross (inclusive of all utilities). Any changes to the utility structure would reduce the net (tenant paid), and maintain the gross rents, and not cause any changes to the demand modeling. Average unit size is presented based on the size attributes of the unit types.

Favorable Characteristics:

With any development there are ***favorable characteristics*** that impact the project, in addition to capture. This includes:

- ***The location is a good setting for rental housing near other residential uses, commercial and community services and places of employment.***
- ***Positioning***: The subject rents will be higher than other affordable and unrestricted market options in the city, but are set below unrestricted market rents for newer and comparable housing. Many of the existing housing options are older, non-renovated, or larger 2 and 3 bedrooms.
- Stable to improving local housing market.

Potential Issues & Concerns:

As always, there are aspects of the market that require consideration and could cause some potential concerns. Items to recognize include:

- The easing of inflation, consumer spending, and continued job growth have so far kept the economy growing in spite of higher interest rate and bank system stress. Delinquency has been reported at many market rate and affordable housing properties as a lingering result of the COVID-19 pandemic with an increasing number of evictions, legal fees and credit loss suffered by many property owners. Rents for existing

affordable housing properties have not trended at the same levels as MSA median income changes over the prior few years.

- The size of the units is smaller than many on the local and regional market for both the studio and one-bedrooms. We have attempted to identify similarly sized units in the market for comparison.
- Superior finishes and quality should be provided to the development to offset the unit sizes.
- Given smaller size of the units and limited amenities, the target population is only 1 person households.

Market Draw Area:

We will establish a ***primary market draw area*** (PMA) that reflects patterns and characteristics that typify this part of the county, and would be expected to provide up to 75% of the tenant base. The market draw area has been based on mobility patterns of area tenants reported by local property managers, existing tenant movement and consideration to the surrounding and nearby uses. The city location is a good setting with nearby commercial and community services, and employment centers. There has been some redevelopment along the downtown core, with new restaurants, retailers and upper floor rentals. We include the entirety of the City of Auburn for the PMA.

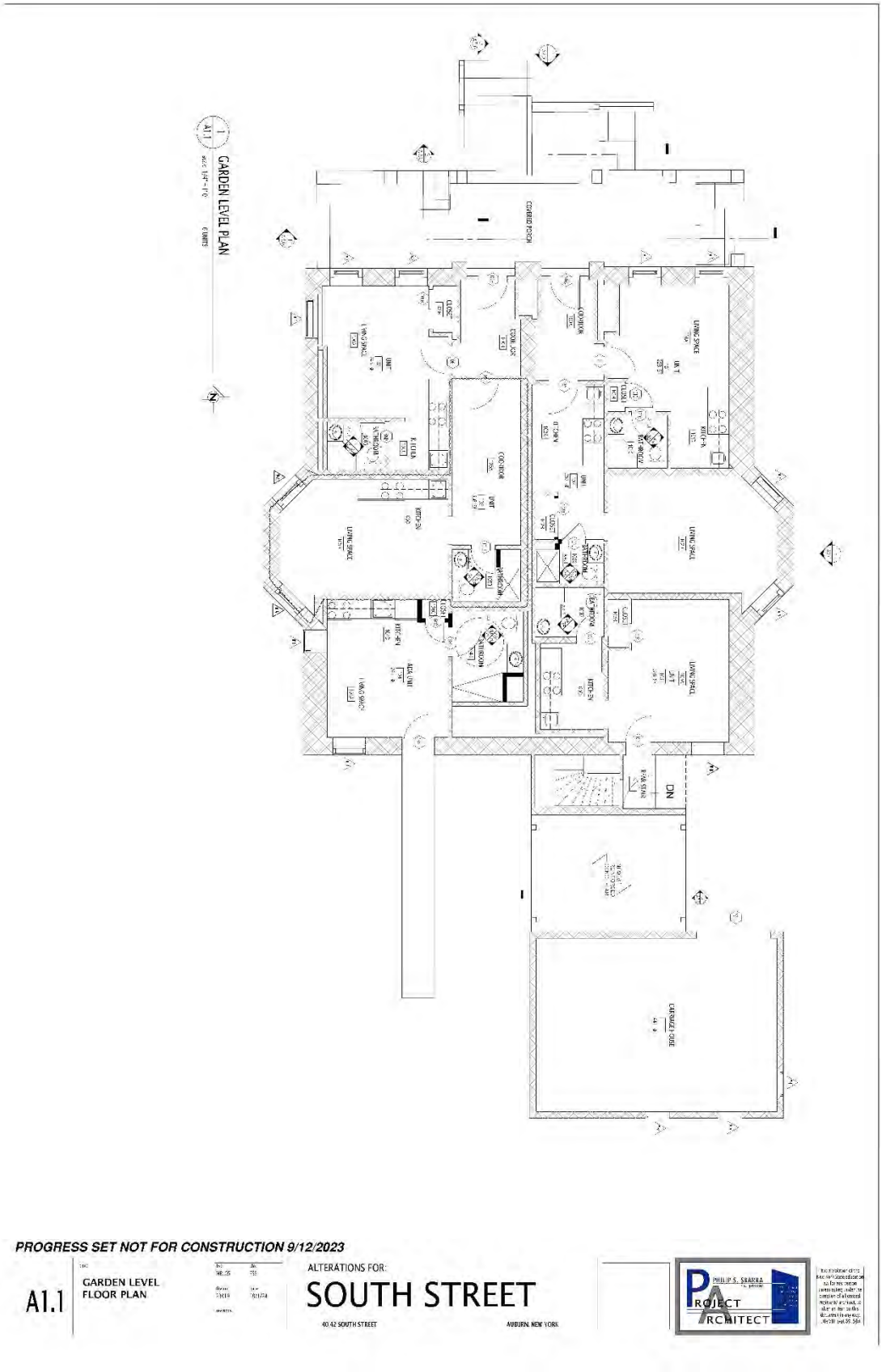
The subject is in ***census tract 417***. This is a fairly compact market draw area including about 8 square miles. The PMA includes a population of 26,035 and total households of 11,439 in the current year estimates.

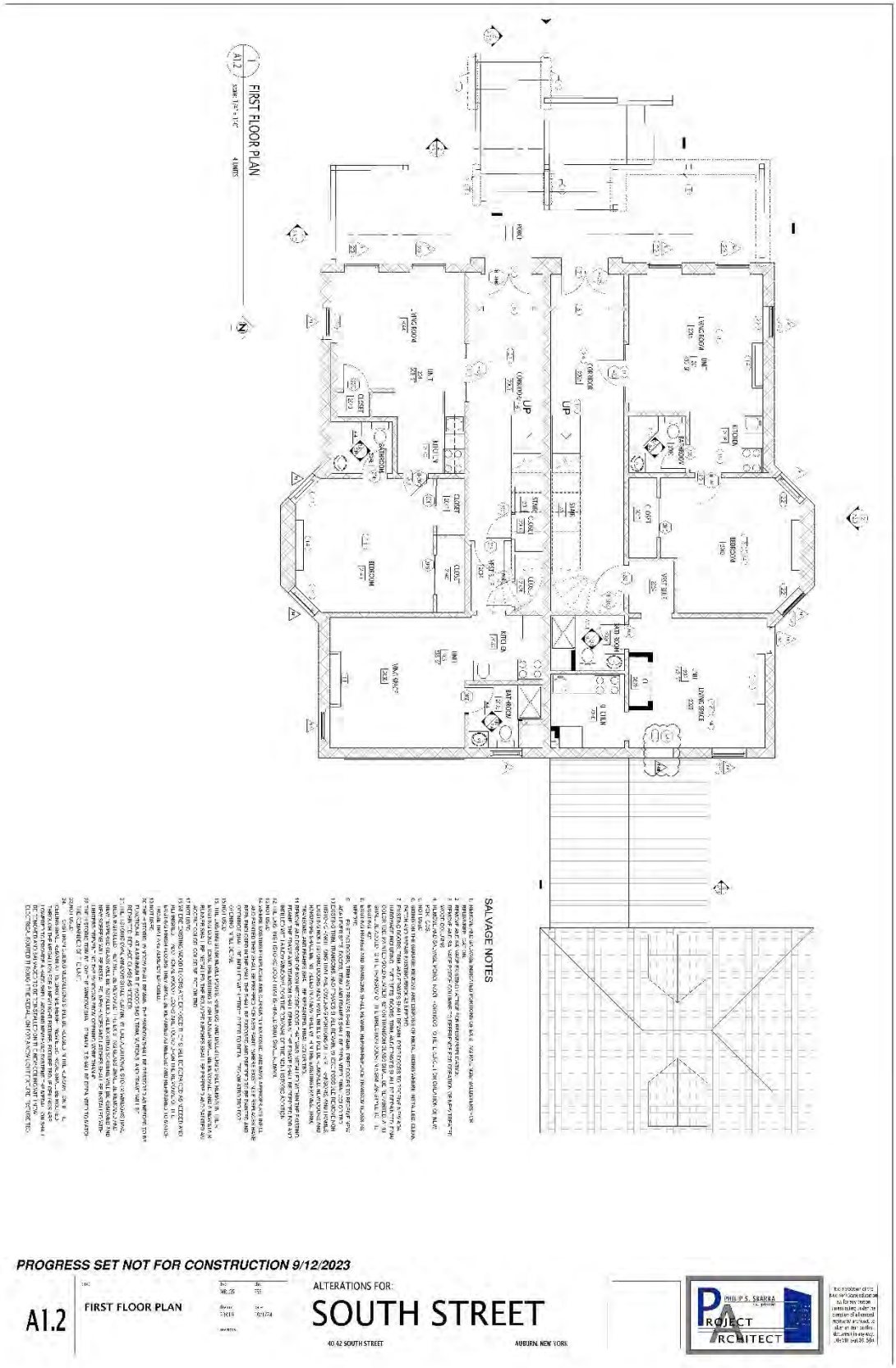
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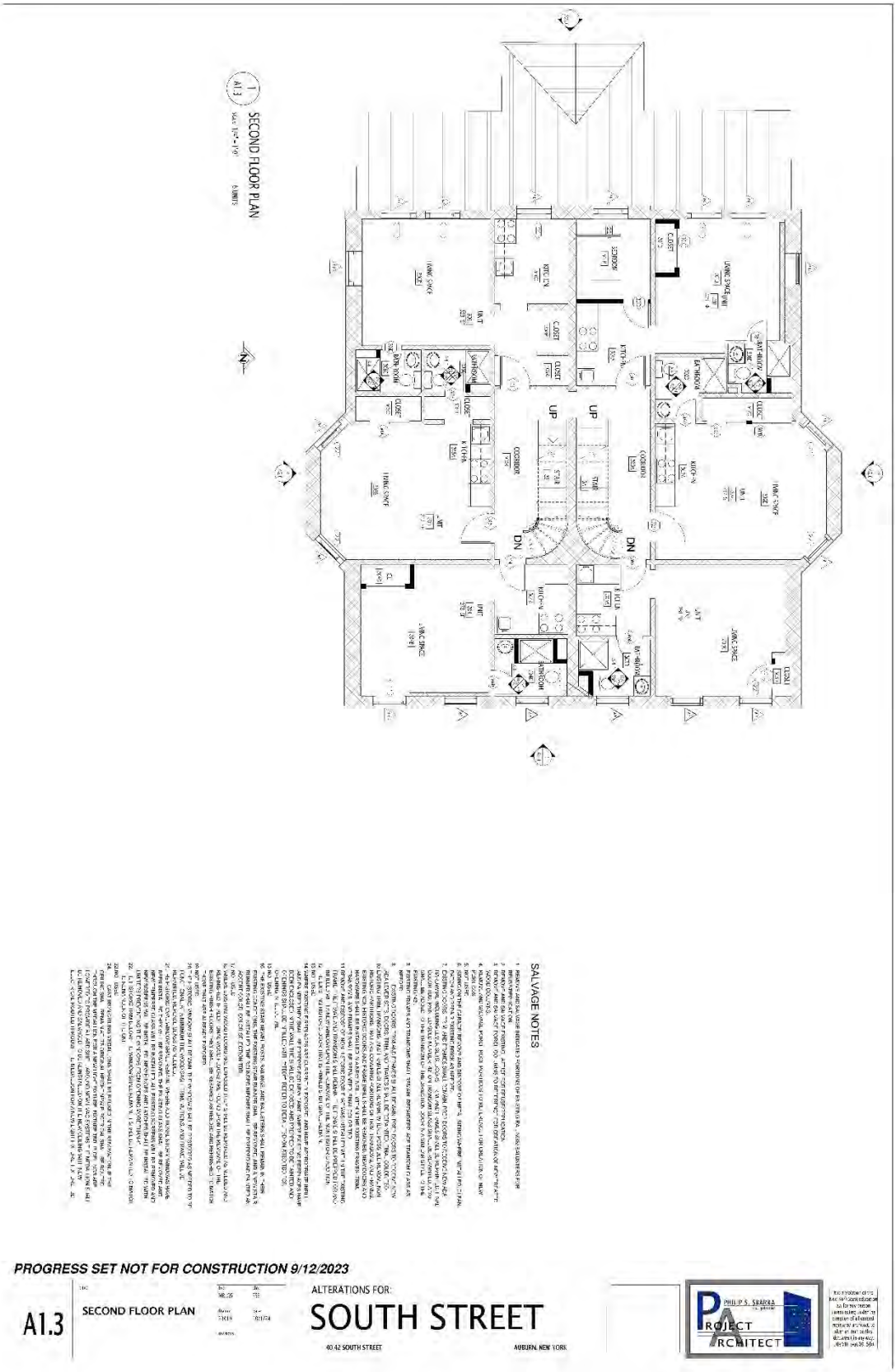
The building is currently dilapidated and boarded. Plans are for renovations to create 22 apartments with a mix of 18 studio apartments and 4 one-bedrooms based on the design plan and floor plans submitted.

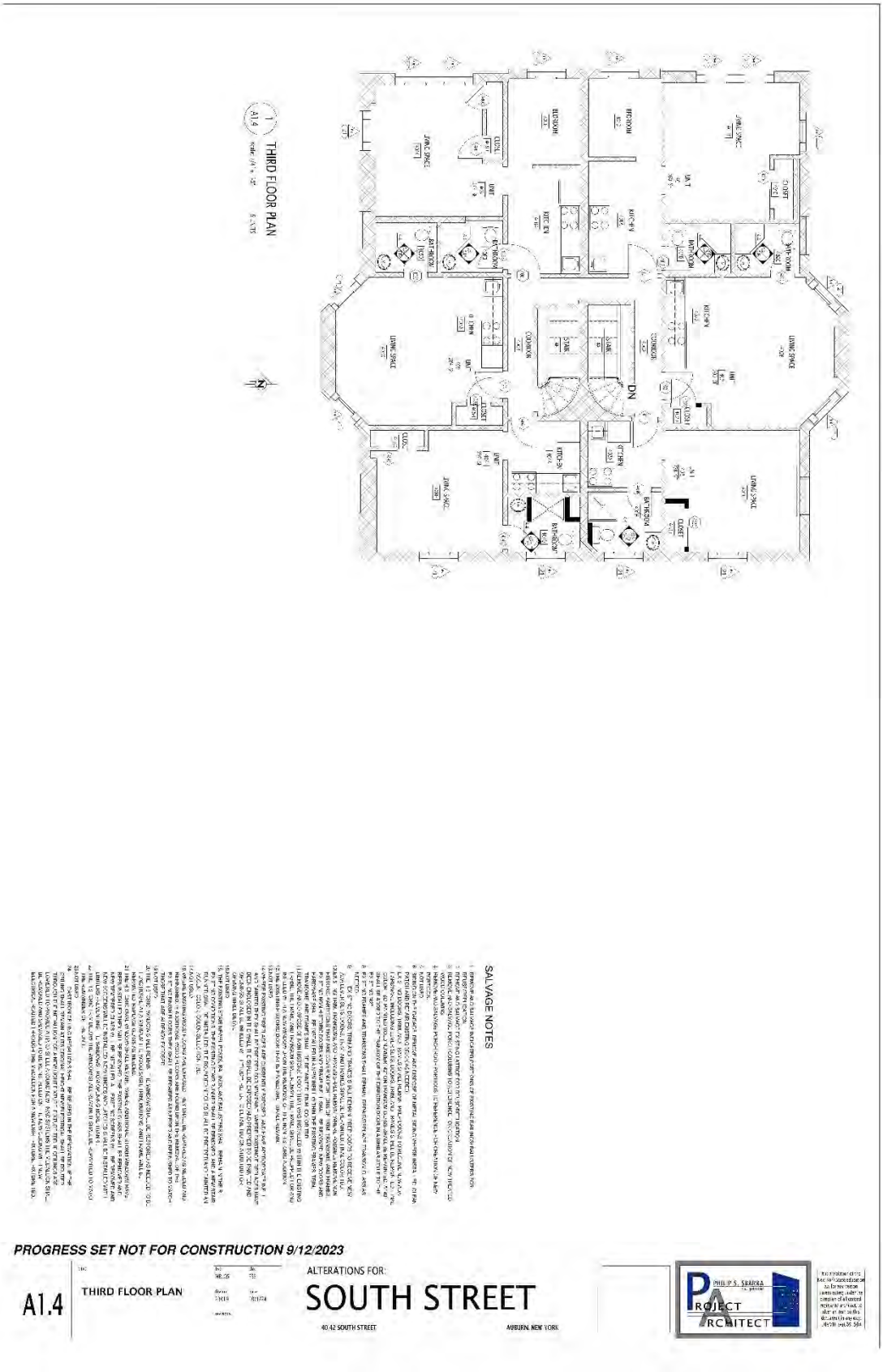
The studio apartments will be small, including 12 that range in size from 228 to 297 sq.ft., and 5 that range from 329 to 492 sq.ft. The one-bedrooms have 3 with 372 to 390 sq.ft. and 2 with 485 to 508 sq.ft. Each apartment will include a living area, open kitchen, full bathroom and closet spaces. The finishes will be new, with refinished hardwood, vinyl plank and-or carpeting, good quality counters and solid surface counters. Appliances should include a stove, refrigerator and dishwasher.

The walk-up building is not expected to have any common area space, aside from the main entry and hallways. Potential for laundry and storage in the basement should be considered. Surface parking will be created, and included in the base rent.


GARDEN LEVEL PLAN
PROGRESS SET NOT FOR CONSTRUCTION 9/12/2023
A1.1
GARDEN LEVEL
FLOOR PLAN
ALTERATIONS FOR:
SOUTH STREET
40-42 SOUTH STREET
AUBURN, NEW YORK
PROJECT
ARCHITECT


FIRST FLOOR PLAN
SALVAGE NOTES
PROGRESS SET NOT FOR CONSTRUCTION 9/12/2023
A1.2
FIRST FLOOR PLAN
ALTERATIONS FOR:
SOUTH STREET
40-42 SOUTH STREET
AUBURN, NEW YORK
PROJECT ARCHITECT


SECOND FLOOR PLAN
SALVAGE NOTES
PROGRESS SET NOT FOR CONSTRUCTION 9/12/2023
A1.3
SECOND FLOOR PLAN
ALTERATIONS FOR:
SOUTH STREET
40-42 SOUTH STREET
AUBURN, NEW YORK
PHILIP S. SHAPIRA
PROJECT ARCHITECT


THIRD FLOOR PLAN
SALVAGE NOTES
PROGRESS SET NOT FOR CONSTRUCTION 9/12/2023
A1.4
THIRD FLOOR PLAN
ALTERATIONS FOR:
SOUTH STREET
40-42 SOUTH STREET
AUBURN, NEW YORK
PHILIP S. SHADRA
PROJECT ARCHITECT

Analysis of Supply

Local market rate rentals. Rents for the area have been researched from City of Auburn, and other regional metro and non-metro communities. In the city, there are few studio apartment rentals. Our primary comparable sample includes:

- 616 West Buffalo Street, Ithaca
- Village Solars, Lansing
- The Sullivan, Utica
- Emerald Springs, Painted Post
- 176 Denison, Corning
- Reserve Point, Canandaigua

Local Market Conditions:

Stable market conditions are evident by the following:

- Market rate housing remains well supported. Rent increases are occurring with new tenants and renewals.
- Affordable housing throughout the city is typically fully occupied with minimal turnover and regular waitlists often exceeding the number of units in the project.

Summary of Supply

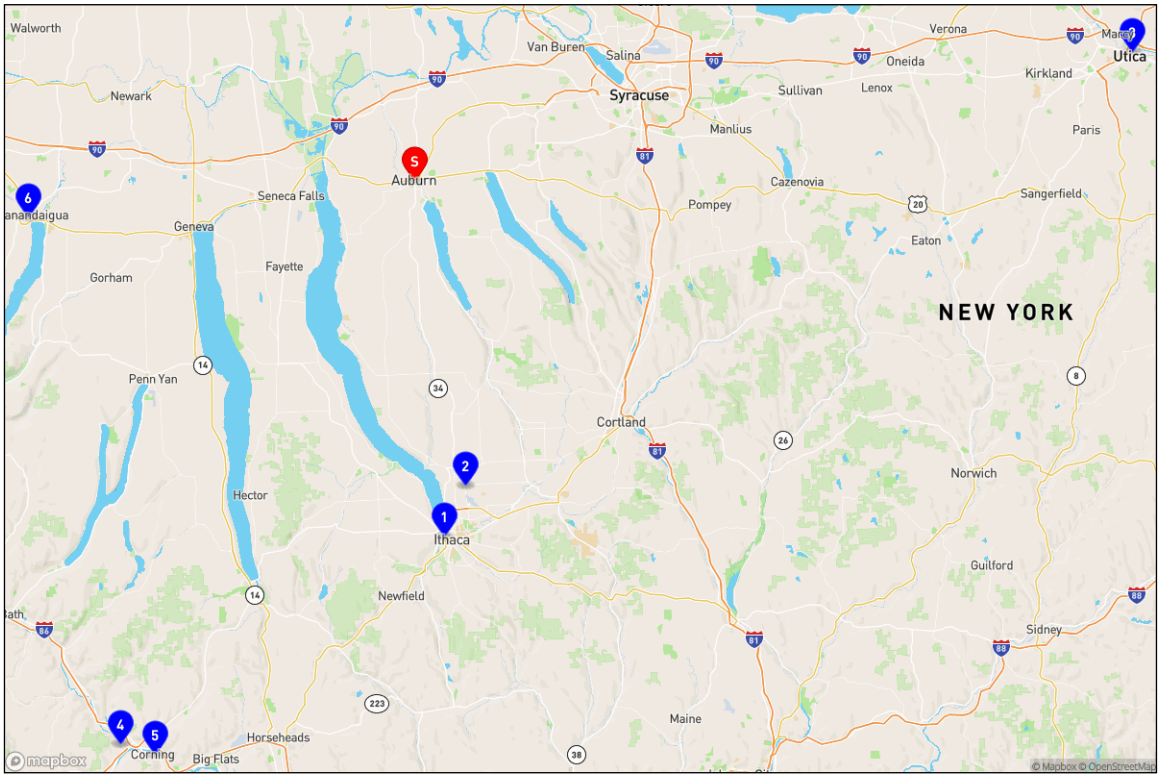
We have considered a wide range of rental data, with smaller unit sizes in newer projects, for market support. This included the following as primary comparable rentals:

Rent Summary for Market Rate Projects

Unit Type: Studio										
Property Name	**Municipality**	**Yr. Built**	**Occ.(Avg)**	**Utils***	**Sq. Ft.**	**Rent Range**	**Rent(Mid)**	**$/SF(Mid)**	**Gross Rent**	**Gross $/SF**
616 West Buffalo	Ithaca	2007	100%		350	$1050	$ 1,050.00	$ 3.00	$ 1,140.00	$ 3.26
Village Solars	Lansing	2015/2017	99%		425	$1209 - $1354	$ 1,281.50	$ 3.02	$ 1,371.50	$ 3.23
The Sullivan	Utica	2022	97%		300	$1100 - $1175	$ 1,137.50	$ 3.79	$ 1,227.50	$ 4.09
Emerald Springs	Painted Post	Remodeled 2004	95%		372	$935 - $940	$ 937.50	$ 2.52	$ 1,027.50	$ 2.76
176 Denison	Corning	2020	100%		590	$1150	$ 1,150.00	$ 1.69	$ 1,240.00	$ 2.10
Reserve Pointe	Canandaigua	2019	100%		432	$1150	$ 1,150.00	$ 2.66	$ 1,240.00	$ 2.87
Studio Averages:			99%		411.5		$ 1,117.75	$ 2.72	$ 1,207.75	$ 2.93

Unit Type: 1 Bedroom										
Property Name	**Municipality**	**Yr. Built**	**Occ.(Avg)**	**Utils***	**Sq. Ft.**	**Rent Range**	**Rent(Mid)**	**$/SF(Mid)**	**Gross Rent**	**Gross $/SF**
616 West Buffalo	Ithaca	2007	100%		600	$1250	$ 1,250.00	$ 2.08	$ 1,360.00	$ 2.27
Village Solars	Lansing	2015/2017	99%		500	$1446 - $1591	$ 1,518.50	$ 3.04	$ 1,628.50	$ 3.26
Village Solars	Lansing	2015/2017			715	$1561 - $1746	$ 1,653.50	$ 2.31	$ 1,763.50	$ 2.47
The Sullivan	Utica	2022	97%		500	$1450	$ 1,450.00	$ 2.90	$ 1,560.00	$ 3.12
The Sullivan	Utica	2022			640	$1625	$ 1,625.00	$ 2.54	$ 1,735.00	$ 2.71
Emerald Springs	Painted Post	Remodeled 2004	95%		775	$1290	$ 1,290.00	$ 1.66	$ 1,400.00	$ 1.81
176 Denison	Corning	2020	100%		823	$1422 - $1570	$ 1,496.00	$ 1.82	$ 1,606.00	$ 1.95
Reserve Pointe	Canandaigua	2019	100%		760	$1495	$ 1,495.00	$ 1.97	$ 1,605.00	$ 2.11
1 Bedroom Averages:			99%		664.1		$ 1,472.25	$ 2.22	$ 1,582.25	$ 2.38

** Utils: (H)eat, (E)lectric Paid by Landlord*



Map Label	Name	Address
S	40-42 South Street	
1	616 West Buffalo	616 West Buffalo Street
2	Village Solars	12 Village Circle
3	The Sullivan	70 Genesee Street
4	Emerald Springs	12 Pond View Court
5	176 Denison	176 Denison Parkway
6	Reserve Pointe	190 Parrish Street

MARKET RATE APARTMENT RENTAL No. 1

Property Name: 616 West Buffalo
Street Address: 616 West Buffalo Street
City, State: Ithaca, NY

Date of Survey: 8/2024
Type of Project: Market Rate

No. of Units: 17
Year Built: 2007
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: B



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	N/A	600	$1250	$2.08
2 Bedroom	1	N/A	700	$1350	$1.93
Studio	1	N/A	350	$1050	$3.00

Amenities: Basic 2-story walk-up apartment complex. There are limited on-site features. Units include standard kitchen appliances (stove & refrigerator). Units also include a/c, washer/dryer units or hook-ups, carpeting and balcony/patio. Rent includes water, sewer and trash removal.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Currently no vacant apartments, Some apartments are populated by students from the area universities.

Apartment Features

- ☐ Separate Entrance(s)
- ☑ Balcony/Patio
- ☑ Carpets
- ☐ Drapes/Blinds
- ☐ Storage
- ☐ Coin Laundry Facility
- ☑ Washer/Dryer Hookups
- ☑ Washer/Dryer Units

Amt:

- ☐ Cable Included in Rent
- ☐ Internet Service Included

Utilities

- ☐ Heat Included
- ☐ Cook Included
- ☐ Electricity Included
- ☐ Hot Water Included
- ☑ Cold Water Included
- ☑ Sewer

Equipment

- ☑ AC Type:
- ☑ Stove
- ☑ Refrigerator
- ☐ Disposal
- ☐ Dishwasher
- ☐ Microwave

Other Features

- ☐ Elevator ☐ Pool ☐ Tennis
- ☐ Rec. Area - Type:
- ☐ Fireplace ☐ Community Room
- ☐ Alarm System Gated entrance:

Security Features:

Parking Features
Surface: Yes **Enough for:** All
Extra Cost: No
Garage:

Covered:

Verification: Management - Peggy **Contact Phone:** (607) 342-5994 **Verified On:** 08/19/2024
Web Site: http://https://www.liveithaca.com/rental/616-buffalo-6

MARKET RATE APARTMENT RENTAL No. 2

Property Name: Village Solars
Street Address: 12 Village Circle
City, State: Lansing, NY

Date of Survey: 10/2024
Type of Project: Market Rate

No. of Units: 207
Year Built: 2015/2017
Occupancy Rate: 99%
Rent Concessions: No
Cond. Rating: B+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	N/A	500	$1446 - $1591	$2.89 - $3.18
1 Bedroom	1	N/A	715	$1561 - $1746	$2.18 - $2.44
2 Bedroom, 921 to 946 sq.ft.	2	N/A	934	$1730	$1.85
3 Bedroom	2	N/A	1179	$1999	$1.70
Studio, Micro Units 400-450 SF	1	N/A	425	$1209 - $1354	$2.84 - $3.19

Amenities: Upscale apartment complex four miles from Cornell/downtown with three-story buildings offering private entrances for the ground floor apartments, 9 foot ceilings, radiant floors, maximum soundproofing, many closets, gourmet kitchens, etc., Washer/dryer hookups, surface parking ($15/month), and solar design. Some units have balconies. Units can be furnished for an additional cost. Unit mix is an estimate.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Construction started in December 2014. First Phase completed in June 2015 with 36 appartments in three buildings. Second Phase included 51 apartments in four buildings and a community center, built as of 2016. Some apartments are one-story flats and others offer a two-story townhome design. Approvals are in place for 207 apartments as of 2017.

5/2023-manager indicated 1 vacant unit.

November 2024, 2 vacant units.

Apartment Features

- [x] Separate Entrance(s)
- [x] Balcony/Patio
- [x] Carpets
- [x] Drapes/Blinds
- [ ] Storage
- [ ] Coin Laundry Facility
- [x] Washer/Dryer Hookups
- [ ] Washer/Dryer Units

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included Gas
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [x] Cold Water Included
- [x] Sewer

Equipment

- [x] AC Type: central
- [x] Stove
- [x] Refrigerator
- [ ] Disposal
- [x] Dishwasher
- [x] Microwave

Other Features

- [ ] Elevator [ ] Pool [ ] Tennis
- [ ] Rec. Area - Type:
- [ ] Fireplace [ ] Community Room
- [ ] Alarm System Gated entrance:

Security Features:

Parking Features
Surface: Yes **Enough for:** All
Extra Cost: Yes **Fee:** $15/mo.
Garage:

Covered:

Verification: Betsy **Contact Phone:** (607) 256-8920 **Verified On:** 10/10/2024
Web Site: http://www.lifestylepropertiesithaca.com/

MARKET RATE APARTMENT RENTAL No. 3

Property Name: The Sullivan
Street Address: 70 Genesee Street
City, State: Utica, NY

Date of Survey: 7/2024
Type of Project: Market Rate

No. of Units: 32
Year Built: 2022
Occupancy Rate: 97%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	14	640	$1625	$2.54
1 Bedroom	1	14	500	$1450	$2.90
Studio	1	4	300	$1100 - $1175	$3.67 - $3.92

Amenities: Fitness center, elevator, community center, surface parking lot, discounted cable/Wifi ($50). Redeveloped in 2022 with all new finsihes. Appliances include central AC. Dishwasher, Microwave, Range and refrigerator. Washer and Dryer in all units. Parking is $75 at main lot and $50 at annex lot.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Leasing started in August 2022 and as of February 2023 there were 30 units leased at a rate of 4-5 per month. Currnetly 1 vacant apartment at $1,450.

Apartment Features

- ☐ Separate Entrance(s)
- ☐ Balcony/Patio
- ☐ Carpets
- ☑ Drapes/Blinds
- ☐ Storage
- ☐ Coin Laundry Facility
- ☐ Washer/Dryer Hookups
- ☑ Washer/Dryer Units Included
  Amt:
- ☐ Cable Included in Rent
- ☐ Internet Service Included

Utilities

- ☐ Heat Included
- ☐ Cook Included
- ☐ Electricity Included
- ☐ Hot Water Included
- ☑ Cold Water Included
- ☑ Sewer

Equipment

- ☑ AC Type: central
- ☑ Stove
- ☑ Refrigerator
- ☐ Disposal
- ☑ Dishwasher
- ☑ Microwave

Other Features

- ☑ Elevator ☐ Pool ☐ Tennis
- ☑ Rec. Area - Type: fitnes center
- ☐ Fireplace ☑ Community Room
- ☐ Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes **Enough for:** Some
Extra Cost: Yes **Fee:** $50-$75
Garage: No
Covered: No

Verification: Manager **Contact Phone:** **Verified On:** 07/01/2024
Web Site:

MARKET RATE APARTMENT RENTAL No. 4

Property Name: Emerald Springs
Street Address: 12 Pond View Court
City, State: Painted Post, NY

Date of Survey: 10/2024
Type of Project: Market Rate

No. of Units: 286
Year Built: Remodeled 2004
Occupancy Rate: 95%
Rent Concessions: No
Cond. Rating: B+



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, 475 to 912 sqft	1	N/A	775	$1290	$1.66
2 Bedroom	1	N/A	1099	$1305 - $1455	$1.19 - $1.32
2 Bedroom, 960-1299 sqft	1½	N/A	1130	$1425 - $1615	$1.26 - $1.43
3 Bedroom, 1336-1524 sqft	2	N/A	1430	$1710 - $1840	$1.20 - $1.29
4 Bedroom	2	N/A	1770	$2040	$1.15
Studio	1	N/A	372	$935 - $940	$2.51 - $2.53

Amenities: Units have standard kitchen appliances (stoves & refrigerators), dishwashers, disposals, patios, carpeting, washer/dryer hook-ups, and both central/unit A/C. Some units have Jacuzzi tubs and garages. Complex offers a pool, tennis courts, a play area, a community room, a fitness center, and a business center. Tenants are billed for water, sewer and trash removal according to usage and number of occupants in the unit. Carport parkings spots are available for $35/month and enclosed garages are $75/month.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: Currently 15 vacant units. No concessions are being offered as they use the LRO system with asking rents changing daily so starting rents are listed as the upper end is variable based on lease term. Square footages reflect averages and there are 14 different floor plans. Rental ranges reflect differences in square footages for apartments.

Apartment Features

- [x] Separate Entrance(s)
- [x] Balcony/Patio
- [x] Carpets
- [ ] Drapes/Blinds
- [x] Storage
- [x] Coin Laundry Facility
- [x] Washer/Dryer Hookups
- [ ] Washer/Dryer Units

Amt:

- [ ] Cable Included in Rent
- [ ] Internet Service Included

Utilities

- [ ] Heat Included
- [ ] Cook Included
- [ ] Electricity Included
- [ ] Hot Water Included
- [ ] Cold Water Included
- [ ] Sewer

Equipment

- [x] AC Type: both
- [x] Stove
- [x] Refrigerator
- [x] Disposal
- [x] Dishwasher
- [ ] Microwave

Other Features

- [ ] Elevator
- [x] Pool
- [x] Tennis
- [x] Rec. Area - Type: Fitness Center & Playground
- [ ] Fireplace
- [x] Community Room
- [ ] Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes **Enough for:** All
Extra Cost: No
Garage: Yes **Enough for:** Some
Extra Cost: Yes **Fee:** $75/month
Covered: Yes **Enough for:** Some
Extra Cost: Yes **Fee:** $35/month

Verification: Leasing Agent - Lisa **Contact Phone:** (607) 444-2700 **Verified On:** 10/10/2024

Web Site: http://www.morgan-properties.com/apartments/ny/painted-post/emerald-springs-apartments/floor-plans#/floorplans/4131

MARKET RATE APARTMENT RENTAL No. 5

Property Name: 176 Denison
Street Address: 176 Denison Parkway
City, State: Corning, NY

Date of Survey: 8/2024
Type of Project: Market Rate

No. of Units: 133
Year Built: 2020
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom, 745-875sf	1	60	823	$1422 - $1570	$1.73 - $1.91
2 Bedroom, 1 BR w Den	1	6	1020	$1495	$1.47
2 Bedroom, 1085-1165sf	2	33	1125	$2023	$1.80
2 Bedroom, 1221-1345sf	2	14	1283	$1890 - $2455	$1.47 - $1.91
3 Bedroom	2	6	1335	$2100	$1.57
Studio	1	14	590	$1150	$1.95

Amenities: New construction bulding with range of floorplans and common amenities including tenant lounge, media room, fitness center, bike storage, outdoor grilling area and trails. Water/sewer included and surface parking, some units include direct access garages.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: First move ins were September 2020 and some were preleased, most of these were associated with Corning Inc. As of 3/8/21 there is one building recently devlivered with 88 vacant units, 50 of which have holds placed for April or May occupancy and 36 left to be filled. Leaseup from September to May correlates to 11 units/month for 100 units, assuming all holds are leased. Most residents are associated with Corning Inc and Arnot Hospital as opposed to local renters and downsizing seniors.

Apartment Features

- ☐ Separate Entrance(s)
- ☐ Balcony/Patio
- ☑ Carpets
- ☐ Drapes/Blinds
- ☑ Storage
- ☐ Coin Laundry Facility
- ☐ Washer/Dryer Hookups
- ☑ Washer/Dryer Units

Amt:

- ☐ Cable Included in Rent
- ☐ Internet Service Included

Utilities

- ☐ Heat Included
- ☐ Cook Included
- ☐ Electricity Included
- ☐ Hot Water Included
- ☑ Cold Water Included
- ☑ Sewer

Equipment

- ☑ AC Type:
- ☑ Stove
- ☑ Refrigerator
- ☑ Disposal
- ☑ Dishwasher
- ☑ Microwave

Other Features

- ☑ Elevator ☐ Pool ☐ Tennis
- ☑ Rec. Area - Type:
- ☐ Fireplace ☑ Community Room
- ☐ Alarm System Gated entrance: No

Security Features:

Parking Features

Surface: Yes **Enough for:**
Extra Cost: No
Garage: Yes **Enough for:** Some
Extra Cost: No
Covered: No

Verification: Michelle **Contact Phone:** (607) 654-4400 **Verified On:** 08/30/2024
Web Site: http://https://176denison.riedman.com/

MARKET RATE APARTMENT RENTAL No. 6

Property Name: Reserve Pointe (Finger Lakes Manor)
Street Address: 190 Parrish Street #33
City, State: Canandaigua, NY

Date of Survey: 12/2024
Type of Project: Market Rate

No. of Units: 153
Year Built: 2019
Occupancy Rate: 100%
Rent Concessions: No
Cond. Rating: A



Rental Data

Unit Type	Baths	No. of Units	Sq. Ft.	Current Rent	Rent/Sq. Ft.
1 Bedroom	1	N/A	760	$1495	$1.97
2 Bedroom, 947-992 SF	1	N/A	970	$1475	$1.52
2 Bedroom, 968-1035 SF	2	N/A	1002	$1700	$1.70
3 Bedroom, 1035-1196 SF	2	N/A	1116	$1950	$1.75
Studio	1	N/A	432	$1150	$2.66

Amenities: Two story apartments and townhomes. Units have standard kitchen appliances (stoves & refrigerators), disposals, dishwashers, wall-to-wall carpeting, and extra storage. Project offers an in-ground pool, fitness center, clubhouse, a playground, tennis courts, and basketball courts. All units have full basements with patios or balconies. Garages available for $100 per month.

Utilities: **Heat:** Tenant Pays **Electric:** Tenant Pays

Comments: A new management group took over the complex is July 2017 and began demolition of the buildings. Three buildings, fifty-two (52) units began coming on-line in September, October and November 2019. Forty-seven (47) units have been leased.

As of December 2024, all units are leased. Total of 153 apartments. Rent includes hot water, gas, cable and internet. No longer a billback for water/sewer or trash. Tenants pay electric.

Apartment Features

- ☐ Separate Entrance(s)
- ☑ Balcony/Patio
- ☑ Carpets
- ☐ Drapes/Blinds
- ☑ Storage
- ☑ Coin Laundry Facility
- ☐ Washer/Dryer Hookups
- ☑ Washer/Dryer Units Included
- Amt:
- ☑ Cable Included in Rent
- ☑ Internet Service Included

Utilities

- ☑ Heat Included Gas
- ☐ Cook Included
- ☐ Electricity Included
- ☑ Hot Water Included Gas
- ☑ Cold Water Included
- ☑ Sewer

Equipment

- ☑ AC Type: unit
- ☑ Stove
- ☑ Refrigerator
- ☑ Disposal
- ☑ Dishwasher
- ☑ Microwave

Other Features

- ☐ Elevator ☑ Pool ☑ Tennis
- ☑ Rec. Area - Type: Playground/Basketball/Fitness
- ☐ Fireplace ☑ Community Room
- ☐ Alarm System Gated entrance:

Security Features:

Parking Features

Surface: Yes **Enough for:** All
Extra Cost: No
Garage: Yes **Enough for:** Some
Extra Cost: Yes **Fee:** 100
Covered: No

Verification: Manager - Evan **Contact Phone:** (585) 489-9312 **Verified On:** 12/20/2024
Web Site: http://https://reservepointe.com/

Achievable Market Rents (unrestricted):

The achievable market rents consider adjustments for items such as location, the condition of the proposed units, amenities and size. This is calculated for comparison to the affordable rents to show adequate rent advantage and market support.

Achievable Market Rents

Studio 273 SF	Mkt Avg	616 W Buffalo	Village Solars	The Sullivan	Emerald Springs	176 Denison	Reserve Pointe
Rent	$ 1,208.00	$ 1,140.00	$ 1,372.00	$ 1,228.00	$ 1,028.00	$ 1,240.00	$ 1,240.00
Concessions	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Location	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Condition/Appeal	$ -	$ -	$ -	$ -	$ 102.80	$ -	$ -
Amenities							
Parking	$ -	$ -	$ 15.00	$ 50.00	$ -	$ -	$ -
Elevator	$ -	$ -	$ -	$ (25.00)	$ -	$ (25.00)	$ -
Cable/Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ (75.00)
Laundry	$ -	$ (75.00)	$ (25.00)	$ (75.00)	$ (25.00)	$ (75.00)	$ (75.00)
Community Space	$ -	$ -	$ -	$ (25.00)	$ (50.00)	$ (25.00)	$ (50.00)
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unit Size	$ (152.00)	$ (85.00)	$ (167.00)	$ (30.00)	$ (109.00)	$ (349.00)	$ (175.00)
Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 1,056.00	$ 980.00	$ 1,195.00	$ 1,123.00	$ 946.80	$ 766.00	$ 865.00
Adopted Gross	$ 950.00						
Net of Utilities	$ 864.00						

Studio 366 SF	Mkt Avg	616 W Buffalo	Village Solars	The Sullivan	Emerald Springs	176 Denison	Reserve Pointe
Rent	$ 1,208.00	$ 1,140.00	$ 1,372.00	$ 1,228.00	$ 1,028.00	$ 1,240.00	$ 1,240.00
Concessions	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Location	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Condition/Appeal	$ -	$ -	$ -	$ -	$ 102.80	$ -	$ -
Amenities							
Parking	$ -	$ -	$ 15.00	$ 50.00	$ -	$ -	$ -
Elevator	$ -	$ -	$ -	$ (25.00)	$ -	$ (25.00)	$ -
Cable/Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ (75.00)
Laundry	$ -	$ (75.00)	$ (25.00)	$ (75.00)	$ (25.00)	$ (75.00)	$ (75.00)
Community Space	$ -	$ -	$ -	$ (25.00)	$ (50.00)	$ (25.00)	$ (50.00)
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unit Size	$ (50.00)	$ 18.00	$ (65.00)	$ 73.00	$ -	$ (246.00)	$ (73.00)
Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 1,158.00	$ 1,083.00	$ 1,297.00	$ 1,226.00	$ 1,055.80	$ 869.00	$ 967.00
Adopted Gross	$ 1,050.00						
Net of Utilities	$ 1,050.00						

1 BR 381 SF	Mkt Avg	616 W Buffalo	Village Solars	The Sullivan	Emerald Springs	176 Denison	Reserve Pointe
Rent	$ 1,582.00	$ 1,360.00	$ 1,629.00	$ 1,560.00	$ 1,400.00	$ 1,606.00	$ 1,605.00
Concessions	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Location	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Condition/Appeal	$ -	$ -	$ -	$ -	$ 140.00	$ -	$ -
Amenities							
Parking	$ -	$ -	$ 15.00	$ 50.00	$ -	$ -	$ -
Elevator	$ -	$ -	$ -	$ (25.00)	$ -	$ (25.00)	$ -
Cable/Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ (75.00)
Laundry	$ -	$ (75.00)	$ (25.00)	$ (75.00)	$ (25.00)	$ (75.00)	$ (75.00)
Community Space	$ -	$ -	$ -	$ (25.00)	$ (50.00)	$ (25.00)	$ (50.00)
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unit Size	$ (311.00)	$ (241.00)	$ (131.00)	$ (131.00)	$ (433.00)	$ (486.00)	$ (417.00)
Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 1,271.00	$ 1,044.00	$ 1,488.00	$ 1,354.00	$ 1,032.00	$ 995.00	$ 988.00
Adopted Gross	**$ 1,150.00**						
Net of Utilities	**$ 1,042.00**						

1 BR 497 SF	Mkt Avg	616 W Buffalo	Village Solars	The Sullivan	Emerald Springs	176 Denison	Reserve Pointe
Rent	$ 1,582.00	$ 1,360.00	$ 1,629.00	$ 1,560.00	$ 1,400.00	$ 1,606.00	$ 1,605.00
Concessions	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Location	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Condition/Appeal	$ -	$ -	$ -	$ -	$ 140.00	$ -	$ -
Amenities							
Parking	$ -	$ -	$ 15.00	$ 50.00	$ -	$ -	$ -
Elevator	$ -	$ -	$ -	$ (25.00)	$ -	$ (25.00)	$ -
Cable/Internet	$ -	$ -	$ -	$ -	$ -	$ -	$ (75.00)
Laundry	$ -	$ (75.00)	$ (25.00)	$ (75.00)	$ (25.00)	$ (75.00)	$ (75.00)
Community Space	$ -	$ -	$ -	$ (25.00)	$ (50.00)	$ (25.00)	$ (50.00)
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unit Size	$ (184.00)	$ (113.00)	$ -	$ -	$ (306.00)	$ (359.00)	$ (289.00)
Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total	$ 1,398.00	$ 1,172.00	$ 1,619.00	$ 1,485.00	$ 1,159.00	$ 1,122.00	$ 1,116.00
Adopted Gross	**$ 1,275.00**						
Net of Utilities	**$ 1,275.00**						

Adjustment Explanation:

- ***Market Conditions:*** No adjustment required for concessions.
- ***Location***: While locations vary, there are no adjustments required. Each of near commercial and community services, have similar walkability and access to services.
- ***Condition:*** The subject will reflect new / renovated condition and will be considered to be in good overall condition. Each of the comparable properties are newer, with exception to Emerald Springs, that required an upward 10% adjustment. Renovated units within a project are achieving 10$ to 40% increases over classic units in the same property in this market. The adjustment is supported at 10% based on the age of the complex.
- ***Amenities:*** Amenity adjustments account for laundry, community spaces, elevator, cable/wifi, and other features. We applied paired analyses for the adjustment amounts which include parking unless there is an additional fee. The subject has limited amenities. Most rental properties offer laundry, and community space. So most have been adjusted downward.

– ***Unit Size:*** We adjusted unit sizes at $1.10 for every square foot of difference. The size of the subject units varies, and overall are smaller than the market averages. We reviewed pricing for similar unit types, with different sizes, to support the adjustment.

Unit Size adjustment Chart				
Project	Unit Type	SF Difference	Price Difference	Per SF
Village Solars	1 BR	215	$ 135.00	$ 0.63
The Sullivan	1 BR	140	$ 175.00	$ 1.25
176 Denison	1 BR	112	$ 148.00	$ 1.32
			Average	**$ 1.07**

– ***Utilities:*** All rents have been converted to a gross basis for comparison.

Conclusion – Market Rent

The achievable gross rents range for each type and are adopted at levels that are towards the midrange of the adjusted range. The rent advantage to the recommended rents is summarized below:

Rent Advantage			
Unit Type AMI Level	*Subject TC*	*Achievable*	*Advantage(1)*
Studio 65%	$ 846	$ 950	10.95%
Studio 65%	$ 926	$ 1,050	11.81%
1 BR 65%	$ 1,028	$ 1,150	10.61%
1 BR 65%	$ 1,108	$ 1,275	13.10%
(1) The advantage applies to the estimated Tax Credit Rents only			

Planned and Proposed Housing:

New affordable housing added in the last 10 years totals ***229 units at Greenview Hills, Merriman Circle, SE Payne Cornerstone and West Middle School in the City of Auburn.*** These are mainly complexes with larger unit types.

All other development activity within the City has related to the redevelopment and preservation of public housing controlled by the Auburn Housing Authority including Melone Village I, II & III, Brogan Manor and Auburn Heights, which have not created any new housing units.

There has been no other recent planned development, and none that has been recently funded or approved in the City of Auburn, or PMA.

Maximum Income / Rent Thresholds:

The location in the City of Auburn is part of the Cayuga County MSA and has a median income of $89,400 for 2024. The maximum allowable levels are as follows:

MAXIMUM INCOMES 2024 CAYUGA COUNTY, NY			
	60% AMI	65% AMI	70% AMI
1 Person	$ 37,560	$ 40,960	$ 43,820
2 Person	$ 42,960	$ 46,540	$ 50,120

MAXIMUM RENTS 2024 CAYUGA COUNTY, NY				
	60% AMI	65% AMI	70% AMI	2025 FMR
Efficiency	$ 939	$ 1,017	$ 1,095	$820
1 Bedroom	$ 1,006	$ 1,090	$ 1,174	$826

Project Timing / Absorption:

For a community of this nature, we are anticipating an absorption rate around ***10 units per month on average***. This absorption can be tracked either from the point of Certificate of Occupancy issuance or from the point of initial marketing efforts which will begin around 2 to 3 months prior to completion. Preleasing of 30% of the overall development is typical. Absorption would be 2 to 3 months.

Project Support/Capture:

The capture rate is defined by NCHMA guidelines as:

> *"The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area."*

Other notes related to the variables that apply include:

Age Qualification:	18 to 61 years of age
Household Size:	1 person for the studio and one-bedrooms.
Income Qualification:	We applied underwriting criteria where the income bands are set based on the tenant affordability at 40% of income up to the AMI maximum.
Mobility:	There is an advantage towards market for all units below 65% AMI and we have included 100% of the income eligible renter households.
Capture:	Based on the recommended rents and unit mix, capture for a 22 unit property would be ***6.54%.***

	Summary Analysis Family Demand for S/1, 2, 3/4 Bedroom apartments		
	Note: The numbers apply to the demand glossary in addendum.		
		Studio 60% AMI	*1 BRM 60% AMI*
1	Total Number of HH in the Market - 2024 (All HH)	11,439	11,439
2	% of Renters	53.93%	53.93%
3	% of Owners	46.07%	46.07%
4	**Renter Mobility Contribution**		
5	Number of Renters based on HH size/Unit type(1)	3374	3374
6	Less Senior HH aged 62+: See narrative for details	-1682	-1682
7	Net Renter HH	1692	1692
8	Estimated Rents for Target Market - Gross Rent(2)	$846 - $926	$1,028 - $1,108
9	Income Qual. Range: (3)-Specific Range based on rents	$25,380 - $40,960	$27,600 - $40,960
10	Income Range to account for elimination:	$0 - $40,960	$0 - $40,960
11	***Total Income Qualified HH (From 2024 HISTA)(4)***	***1056***	***1056***
12	***Elimination of Existing/Planned Competitors***	***-176***	***-176***
13	***Net Demand***	***880***	***880***
14	***Income qual based on the specific band above***	***27.27%***	***20.36%***
15	***Mobility Factor***	***100%***	***100%***
16	***Net Demand***	***240***	***179***
	3) Market Growth/Contraction		
17	***Applicable Growth (2 of the 5 years)***	***-***	***-***
18	***Total Demand By Unit Type***	***240***	***179***
19	***Number of Units***	***17***	***5***
20	***Capture for unit type***	***7.08%***	***2.79%***
21	***Ratio of total project (unit type compared to total)***	77.2727%	22.7273%
22	***Weighted Average Market Capture(pro-rated by type)***	***6.11%***	

(1) 1 person HH for the Studio and 1 BR. Renters only.

(2) Gross Rent is necessary in order to establish the income qualified range.

(3) Low end for affordability based on specific funding objectives

The maximum is based on the lesser of 30% of the gross rent or the tax credit maximum allowable

(4) The total here goes from 0-Max in order to eliminate competition from deep subsidy projects. We will apply a second income qual. Based on the contribution for our specific income band.

Economic Analysis

NATIONAL TRENDS AND UNCERTAINTIES

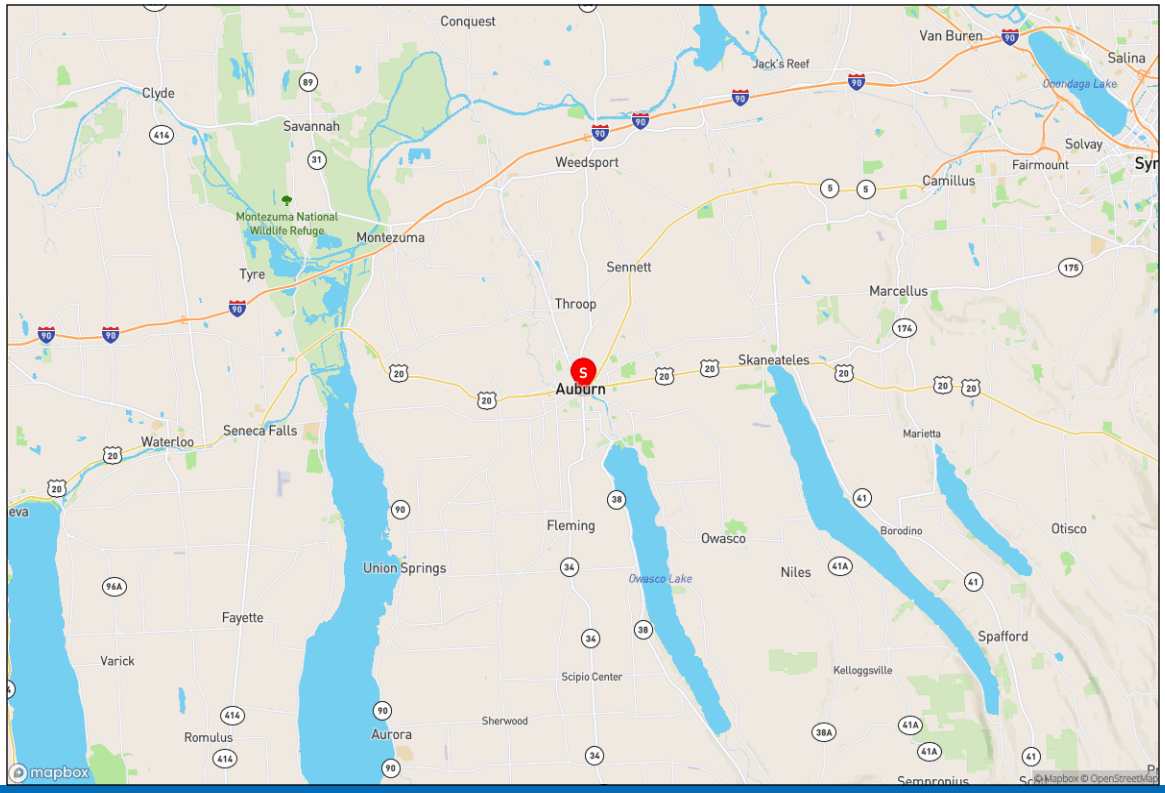
The Federal Reserve engineered the fastest increase in interest rates in their history, bringing the target federal funds rate to a high of 5.25-5.50% as of July 2023. However, in September 2024, the Fed began reversing course with a 50 basis point reduction. The 10-year Treasury, which is foundational to commercial real estate, rose to levels last seen in 2007 by October 2023, but has since trended downward. Credit tightening, which included wider credit spreads and lower loan-to-value ratios, arose due to uncertain economic outlooks, deterioration in real estate collateral values, and concerns about bank liquidity. Coinciding with higher interest rates, capitalization rates rose quickly, and bid-ask spreads widened. While these trends have moderated, they are still prevalent and remain major drivers of current CRE market conditions.

In an effort to curtail inflation, the Federal Reserve embarked on an aggressive strategy increasing the Federal Funds Rate through July 2023 to a range of 5.25% to 5.50%, the highest since June 2006. The Federal Reserve maintained interest rates at this range until the September 2024 FOMC meeting, at which point a 50 basis point reduction was applied, due to leveling inflation rates. Further rate cuts in the coming months are expected.

Investors are adjusting to the new reality by modifying their investment strategies, leading to a narrowing of the bid-ask spread. While transaction volume for 2024 remains below 2023 levels, there are bright spots, such as multifamily sales volume in 2Q24 reaching the highest level since 4Q22. Real Capital Analytics has observed that CRE property prices have started to inch higher again, despite the impacts of high borrower rates. At the same time, RCA notes that distress continues to rise, with office properties leading the way and accounting for 40-45% of the total value of distressed assets. Although commercial real estate transaction volumes remain anemic, capitalization rates have stabilized. The Federal Reserve Beige Book reported that investment sales activity was flat across most regions, continuing prior trends. However, some signs of improvement are noted as "realistic" seller expectations are emerging, implying falling prices.

It will take time for the effects of higher interest rates to reverse. While opportunities are emerging since sales of distressed properties have increased, it is noted that distressed sales still account for only a small percentage of the total deal volume (about 5%). Interest rates have declined from their peak in October 2023, and debt market conditions have improved. Additional rate cuts by the Fed will likely have positive effects on CRE, impacting both prices and debt favorably. We have considered and will address these issues throughout this appraisal and report, including in our determinations of overall capitalization rates, discount rates, market rent assumptions, market conditions adjustments, and growth of rents and expenses where applicable.

AREA ANALYSIS



Area Map

The subject is located within Auburn and Cayuga County, New York. It is part of the Auburn Micropolitan Statistical Area, as well as the larger Syracuse MSA metro area (Syracuse MSA).

Moody's Analytics' Economy.com provides the following economic summary for the Syracuse MSA as of September, 2024.

Moody's Analytics Précis® Metro Indicators: Syracuse MSA

2018	2019	2020	2021	2022	2023	INDICATORS	2024	2025	2026	2027	2028	2029
48.1	49.0	47.7	48.9	48.4	48.4	Gross metro product (C17$ bil)	49.8	51.0	52.2	53.3	54.4	55.5
2.1	1.9	-2.6	2.5	-1.1	0.1	% change	2.9	2.4	2.3	2.1	2.1	2.0
319.9	320.2	294.6	300.5	309.8	314.0	Total employment (ths)	320.0	323.1	324.2	324.3	324.3	324.2
0.9	0.1	-8.0	2.0	3.1	1.4	% change	1.9	1.0	0.3	0.0	0.0	0.0
4.3	4.1	8.1	5.0	3.5	3.6	Unemployment rate (%)	3.8	3.6	3.7	3.8	3.9	4.0
3.3	4.2	9.5	5.2	-1.5	5.0	Personal income growth (%)	3.3	3.4	3.4	3.1	3.1	3.1
58.9	60.8	62.6	65.1	68.3	71.9	Median household income ($ ths)	74.8	77.1	79.7	82.3	85.0	87.7
656.3	656.3	659.6	658.3	657.9	659.1	Population (ths)	662.2	662.4	661.1	659.4	657.5	655.4
0.1	0.0	0.5	-0.2	-0.1	0.2	% change	0.5	0.0	-0.2	-0.2	-0.3	-0.3
-0.1	-1.1	0.6	-0.8	0.1	1.2	Net migration (ths)	3.5	1.0	-0.3	-0.6	-0.8	-0.8
570	538	523	537	466	509	Single-family permits (#)	741	1,180	1,237	1,222	1,177	1,124
168	219	254	156	114	134	Multifamily permits (#)	391	399	406	403	411	413
4	4	6	13	14	11	FHFA house price index (% chang	12	7	3	2	2	2

Source: Moody's Analytics Précis® US Metro

Moody's summarizes the area's economic performance in recent months as follows:

Recent Performance

Syracuse's economy is cooling off. After a strong start to the year, job growth has slipped below the national pace. The outsize healthcare industry has taken a breather. Other key drivers, such as manufacturing and state government, have performed well. The unemployment rate has decreased below the state and national rates, but it has done so partly for the wrong reason: The labor force has continued to contract, hitting its lowest level in a decade. Single-family house price appreciation has perked up again, besting the national pace.

Market Comparison

The following table illustrates key economic indicators and a comparison of the Syracuse MSA to the regional grouping as a whole. As indicated, Syracuse is projected to outperform the Northeast Region Metros in four of eight performance categories shown over the next five years.

Comparison of Key Economic Indicators - Syracuse MSA Metro to Northeast Region

	Syracuse MSA			Annual Growth		Northeast Region Metros			Annual Growth	
Indicator	2019	2024	2029	2019 - 2024	2024 - 2029	2019	2024	2029	2019 - 2024	2024 - 2029
Gross metro product (C17$ bil)	49.0	49.8	55.5	0.3%	2.2%	4,800	5,122	5,567	1.3%	1.7%
Total employment (ths)	320.2	320.0	324.2	0.0%	0.3%	31,633	32,075	32,211	0.3%	0.1%
Unemployment rate (%)	4.1%	3.8%	4.0%			3.7%	4.0%	4.1%		
Personal income growth (%)	4.2%	3.3%	3.1%			3.9%	4.7%	4.0%		
Population (ths)	656.3	662.2	655.4	0.2%	-0.2%	65,260	64,950	64,753	-0.1%	-0.1%
Single-family permits (#)	538	741	1,124	6.6%	8.7%	70,493	88,383	101,429	4.6%	2.8%
Multifamily permits (#)	219	391	413	12.3%	1.1%	101,668	85,403	66,075	-3.4%	-5.0%
FHFA house price index (% change)	3.8	11.5	2.0	25.0%	-29.3%	4	6	3	8.5%	-10.8%
Syracuse MSA outperforming Northeast Region Metros										
Syracuse MSA underperforming Northeast Region Metros										

Source: Moody's Analytics Précis® US Metro; Compiled by Newmark

Employment Sectors and Trends

Employment data by occupation and business/industry sectors provides an indication of the amount of diversification and stability in the local economy. Job sector composition also gives an indication of the predominant drivers of current and future demand for supporting commercial real estate sectors. The following tables display employment data by occupation sector and by business/industry sector for the area and region.

Current Employment by Occupation Sector

Occupation Sector	13021		Auburn City		Cayuga County		Auburn, NY Micropolitan Statistical Area		New York	
Administrative Support	1,738	10.2%	992	9.2%	3,259	9.6%	3,259	9.6%	948,517	9.7%
Management/Business/Financial	2,288	13.4%	1,217	11.3%	4,943	14.5%	4,943	14.5%	1,828,228	18.7%
Professional	4,266	25.0%	2,624	24.4%	7,790	22.9%	7,790	22.9%	2,762,835	28.3%
Sales and Sales Related	1,389	8.1%	1,012	9.4%	2,657	7.8%	2,657	7.8%	786,750	8.1%
Construction/Extraction	778	4.6%	482	4.5%	1,920	5.6%	1,920	5.6%	403,979	4.1%
Farming/Fishing/Forestry	77	0.5%	15	0.1%	275	0.8%	275	0.8%	17,922	0.2%
Installation/Maintenance/Repair	426	2.5%	207	1.9%	1,233	3.6%	1,233	3.6%	211,304	2.2%
Production	1,147	6.7%	756	7.0%	2,189	6.4%	2,189	6.4%	322,117	3.3%
Transportation/Material Moving	1,513	8.9%	1,080	10.1%	3,304	9.7%	3,304	9.7%	629,477	6.5%
Total Employees (16+ Occupation Base)	**17,043**	**100.0%**	**10,735**	**100.0%**	**34,000**	**100.0%**	**34,000**	**100.0%**	**9,758,074**	**100.0%**

Source: ESRI; Compiled by Newmark

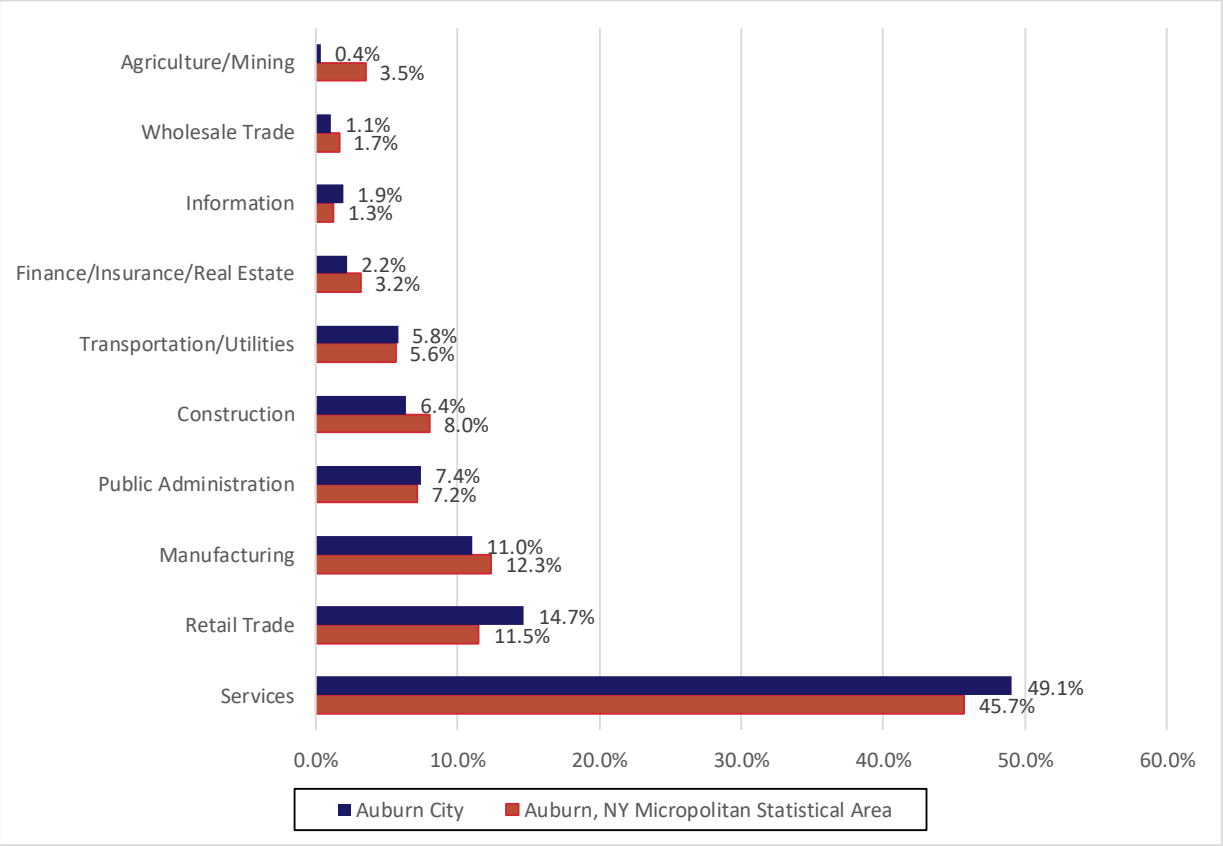
Current Employment by Industry Sector

Industry Sector	13021		Auburn City		Cayuga County		Auburn, NY Micropolitan Statistical Area		New York	
Agriculture/Mining	327	1.9%	39	0.4%	1,194	3.5%	1,194	3.5%	48,694	0.5%
Construction	1,191	7.0%	685	6.4%	2,736	8.0%	2,736	8.0%	559,760	5.7%
Manufacturing	2,053	12.0%	1,181	11.0%	4,191	12.3%	4,191	12.3%	558,362	5.7%
Wholesale Trade	193	1.1%	118	1.1%	562	1.7%	562	1.7%	166,766	1.7%
Retail Trade	2,047	12.0%	1,574	14.7%	3,915	11.5%	3,915	11.5%	934,853	9.6%
Transportation/Utilities	993	5.8%	622	5.8%	1,915	5.6%	1,915	5.6%	560,177	5.7%
Information	294	1.7%	209	1.9%	435	1.3%	435	1.3%	298,124	3.1%
Finance/Insurance/Real Estate	486	2.9%	238	2.2%	1,085	3.2%	1,085	3.2%	771,994	7.9%
Services	8,076	47.4%	5,271	49.1%	15,529	45.7%	15,529	45.7%	5,386,613	55.2%
Public Administration	1,383	8.1%	798	7.4%	2,438	7.2%	2,438	7.2%	472,731	4.8%
Total Employees (16+ Occupation Base)	**17,043**	**100.0%**	**10,735**	**100.0%**	**34,000**	**100.0%**	**34,000**	**100.0%**	**9,758,074**	**100.0%**

Source: ESRI; Compiled by Newmark

Comparing the industry sectors for the local market area (Auburn City) to Auburn, NY Micropolitan Statistical Area indicates the local market area is somewhat more heavily weighted toward the Services, Retail Trade, Information, Public Administration, and Transportation/Utilities sectors. By contrast, the industry employment totals for Auburn, NY Micropolitan Statistical Area indicate somewhat higher proportions within the Agriculture/Mining, Construction, Manufacturing, Finance/Insurance/Real Estate, and Wholesale Trade sectors. The following graphic further illustrates this comparison.

Employment Comparison

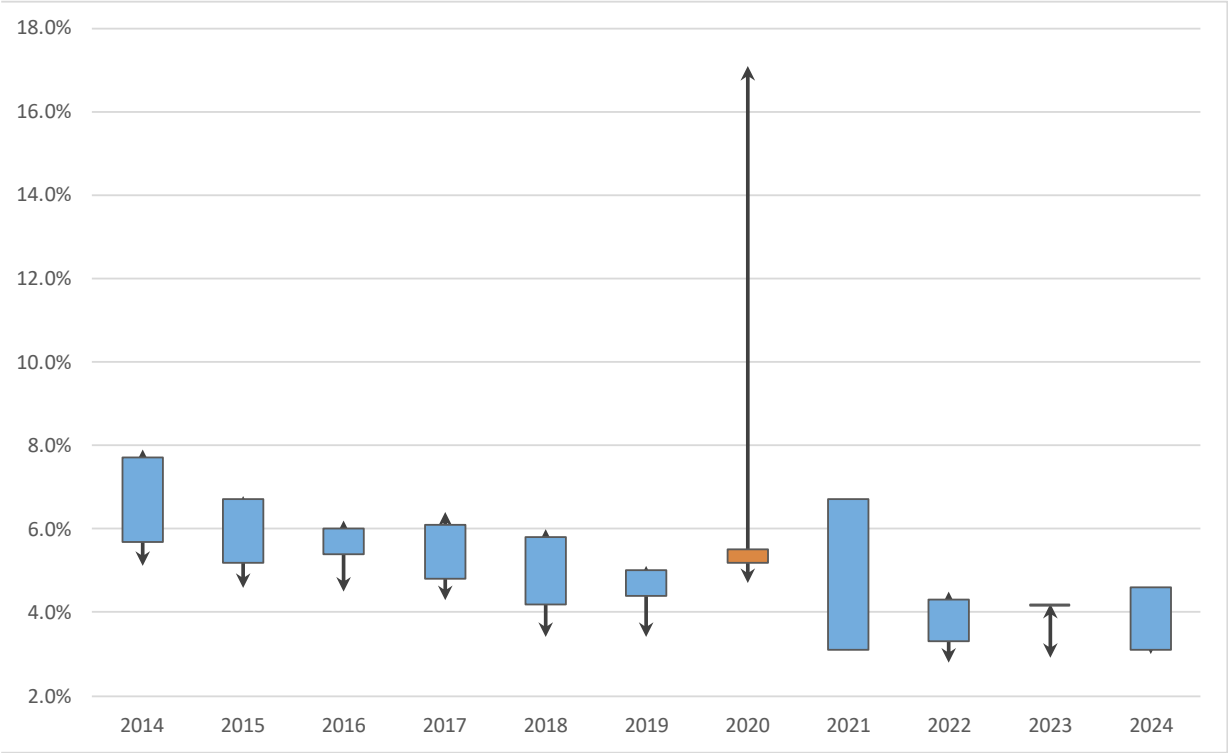


Source: ESRI; Compiled by Newmark

Unemployment

The following table displays the historical unemployment data for the area derived from the US Department of Commerce, Bureau of Labor Statistics. The most recent reported unemployment rate for the Auburn, NY Micropolitan Statistical Area is 3.1% (October 2024).

Unemployment Rate: Auburn, NY Micropolitan Statistical Area



Bars represent beginning to end range of unemployment rates in each year
Orange bars denote increasing unemployment from beginning to end of year
Blue bars are declining unemployment from beginning to end of year
Arrows are extent of unemployment rates over the year

Compiled by Newmark

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

Contact: Press Office
Phone: 518-457-5519
www.dol.ny.gov

FOR IMMEDIATE RELEASE
November 19, 2024

State Labor Department Releases Preliminary October 2024 Area Unemployment Rates

The New York State Department of Labor today released preliminary local area unemployment rates for October 2024. Rates are calculated using methods prescribed by the U.S. Bureau of Labor Statistics. The State's area unemployment rates rely in part on the results of the Current Population Survey, which contacts approximately 3,100 households in New York State each month. To recap last week's statewide press release, New York State's seasonally adjusted unemployment rate held constant at 4.4% in October 2024.

Local Area Unemployment Rates* (%)
October 2023 and October 2024
(not seasonally adjusted)



*Data are preliminary and subject to change

The data in the preceding table are not seasonally adjusted, which means they reflect seasonal influences (e.g., holiday and summer hires). Therefore, the most valid comparisons with this type of data are year-to-year comparisons of the same month, for example, October 2023 versus October 2024. Labor force data for the current month are preliminary and subject to revision as more information becomes available the following month. Revised estimates for prior months are available at: https://dol.ny.gov/local-area-unemployment-statistics

Labor force statistics, including the unemployment rate, for New York and every other state are based on statistical regression models specified by the U.S. Bureau of Labor Statistics. These are the most up-to-date estimates of persons employed and unemployed by place of residence. Estimates are available for New York State, labor market regions, metropolitan areas, counties and municipalities with population of at least 25,000.

1

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NEW YORK STATE | Department of Labor

Rate of Unemployment by County of Residence
New York State, October 2024
(Not seasonally adjusted)

COUNTY	RATE	COUNTY	RATE
Albany	3.1%	Niagara	3.6%
Allegany	3.2%	Oneida	3.4%
Bronx	6.9%	Onondaga	3.2%
Broome	3.6%	Ontario	2.7%
Cattaraugus	3.4%	Orange	3.3%
Cayuga	3.1%	Orleans	3.3%
Chautauqua	3.5%	Oswego	3.5%
Chemung	3.6%	Otsego	3.0%
Chenango	2.8%	Putnam	3.0%
Clinton	3.1%	Queens	4.7%
Columbia	2.6%	Rensselaer	3.0%
Cortland	3.1%	Richmond	4.8%
Delaware	3.2%	Rockland	2.9%
Dutchess	3.1%	St. Lawrence	3.6%
Erie	3.6%	Saratoga	2.7%
Essex	2.7%	Schenectady	3.4%
Franklin	3.0%	Schoharie	3.2%
Fulton	3.9%	Schuyler	3.1%
Genesee	2.7%	Seneca	3.1%
Greene	3.4%	Steuben	3.6%
Hamilton	3.0%	Suffolk	3.1%
Herkimer	3.4%	Sullivan	2.9%
Jefferson	3.6%	Tioga	3.0%
Kings	5.7%	Tompkins	2.9%
Lewis	3.1%	Ulster	3.1%
Livingston	2.9%	Warren	3.0%
Madison	3.0%	Washington	2.9%
Monroe	3.4%	Wayne	3.0%
Montgomery	3.8%	Westchester	3.3%
Nassau	2.9%	Wyoming	2.9%
New York	4.8%	Yates	2.5%

2

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NEW YORK STATE Department of Labor

Employed, Unemployed, and Rate of Unemployment by Place of Residence
For New York State and Major Labor Areas, October 2024
(Numbers in thousands, not seasonally adjusted)

AREA/COUNTY	EMPLOYED			UNEMPLOYED			UNEMPLOYMENT RATE (%)		
	Oct. 2024	Oct. 2023	Net Change	Oct. 2024	Oct. 2023	Net Change	Oct. 2024	Oct. 2023	Net Change
United States	161,938	161,676	+262	6,631	6,098	+533	3.9	3.6	+0.3
New York State	9,282.0	9,310.0	-28.0	397.9	427.0	-29.1	4.1	4.4	-0.3
Albany-Schenectady-Troy	439.3	444.9	-5.6	13.6	15.5	-1.9	3.0	3.4	-0.4
Albany	153.3	155.4	-2.1	4.8	5.6	-0.8	3.1	3.5	-0.4
Rensselaer	79.2	80.2	-1.0	2.4	2.8	-0.4	3.0	3.4	-0.4
Saratoga	117.8	119.2	-1.4	3.2	3.6	-0.4	2.7	3.0	-0.3
Schenectady	74.8	75.8	-1.0	2.6	2.9	-0.3	3.4	3.7	-0.3
Schoharie	14.3	14.3	0.0	0.5	0.5	-0.1	3.2	3.7	-0.5
Binghamton	100.9	101.5	-0.6	3.6	4.0	-0.4	3.4	3.8	-0.4
Broome	79.3	79.8	-0.5	2.9	3.3	-0.4	3.6	4.0	-0.4
Tioga	21.6	21.7	-0.1	0.7	0.8	-0.1	3.0	3.3	-0.3
Buffalo-Niagara Falls	520.5	529.1	-8.6	19.3	21.9	-2.6	3.6	4.0	-0.4
Erie	426.4	433.7	-7.2	15.8	17.9	-2.1	3.6	4.0	-0.4
Niagara	94.1	95.5	-1.4	3.5	4.0	-0.5	3.6	4.0	-0.4
Dutchess-Putnam	190.6	193.2	-2.6	6.0	7.0	-1.0	3.1	3.5	-0.4
Dutchess	140.7	142.6	-1.8	4.5	5.3	-0.8	3.1	3.6	-0.5
Putnam	49.9	50.7	-0.7	1.5	1.8	-0.2	3.0	3.4	-0.4
Elmira (Chemung)	32.8	33.4	-0.6	1.2	1.4	-0.2	3.6	4.0	-0.4
Glens Falls	55.6	57.0	-1.4	1.7	1.9	-0.2	2.9	3.3	-0.4
Warren	29.4	30.3	-0.9	0.9	1.0	-0.1	3.0	3.3	-0.3
Washington	26.2	26.7	-0.5	0.8	0.9	-0.1	2.9	3.2	-0.3
Ithaca (Tompkins)	47.3	48.7	-1.4	1.4	1.7	-0.3	2.9	3.4	-0.5
Kingston (Ulster)	85.2	86.2	-0.9	2.7	3.2	-0.5	3.1	3.6	-0.5
Nassau-Suffolk	1,480.0	1,492.9	-12.9	45.7	53.7	-8.0	3.0	3.5	-0.5
Nassau	706.4	712.8	-6.4	21.3	25.1	-3.8	2.9	3.4	-0.5
Suffolk	773.6	780.1	-6.5	24.4	28.6	-4.2	3.1	3.5	-0.4
New York City	3,954.6	3,932.3	+22.3	223.3	224.5	-1.2	5.3	5.4	-0.1
Bronx	569.1	565.7	+3.4	42.1	41.9	+0.2	6.9	6.9	0.0
Kings	1,163.6	1,157.2	+6.5	70.2	71.0	-0.8	5.7	5.8	-0.1
New York	897.0	892.0	+4.9	44.9	45.5	-0.6	4.8	4.9	-0.1
Queens	1,105.9	1,099.6	+6.3	54.9	54.8	+0.1	4.7	4.7	0.0
Richmond	219.1	217.9	+1.2	11.1	11.3	-0.2	4.8	4.9	-0.1
Orange-Rockland-Westchester	821.7	829.6	-7.9	27.2	31.7	-4.5	3.2	3.7	-0.5
Orange	184.8	186.2	-1.4	6.2	7.2	-1.0	3.3	3.7	-0.4
Rockland	155.0	156.6	-1.6	4.7	5.7	-1.0	2.9	3.5	-0.6
Westchester	481.9	486.8	-4.9	16.3	18.7	-2.5	3.3	3.7	-0.4
Rochester	506.8	507.8	-1.0	16.9	19.7	-2.7	3.2	3.7	-0.5
Livingston	29.6	29.4	+0.1	0.9	1.0	-0.1	2.9	3.4	-0.5
Monroe	352.1	353.8	-1.7	12.4	14.4	-2.1	3.4	3.9	-0.5
Ontario	54.4	54.4	0.0	1.5	1.8	-0.3	2.7	3.2	-0.5
Orleans	16.7	16.6	+0.2	0.6	0.6	-0.1	3.3	3.7	-0.4
Wayne	42.4	42.2	+0.2	1.3	1.4	-0.1	3.0	3.2	-0.2
Yates	11.6	11.4	+0.2	0.3	0.4	-0.1	2.5	3.0	-0.5
Syracuse	297.2	300.3	-3.1	10.0	11.5	-1.6	3.2	3.7	-0.5
Madison	31.8	31.9	-0.1	1.0	1.2	-0.2	3.0	3.6	-0.6
Onondaga	215.0	217.5	-2.5	7.1	8.2	-1.1	3.2	3.6	-0.4
Oswego	50.5	50.9	-0.5	1.8	2.1	-0.3	3.5	4.0	-0.5
Utica-Rome	121.8	122.9	-1.1	4.3	4.8	-0.5	3.4	3.7	-0.3
Herkimer	26.2	26.3	-0.2	0.9	1.0	-0.1	3.4	3.7	-0.3
Oneida	95.7	96.6	-0.9	3.4	3.8	-0.4	3.4	3.8	-0.4
Watertown-Fort Drum (Jefferson)	41.9	42.5	-0.6	1.6	1.8	-0.2	3.6	4.0	-0.4

Note: Data are subject to revision. Detail may not add to totals due to rounding.
Source: New York State Department of Labor, Division of Research and Statistics, 518-457-3800.

3

WE ARE YOUR DOL

NEW YORK STATE Department of Labor

Employed, Unemployed, and Rate of Unemployment by Place of Residence
For Counties Not Within Major Labor Areas, October 2024
(Numbers in thousands, not seasonally adjusted)

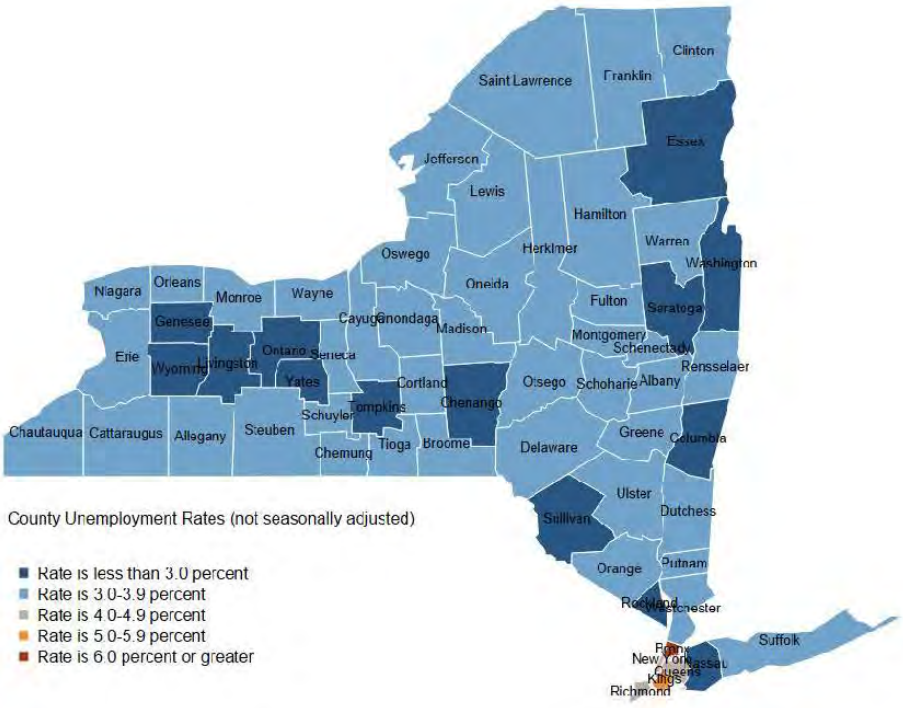
AREA/COUNTY	EMPLOYED			UNEMPLOYED			UNEMPLOYMENT RATE (%)		
	Oct. 2024	Oct. 2023	Net Change	Oct. 2024	Oct. 2023	Net Change	Oct. 2024	Oct. 2023	Net Change
Allegany	19.3	19.1	+0.2	0.6	0.8	-0.1	3.2	3.9	-0.7
Cattaraugus	31.7	31.9	-0.2	1.1	1.3	-0.2	3.4	4.0	-0.6
Cayuga	34.8	34.7	+0.1	1.1	1.3	-0.2	3.1	3.5	-0.4
Chautauqua	51.8	51.6	+0.2	1.9	2.2	-0.3	3.5	4.1	-0.6
Chenango	21.3	21.3	+0.1	0.6	0.7	-0.1	2.8	3.3	-0.5
Clinton	34.1	34.9	-0.8	1.1	1.2	-0.1	3.1	3.4	-0.3
Columbia	29.6	29.8	-0.2	0.8	0.9	-0.2	2.6	3.1	-0.5
Cortland	22.0	21.8	+0.2	0.7	0.9	-0.2	3.1	4.0	-0.9
Delaware	18.1	18.2	-0.1	0.6	0.7	-0.1	3.2	3.9	-0.7
Essex	16.2	16.2	0.0	0.5	0.6	-0.1	2.7	3.3	-0.6
Franklin	18.4	18.5	-0.1	0.6	0.7	-0.1	3.0	3.7	-0.7
Fulton	21.3	21.6	-0.4	0.9	1.0	-0.1	3.9	4.3	-0.4
Genesee	29.1	29.0	+0.1	0.8	0.9	-0.1	2.7	3.2	-0.5
Greene	19.3	19.7	-0.4	0.7	0.8	-0.1	3.4	3.8	-0.4
Hamilton	2.1	2.1	0.0	0.1	0.1	0.0	3.0	3.6	-0.6
Lewis	11.8	11.5	+0.3	0.4	0.4	0.0	3.1	3.5	-0.4
Montgomery	21.3	21.4	-0.1	0.8	1.0	-0.2	3.8	4.5	-0.7
Otsego	26.4	26.4	-0.1	0.8	1.0	-0.2	3.0	3.6	-0.6
St. Lawrence	41.9	42.3	-0.5	1.6	1.8	-0.3	3.6	4.2	-0.6
Schuyler	7.9	8.0	-0.1	0.3	0.3	0.0	3.1	3.3	-0.2
Seneca	14.1	14.1	-0.1	0.4	0.5	-0.1	3.1	3.4	-0.3
Steuben	38.9	39.5	-0.6	1.5	1.6	-0.1	3.6	3.8	-0.2
Sullivan	37.7	37.3	+0.5	1.1	1.3	-0.2	2.9	3.5	-0.6
Wyoming	16.7	16.7	0.0	0.5	0.6	-0.1	2.9	3.5	-0.6

Note: Data are subject to revision. Detail may not add to totals due to rounding.
Source: New York State Department of Labor, Division of Research and Statistics, 518-457-3800.

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NEW YORK STATE | Department of Labor

**Unemployment Rates by County,
New York State,
October 2024**



New York State's unemployment rate is 4.1%



5

Major Employers

The following table lists a number of major employers with the Syracuse MSA as reported by Moody's. While not all-encompassing, this list provides further indication of the types of economic sectors that are drivers for the area.

Selected Major Employers: Syracuse MSA

Rank	Employer	Employees
1	SUNY Upstate Medical University	11,280
2	Walmart Inc.	5,935
3	St. Joseph's Health	4,800
4	Lockheed Martin	4,749
5	Syracuse University	4,749
6	Crouse Hospital	3,200
7	National Grid	3,092
8	SUNY Oswego	3,050
9	Loretto	2,000
10	Target Corp.	1,750
11	Syracuse V.A. Medical Center	1,654
12	AccessCNY	1,353
13	Oswego Health	1,318
14	Constellation Energy Group	1,300
15	Excellus Blue Cross Blue Shield of CNY	1,200
16	Novelis	1,167
17	Scientific Research Corp.	1,045
18	Colgate University	940
19	Oneida Health Care	791
20	Huhtamaki Inc.	585

Source: Moody's Analytics Précis® US Metro

Analysis

Further economic analysis from Moody's is detailed as follows:

Manufacturing

Syracuse's factories will notch significant job gains in the months ahead, outpacing the nation. Several local companies contract with the Department of Defense to make navigational equipment. While defense allocations are set to grow only mildly, Syracuse's contractors will fare well given a sizable pipeline of existing projects at top employers such as Lockheed Martin.

Sizable investments in semiconductor manufacturing brighten prospects further. Micron, a major chip manufacturer, is investing $100 billion to develop and expand semiconductor manufacturing in Syracuse. The area's fledgling semiconductor industry led to its inclusion in the federally designated NY SMART I-Corridor Tech Hub. This status has already provided Syracuse with

several billion dollars in federal funds, and the door is open for further investment in the years ahead. Additionally, the Department of Defense has committed to investing in the metro area's circuit board manufacturing capabilities, which will strengthen Syracuse's position at the forefront of U.S. high-tech manufacturing.

College Town

Local universities will be on diverging paths in the coming years, leading to moderate payroll growth. Syracuse's public and private universities play an important role in the economy. Syracuse University has seen consistent enrollment gains in recent years, as its prestige allows it to attract out-of-state students. Coupled with local investment and ongoing expansions, enrollment gains will allow for growth in faculty and staff. At the same time, the State University of New York at Oswego, a public university, has faced persistent declines in its student body, a trend likely to persist. As SUNY Oswego relies overwhelmingly on the enrollment of New York residents, the state's shrinking population sets the stage for further enrollment declines. Together, these trends will generate modest employment increases at local universities.

Population

In the long term, demographic woes will hinder the area's expansion. Chronic out-migration has long been an issue and has led to population losses. Syracuse is underweight on jobs in high-wage industries, especially compared with other metro areas in the state, including New York City and, to a lesser extent, nearby Rochester. This has caused significant out-migration and a decline in prime-age workers. The continuous outflow of workers will limit local tax revenues. It will also hurt consumer-dependent industries, though demand from the large student population will help to soften the blow. However, significant private, state and federal investment in high-tech manufacturing could help to stem outflows, posing an upside risk to the outlook.

Demographics

A demographic summary for the defined area is illustrated as follows:

Demographic Analysis	1-Mile Radius	3-Miles Radius	5-Miles Radius	13021	Auburn City	Cayuga County	Auburn, NY Micropolitan Statistical Area	New York
Population								
2010 Total Population	17,874	33,623	38,352	41,248	27,687	80,026	80,026	19,378,097
2024 Total Population	16,728	31,411	35,748	38,495	26,005	74,258	74,258	19,924,635
2029 Total Population	16,362	30,710	35,015	37,751	25,429	72,758	72,758	19,836,746
Projected Annual Growth %	-0.4%	-0.5%	-0.4%	-0.4%	-0.4%	-0.4%	-0.4%	-0.1%
Households								
2010 Total Households	7,342	14,154	15,854	16,970	11,691	31,445	31,445	7,317,754
2024 Total Households	7,248	13,939	15,651	16,777	11,512	31,160	31,160	7,705,781
2029 Total Households	7,237	13,966	15,712	16,853	11,520	31,321	31,321	7,795,409
Projected Annual Growth %	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%	0.2%
Income								
2024 Median Household Income	$51,482	$58,986	$61,928	$63,250	$53,640	$67,538	$67,538	$83,109
2024 Average Household Income	$65,683	$79,814	$85,164	$88,007	$69,545	$92,788	$92,788	$123,902
2024 Per Capita Income	$28,681	$35,259	$37,377	$38,531	$31,035	$39,043	$39,043	$48,068
Housing								
2024 Owner Occupied Housing Units	36.3%	47.5%	51.2%	52.5%	40.2%	58.5%	58.5%	45.8%
2024 Renter Occupied Housing Units	52.5%	41.9%	38.4%	36.1%	48.6%	25.8%	25.8%	43.6%
2024 Median Home Value	$149,266	$174,714	$186,952	$195,140	$150,819	$200,255	$200,255	$469,072
Median Year Structure Built	1940	1950	1951	1953	1946	1958	1958	1958
Miscellaneous Data Items								
2024 Bachelor's Degree	11.5%	13.5%	14.2%	14.5%	12.2%	14.1%	14.1%	22.9%
2024 Grad/Professional Degree	7.4%	9.6%	10.3%	10.9%	7.8%	10.2%	10.2%	17.8%
2024 College Graduate %	18.9%	23.1%	24.5%	25.4%	20.0%	24.3%	24.3%	40.8%
2024 Average Household Size	2.14	2.13	2.16	2.18	2.11	2.28	2.28	2.51
2024 Median Age	39.6	42.5	43.3	43.7	41.2	44.0	44.0	39.6

Source: ESRI; Compiled by Newmark

Population and Household Formation

Demographic Growth Rate Analysis	1-Mile Radius	3-Miles Radius	5-Miles Radius	13021	Auburn City	Cayuga County	Auburn, NY Micropolitan Statistical Area	New York
Population								
2010 Total Population	17,874	33,623	38,352	41,248	27,687	80,026	80,026	19,378,097
2024 Total Population	16,728	31,411	35,748	38,495	26,005	74,258	74,258	19,924,635
2029 Total Population	16,362	30,710	35,015	37,751	25,429	72,758	72,758	19,836,746
Annual Growth - Past Period	-0.5%	-0.5%	-0.5%	-0.5%	-0.4%	-0.5%	-0.5%	0.2%
Annual Growth - Future Period	-0.4%	-0.5%	-0.4%	-0.4%	-0.4%	-0.4%	-0.4%	-0.1%
Households								
2010 Total Households	7,342	14,154	15,854	16,970	11,691	31,445	31,445	7,317,754
2024 Total Households	7,248	13,939	15,651	16,777	11,512	31,160	31,160	7,705,781
2029 Total Households	7,237	13,966	15,712	16,853	11,520	31,321	31,321	7,795,409
Annual Growth - Past Period	-0.1%	-0.1%	-0.1%	-0.1%	-0.1%	-0.1%	-0.1%	0.4%
Annual Growth - Future Period	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%	0.2%

Source: ESRI; Compiled by Newmark

Income Distributions

Household Income Analysis

2024	1-Mile Radius	3-Miles Radius	5-Miles Radius	13021	Auburn City	Cayuga County	Auburn, NY Micropolitan Statistical Area	New York
Household Income <$15,000	1,247 17.2%	1,937 13.9%	2,010 12.8%	2,098 12.5%	1,856 16.1%	3,321 10.7%	3,321 10.7%	802,583 10.4%
Household Income $15,000-$24,999	1,037 14.3%	1,610 11.6%	1,678 10.7%	1,722 10.3%	1,509 13.1%	2,688 8.6%	2,688 8.6%	485,141 6.3%
Household Income $25,000-$34,999	383 5.3%	673 4.8%	729 4.7%	754 4.5%	609 5.3%	1,310 4.2%	1,310 4.2%	471,179 6.1%
Household Income $35,000-$49,999	821 11.3%	1,380 9.9%	1,490 9.5%	1,593 9.5%	1,235 10.7%	2,985 9.6%	2,985 9.6%	682,043 8.9%
Household Income $50,000-$74,999	1,510 20.8%	2,969 21.3%	3,314 21.2%	3,535 21.1%	2,570 22.3%	6,782 21.8%	6,782 21.8%	1,070,818 13.9%
Household Income $75,000-$99,999	1,052 14.5%	1,824 13.1%	2,025 12.9%	2,150 12.8%	1,544 13.4%	4,166 13.4%	4,166 13.4%	886,797 11.5%
Household Income $100,000-$149,999	778 10.7%	2,130 15.3%	2,545 16.3%	2,771 16.5%	1,394 12.1%	5,469 17.6%	5,469 17.6%	1,295,059 16.8%
Household Income $150,000-$199,999	195 2.7%	697 5.0%	895 5.7%	999 6.0%	376 3.3%	2,168 7.0%	2,168 7.0%	768,381 10.0%
Household Income $200,000+	226 3.1%	719 5.2%	966 6.2%	1,155 6.9%	419 3.6%	2,271 7.3%	2,271 7.3%	1,243,313 16.1%
Median Household Income	$51,482	$58,986	$61,928	$63,250	$53,640	$67,538	$67,538	$83,109
Average Household Income	$65,683	$79,814	$85,164	$88,007	$69,545	$92,788	$92,788	$123,902
Per Capita Income	$28,681	$35,259	$37,377	$38,531	$31,035	$39,043	$39,043	$48,068

Source: ESRI; Compiled by Newmark

Demographic Analysis Conclusion

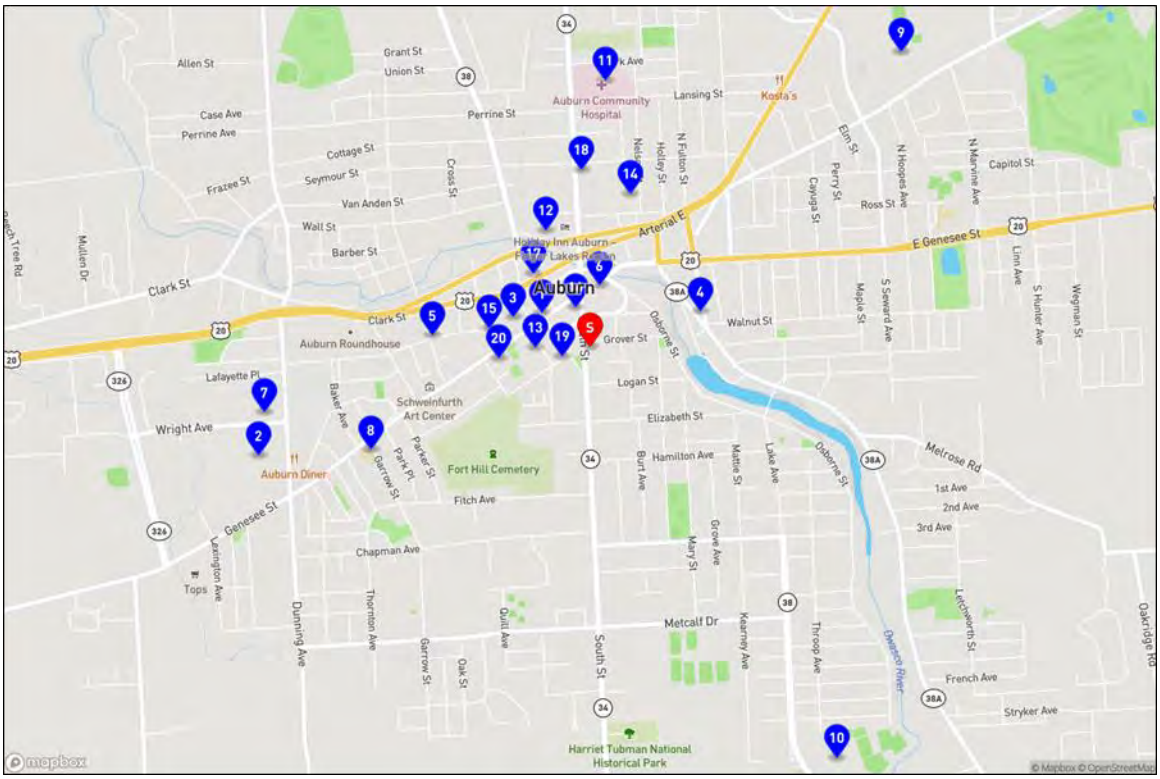
- Population decreases in both the subject zip code and the city of Auburn as a whole.
- Median and average household incomes in the subject zip code that are higher than they are in the city overall.
- Median home values are higher in the subject zip code than the city.

Conclusion

Positive Attributes	Negative Attributes
– Fledgling semiconductor industry. – Low costs of doing business. – Access to plentiful fresh water.	– Low per capita income. – Weak demographics; steady outflow of college educated young adults. – Lack of dynamic private-sector growth drivers outside of manufacturing.

Syracuse's economy will expand faster than the state's in the near term. Manufacturing will grow solidly, and higher education will provide support. Longer term, weak demographics will pull growth under the national pace, but heady investment will keep the metro area a mild regional leader.

Neighborhood Map



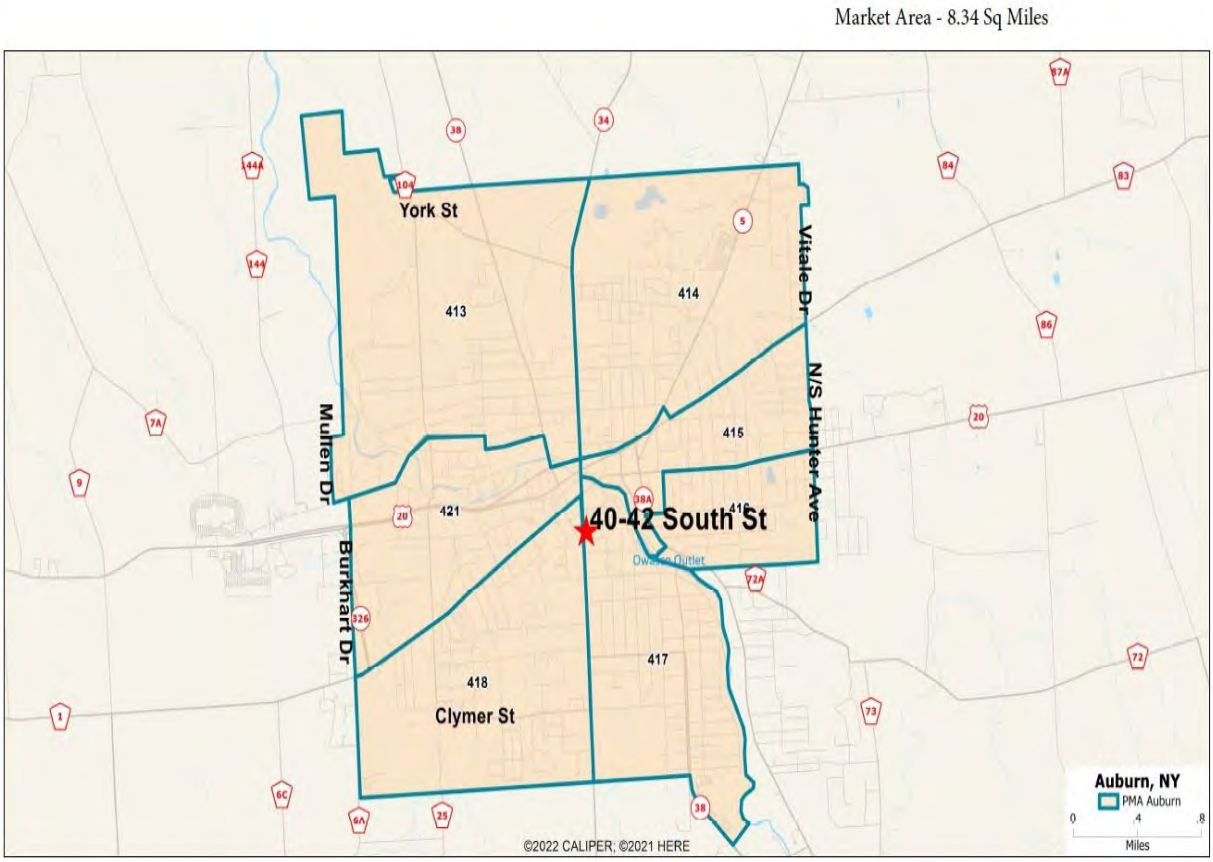
COMMUNITY SERVICES				
	COMMUNITY SERVICES	NAME	Address	TRAVEL DISTANCE* FROM SITE (IN MILES)
2	**PUBLIC BUS STOP**	Bus Stop	Genesee St & William St	0.2
4	**MAJOR EMPLOYERS / EMPLOYMENT CENTERS**	Currier Plastics, Inc.	101 Columbus St	1.1
5	**PHARMACY**	Rx City Pharmacy	161 Genesee St	0.2
6	**CONVENIENCE STORE**	Auburn Mini Mart	50 Owasco St	0.4
7	**NEAREST MARKET**	Dom's Grocery	30 Orchard St	0.5
8	**NEAREST FULL SERVICE MARKET**	Wegmans	1 Loop Rd	0.2
9	**DISCOUNT DEPARTMENT STORE**	Dollar Tree	314 Genesee St	1.1
	SCHOOLS:			
10	**ELEMENTARY**	Genesee Street Elementary	244 Genesee St	0.7
11	**MIDDLE / JUNIOR HIGH**	Auburn Junior High	191 Franklin St	1.4
12	**HIGH**	Auburn High	250 Lake Ave	1.5
13	**HOSPITAL**	Auburn Community Hospital	17 Lansing St	0.9
14	**URGENT CARE**	Auburn Primary Care UC	37 W Garden St	0.4
15	**POLICE**	Cayuga County Sheriff Dept	152 Genesee St	0.2
16	**FIRE**	Auburn Fire Dept	31 Seminary St	0.5
17	**POST OFFICE**	USPS	1 James St	0.3
18	**BANK**	Chemung Canal Trust Co	110 Genesee St	0.2
19	**SENIOR CENTER**	Boyle Senior Center	149 Genesee St	0.2
20	**DAY CARE**	Child Care Solutions	108 Seymour	0.6
21	**RECREATION CENTER**	Auburn YMCA	27 William St	0.09
22	**LIBRARY**	Seymour Library	176 Genesee St	0.3

* CALCULATED ALONG DEDICATED ROADWAYS

**Walk Score is 85

Market Demographics and Trends

PRIMARY MARKET AREA MAP



ESTABLISHMENT OF MARKET DRAW AREA

The ***Market Draw Area or PMA*** is the area from which the project will draw about 75% of its tenant base. The market draw area has been based on mobility patterns of area tenants reported by local property managers, existing tenant movement and consideration to the surrounding and nearby uses. The city location is supported based on recent development activity and housing market statics related to pricing and sales volume. We include the entire City of Auburn.

The subject is in ***census tract 417***. This is a fairly compact market draw area including about 8 square miles. The PMA includes a population of 26,035 and total households of 11,439 in the current year estimates.

A summarization of the census tracts and communities used are outlined below.

ribbon demographics

Census Tract	County	Municipality	Zip Code
36011041300	Cayuga County	Auburn city	13021
36011041400	Cayuga County	Auburn city	13021
36011041500	Cayuga County	Auburn city	13021
36011041600	Cayuga County	Auburn city	13021
36011041700	Cayuga County	Auburn city	13021
36011041800	Cayuga County	Auburn city	13021
36011042100	Cayuga County	Auburn city	13021

GENERAL DEMOGRAPHICS

Outlined below is a summarization of some general demographic information that applies to the County, City/Town, Census tract and PMA (Primary Market Area).

Demographic Summarization
Current Year Estimates 2024

	Cayuga County, New York	Census Place Name Auburn city	Census 417	PMA
Total Housing Units	36,610	12,916	2,015	12,916
Total Population	74,270	26,035	3,859	26,035
Total Households	30,949	11,439	1,810	11,439
Median Household Income	$66,862	$49,105	$57,648	$49,105
Average Household Size	2.3	2.1	2.1	2.1
Median Value of Owned Home	$193,887	$162,765	$163,835	$162,765
Percent of Population Aged 65+	22.6%	21.3%	23.2%	21.3%
Median Age	44.1	41.3	43.6	41.3
Percent Owner Occupied Households	70.1%	46.1%	59.4%	46.1%
Percent Renter Occupied Households	29.9%	53.9%	40.6%	53.9%
Percent Vacant Housing Units	15.5%	11.4%	10.2%	11.4%
Population 16+, Civilian Labor Force, Employed	33,070	10,396	1,574	10,396
Percent of Civilian Labor Force Unemployed	3.8%	5.5%	13.2%	5.5%
Percent of Families Below Poverty Line	11.5%	19.0%	7.7%	19.0%

Source: Claritas; Ribbon Demographics

Some notes related to demographics statistics include:

- Median income in the subject census tract at $57,648 is greater than that of the PMA at $49,105. The PMA has a lower median household income than the county.

- The median value of an owned home in the subject census tract at $163,835 is slightly greater than that of the PMA at $162,765. The PMA has a lower median owned home value than the county.

- The ratio of renter households in the subject census tract is below the ratio for the PMA.

- Poverty levels in the subject census tract are below the PMA.

HISTA (DATA / DEMOGRAPHICS

The HISTA 3.1 information is outlined below. This data incorporates the 2020 Census, the 2017-2021 ACS (American Community Survey) data, a special tabulation from 2011-2105 ACS, and a range of additional data inputs from other sources used by Claritas in their standard update methodology. Current year estimates are developed from all these sources for 2024 and are projected forward to 2029. A summarization of the demographic data from HISTA 3.1 is outlined below, followed then by some general notes that apply to this documentation.

Demographic Summary PMA – HISTA Data *					
	2015 **	2024	% Change	2029	% Change
Total Renter Households:	4,205	4,074	-3.12%	3,831	-5.96%
Owner Occupied Households:	3,257	3,073	-5.65%	2,907	-5.40%
Total Households:	7,462	7,147	-4.22%	6,738	-5.72%
% of Renters	56.35%	57.00%		56.86%	
2024 Data:					
Renters Earning $30,000 or Less:	43.96%				
Renters Earning $20,000 or Less:	27.86%				
Renters Earning $40,000 or more:	46.29%				
Renters Earning $75,000 or more:	14.33%				
Ratio of Renters with 3 or more persons	29.14%				
2024 Estimated Median Income Market Draw Area:	$49,105				
Median Income Subject Census Tract:	$57,648				
* All data applies to under age 62 only					
** This data set is informed by the latest decennial Census and ACS data available, and a special tabulation from 2011-2015 ACS (American Community Survey).					

Population Under Age 62		
Year	Population	% Change
2015 (1)	20,578	N/A
2024 (2)	19,479	-5.34%
2029 (3)	18,629	-4.36%
1) Census		
2) Current Year Estimate		
3) 5-yr Projection		

Notes evident by review of the data include:

- The data related to total households indicates a decrease over the next five years.
- Overall, the PMA includes 57% renters and 43% owners.
- Over 43% of renters in the PMA earn less than $30,000 per year.
- The subject tract has a higher median income by over $8,000 than the PMA.
- Population changes are generally consistent with household changes.

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HISTA 3.1 Summary Data

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Market Area - Auburn, NY
Renter Households

Age 15 to 54 Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	192	100	58	6	0	**356**
$10,000-20,000	202	137	82	3	79	**503**
$20,000-30,000	286	109	60	99	28	**582**
$30,000-40,000	103	175	54	18	14	**364**
$40,000-50,000	196	118	75	50	48	**487**
$50,000-60,000	53	98	26	17	15	**209**
$60,000-75,000	121	130	96	94	30	**471**
$75,000-100,000	0	84	8	1	19	**112**
$100,000-125,000	14	0	41	1	1	**57**
$125,000-150,000	28	73	4	1	8	**114**
$150,000-200,000	19	11	4	5	1	**40**
$200,000+	31	32	10	3	5	**81**
Total	**1,245**	**1,067**	**518**	**298**	**248**	**3,376**

Renter Households

Aged 55 to 61 Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	76	25	18	0	0	**119**
$10,000-20,000	122	35	0	0	0	**157**
$20,000-30,000	42	0	32	0	0	**74**
$30,000-40,000	13	0	0	20	0	**33**
$40,000-50,000	11	33	0	0	1	**45**
$50,000-60,000	27	0	15	0	16	**58**
$60,000-75,000	17	13	0	2	0	**32**
$75,000-100,000	54	1	0	0	2	**57**
$100,000-125,000	31	13	0	1	1	**46**
$125,000-150,000	22	3	2	9	0	**36**
$150,000-200,000	14	1	2	0	0	**17**
$200,000+	18	4	2	0	0	**24**
Total	**447**	**128**	**71**	**32**	**20**	**698**

Renter Households

Aged 62+ Years

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	145	15	1	0	0	**161**
$10,000-20,000	470	32	2	2	0	**506**
$20,000-30,000	333	55	1	0	0	**389**
$30,000-40,000	144	25	10	1	0	**180**
$40,000-50,000	124	79	0	1	0	**204**
$50,000-60,000	137	44	0	2	0	**183**
$60,000-75,000	78	26	0	0	0	**104**
$75,000-100,000	73	26	18	1	0	**118**
$100,000-125,000	59	9	2	3	0	**73**
$125,000-150,000	48	28	0	0	0	**76**
$150,000-200,000	33	10	5	0	0	**48**
$200,000+	38	12	3	0	0	**53**
Total	**1,682**	**361**	**42**	**10**	**0**	**2,095**

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HISTA 3.1 Summary Data

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Market Area - Auburn, NY
Owner Households

Age 15 to 54 Years
Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	1	0	0	2	46	**49**
$10,000-20,000	4	1	0	0	5	**10**
$20,000-30,000	6	24	17	5	2	**54**
$30,000-40,000	17	4	21	36	2	**80**
$40,000-50,000	10	29	18	14	4	**75**
$50,000-60,000	45	16	15	24	9	**109**
$60,000-75,000	48	49	36	25	34	**192**
$75,000-100,000	50	191	220	150	54	**665**
$100,000-125,000	23	117	174	147	107	**568**
$125,000-150,000	3	67	90	56	9	**225**
$150,000-200,000	3	46	52	43	60	**204**
$200,000+	0	27	8	53	2	**90**
Total	**210**	**571**	**651**	**555**	**334**	**2,321**

Owner Households

Aged 55 to 61 Years
Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	3	0	0	7	1	**11**
$10,000-20,000	5	2	0	0	0	**7**
$20,000-30,000	23	40	2	0	0	**65**
$30,000-40,000	48	31	1	0	0	**80**
$40,000-50,000	61	24	12	3	2	**102**
$50,000-60,000	12	2	0	6	2	**22**
$60,000-75,000	16	34	2	11	0	**63**
$75,000-100,000	51	54	10	8	1	**124**
$100,000-125,000	34	63	0	0	16	**113**
$125,000-150,000	14	42	17	1	0	**74**
$150,000-200,000	4	6	15	1	18	**44**
$200,000+	5	17	11	14	0	**47**
Total	**276**	**315**	**70**	**51**	**40**	**752**

Owner Households

Aged 62+ Years
Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	123	26	9	3	2	**163**
$10,000-20,000	103	13	14	1	0	**131**
$20,000-30,000	189	200	1	2	1	**393**
$30,000-40,000	82	74	10	1	1	**168**
$40,000-50,000	125	91	25	22	3	**266**
$50,000-60,000	69	74	15	2	1	**161**
$60,000-75,000	80	183	30	14	0	**307**
$75,000-100,000	22	217	34	22	2	**297**
$100,000-125,000	15	103	20	1	11	**150**
$125,000-150,000	18	38	6	27	1	**90**
$150,000-200,000	5	15	15	0	1	**36**
$200,000+	13	13	8	1	0	**35**
Total	**844**	**1,047**	**187**	**96**	**23**	**2,197**

Renter Households

All Age Groups

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	413	140	77	6	0	**636**
$10,000-20,000	794	204	84	5	79	**1,166**
$20,000-30,000	661	164	93	99	28	**1,045**
$30,000-40,000	260	200	64	39	14	**577**
$40,000-50,000	331	230	75	51	49	**736**
$50,000-60,000	217	142	41	19	31	**450**
$60,000-75,000	216	169	96	96	30	**607**
$75,000-100,000	127	111	26	2	21	**287**
$100,000-125,000	104	22	43	5	2	**176**
$125,000-150,000	98	104	6	10	8	**226**
$150,000-200,000	66	22	11	5	1	**105**
$200,000+	87	48	15	3	5	**158**
Total	**3,374**	**1,556**	**631**	**340**	**268**	**6,169**

Owner Households

All Age Groups

Year 2024 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	127	26	9	12	49	**223**
$10,000-20,000	112	16	14	1	5	**148**
$20,000-30,000	218	264	20	7	3	**512**
$30,000-40,000	147	109	32	37	3	**328**
$40,000-50,000	196	144	55	39	9	**443**
$50,000-60,000	126	92	30	32	12	**292**
$60,000-75,000	144	266	68	50	34	**562**
$75,000-100,000	123	462	264	180	57	**1,086**
$100,000-125,000	72	283	194	148	134	**831**
$125,000-150,000	35	147	113	84	10	**389**
$150,000-200,000	12	67	82	44	79	**284**
$200,000+	18	57	27	68	2	**172**
Total	**1,330**	**1,933**	**908**	**702**	**397**	**5,270**

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POPULATION DATA

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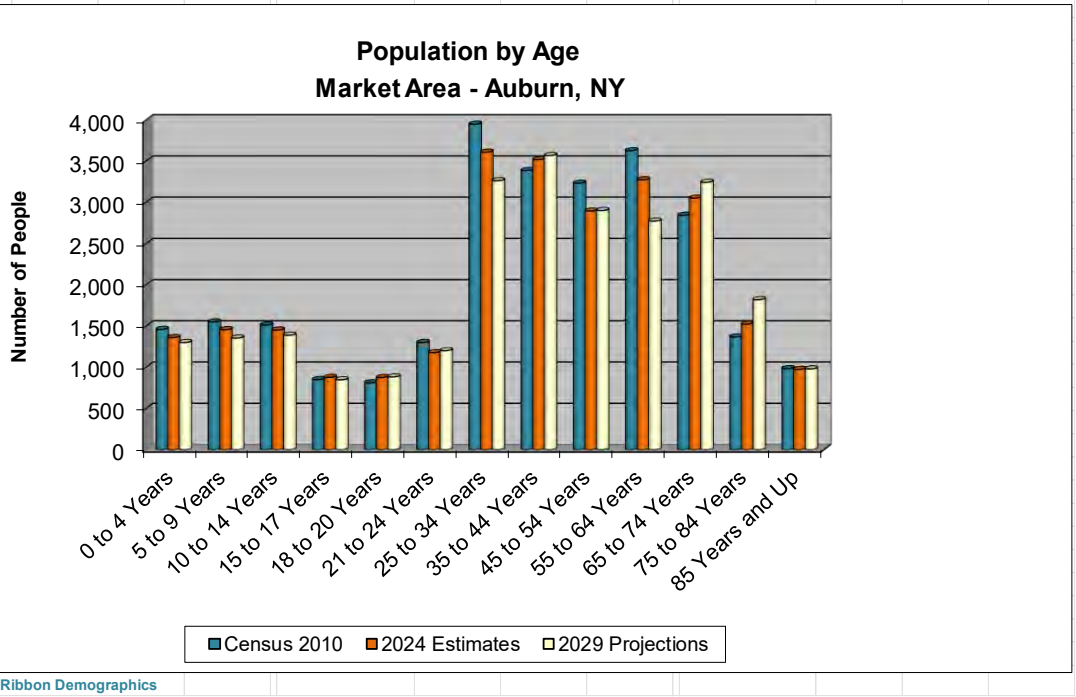
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Market Area - Auburn, NY

Population by Age & Sex

Census 2020				*Current Year Estimates - 2024*				*Five-Year Projections - 2029*			
Age	**Male**	**Female**	**Total**	**Age**	**Male**	**Female**	**Total**	**Age**	**Male**	**Female**	**Total**
0 to 4 Years	766	693	**1,459**	0 to 4 Years	699	661	**1,360**	0 to 4 Years	664	636	**1,300**
5 to 9 Years	787	763	**1,550**	5 to 9 Years	747	709	**1,456**	5 to 9 Years	694	660	**1,354**
10 to 14 Years	789	723	**1,512**	10 to 14 Years	744	707	**1,451**	10 to 14 Years	715	673	**1,388**
15 to 17 Years	439	413	**852**	15 to 17 Years	458	419	**877**	15 to 17 Years	433	415	**848**
18 to 20 Years	407	405	**812**	18 to 20 Years	461	414	**875**	18 to 20 Years	462	421	**883**
21 to 24 Years	700	600	**1,300**	21 to 24 Years	628	549	**1,177**	21 to 24 Years	651	550	**1,201**
25 to 34 Years	2,150	1,797	**3,947**	25 to 34 Years	1,962	1,646	**3,608**	25 to 34 Years	1,812	1,450	**3,262**
35 to 44 Years	1,812	1,573	**3,385**	35 to 44 Years	1,861	1,657	**3,518**	35 to 44 Years	1,886	1,681	**3,567**
45 to 54 Years	1,741	1,490	**3,231**	45 to 54 Years	1,540	1,354	**2,894**	45 to 54 Years	1,509	1,391	**2,900**
55 to 64 Years	1,752	1,874	**3,626**	55 to 64 Years	1,601	1,672	**3,273**	55 to 64 Years	1,411	1,361	**2,772**
65 to 74 Years	1,295	1,547	**2,842**	65 to 74 Years	1,377	1,673	**3,050**	65 to 74 Years	1,450	1,792	**3,242**
75 to 84 Years	565	802	**1,367**	75 to 84 Years	638	884	**1,522**	75 to 84 Years	768	1,051	**1,819**
85 Years and Up	248	735	**983**	85 Years and Up	244	730	**974**	85 Years and Up	252	728	**980**
Total	**13,451**	**13,415**	**26,866**	**Total**	**12,960**	**13,075**	**26,035**	**Total**	**12,707**	**12,809**	**25,516**
62+ Years	n/a	n/a	6,288	62+ Years	n/a	n/a	6,556	62+ Years	n/a	n/a	6,887
Median Age:			**40.9**	**Median Age:**			**41.3**	**Median Age:**			**42.1**

Source: Claritas; Ribbon Demographics



Source: Claritas; Ribbon Demographics

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HOUSEHOLD DATA

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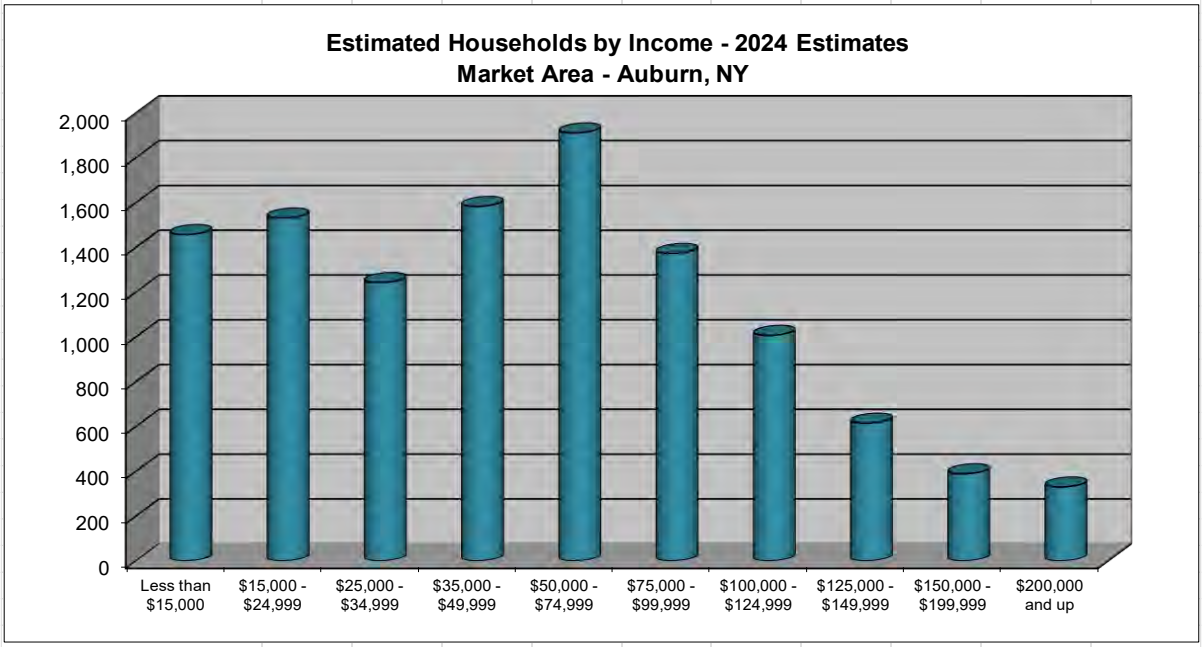
Market Area - Auburn, NY

Households by Income and Age

Current Year Estimates - 2024

Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	*Percent*
Less than $15,000	19	213	222	200	377	209	125	92	**1,457**	***12.7%***
$15,000 - $24,999	46	191	214	139	229	323	221	168	**1,531**	***13.4%***
$25,000 - $34,999	60	167	153	123	175	293	168	104	**1,243**	***10.9%***
$35,000 - $49,999	86	277	247	203	278	285	136	71	**1,583**	***13.8%***
$50,000 - $74,999	125	326	307	223	260	420	167	83	**1,911**	***16.7%***
$75,000 - $99,999	55	218	257	247	258	241	63	34	**1,373**	***12.0%***
$100,000 - $124,999	5	147	232	241	222	111	38	11	**1,007**	***8.8%***
$125,000 - $149,999	1	68	120	150	150	85	30	11	**615**	***5.4%***
$150,000 - $199,999	21	48	92	83	82	47	11	5	**389**	***3.4%***
$200,000 and up	3	22	56	90	95	49	10	5	**330**	***2.9%***
Total	**421**	**1,677**	**1,900**	**1,699**	**2,126**	**2,063**	**969**	**584**	**11,439**	***100.0%***
Percent	***3.7%***	***14.7%***	***16.6%***	***14.9%***	***18.6%***	***18.0%***	***8.5%***	***5.1%***	***100.0%***	

Source: Claritas; Ribbon Demographics



Source: Claritas; Ribbon Demographics

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EMPLOYMENT DATA

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Market Area - Auburn, NY

Employed Civilian Population Aged 16+ Years Travel Time to Work

Current Year Estimates - 2024

Travel Time	Number	*Percent*
Less than 15 Minutes	5,836	*56.1%*
15 to 29 Minutes	2,479	*23.8%*
30 to 44 Minutes	1,146	*11.0%*
45 to 59 Minutes	697	*6.7%*
60 or More Minutes	248	*2.4%*
Total:	**10,406**	***100.0%***

Source: Ribbon Demographics; Claritas

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HOUSING UNIT DATA

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Market Area - Auburn, NY

Year Renter Householder Moved in to Unit

Current Year Estimates - 2024

Year Moved	Number	*Percent*
Moved in 1989 or earlier	91	*1.5%*
Moved in 1990 to 1999	29	*0.5%*
Moved in 2000 to 2009	363	*5.9%*
Moved in 2010 to 2014	754	*12.2%*
Moved in 2015 to 2018	2,444	*39.6%*
Moved in 2019 or Later	2,488	*40.3%*
Total:	**6,169**	***100.0%***

Source: Ribbon Demographics; Claritas

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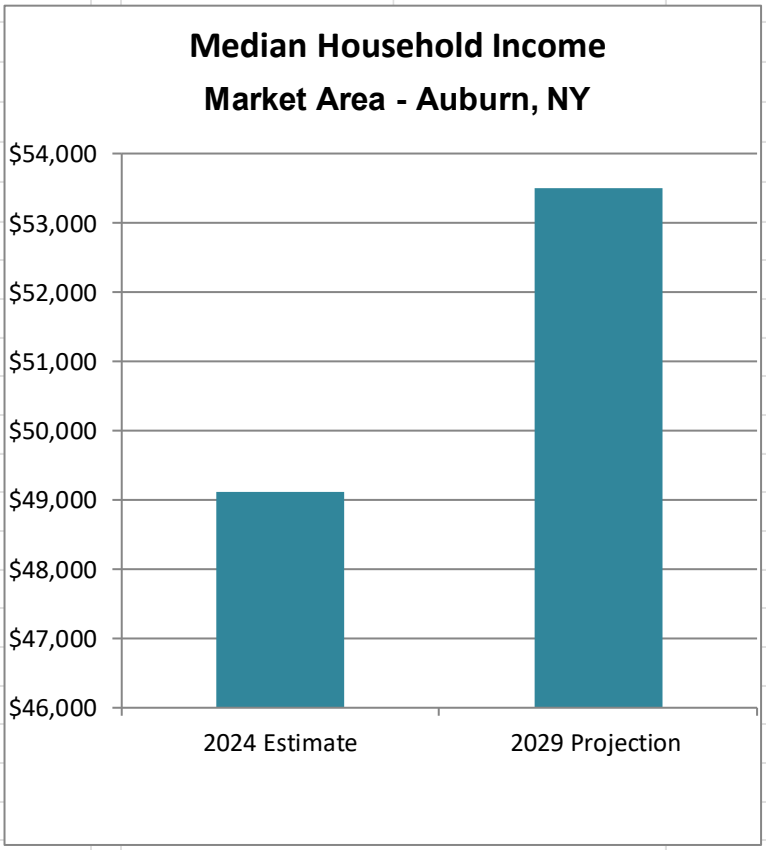
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Market Area - Auburn, NY

Median Household Income

2024 Estimate	2029 Projection
$49,105	$53,510

Source: Claritas; Ribbon Demographics



Source: Claritas; Ribbon Demographics

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Market Area - Auburn, NY

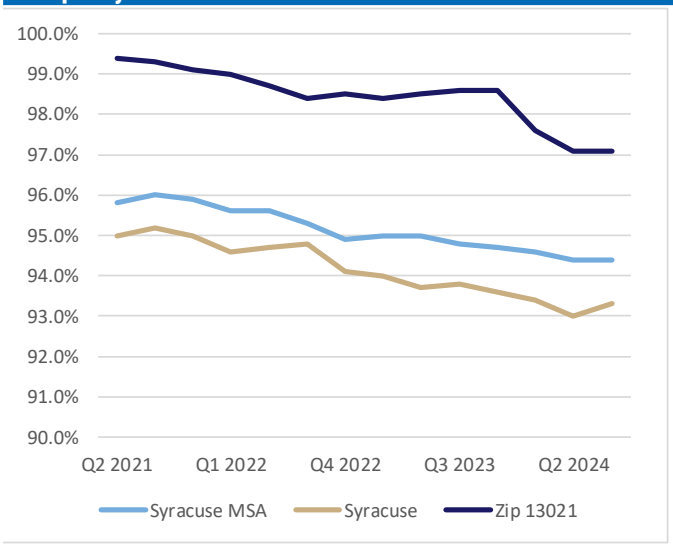
Median Household Income by Area

Geography ID	2024 Estimate	2029 Projection
36011041700	$57,648	$63,032
36011041600	$71,200	$79,399
36011041500	$59,858	$63,502
36011041400	$43,722	$46,955
36011041300	$44,184	$48,933
36011042100	$29,643	$31,521
36011041800	$49,425	$54,282

Multifamily Market Analysis

The following discussion outlines overall market performance in the surrounding Multifamily market using Costar market metric data. Presented first are market statistics of the Syracuse MSA area and the subject Syracuse submarket overall along with more closely focused statistics related specifically to the subject property and its market segment. The analysis is then further refined to focus on demand for the subject and the properties considered to be primary competition.

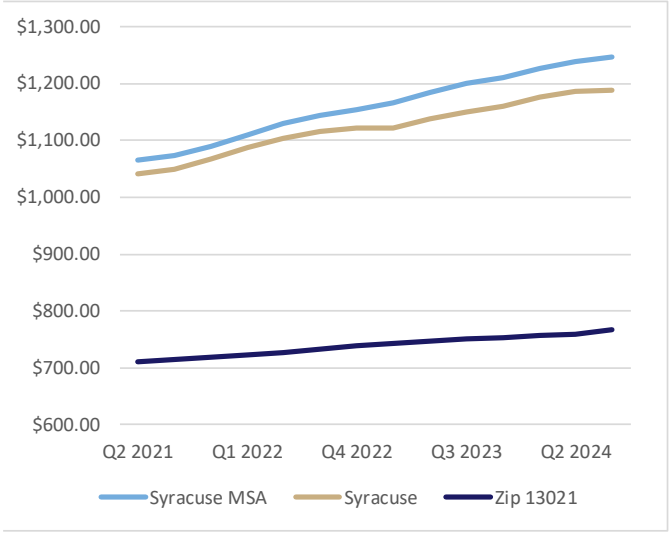
Occupancy Rate



Period	Syracuse MSA	Syracuse	Zip 13021
Q2 2021	95.8%	95.0%	99.4%
Q3 2021	96.0%	95.2%	99.3%
Q4 2021	95.9%	95.0%	99.1%
Q1 2022	95.6%	94.6%	99.0%
Q2 2022	95.6%	94.7%	98.7%
Q3 2022	95.3%	94.8%	98.4%
Q4 2022	94.9%	94.1%	98.5%
Q1 2023	95.0%	94.0%	98.4%
Q2 2023	95.0%	93.7%	98.5%
Q3 2023	94.8%	93.8%	98.6%
Q4 2023	94.7%	93.6%	98.6%
Q1 2024	94.6%	93.4%	97.6%
Q2 2024	94.4%	93.0%	97.1%
Q3 2024	94.4%	93.3%	97.1%

Source: Costar; Compiled by Newmark Valuation & Advisory

Asking Rent Per Unit



Period	Syracuse MSA	Syracuse	Zip 13021
Q2 2021	$1,065	$1,042	$711
Q3 2021	$1,074	$1,049	$715
Q4 2021	$1,089	$1,067	$719
Q1 2022	$1,109	$1,087	$723
Q2 2022	$1,130	$1,104	$727
Q3 2022	$1,144	$1,116	$733
Q4 2022	$1,153	$1,121	$738
Q1 2023	$1,166	$1,121	$742
Q2 2023	$1,184	$1,137	$747
Q3 2023	$1,200	$1,149	$750
Q4 2023	$1,211	$1,160	$753
Q1 2024	$1,226	$1,177	$756
Q2 2024	$1,239	$1,186	$759
Q3 2024	$1,246	$1,189	$768

Source: Costar; Compiled by Newmark Valuation & Advisory

Multifamily Market Statistics

Trailing Four Quarters Ended Q3 2024

Market / Submarket	Inventory (Unit)	Completions (Unit)	Vacancy (%)	Net Absorption (Unit)	Asking Rent Per Unit	Effective Rent Per Unit
Syracuse MSA	49,088	358	5.60%	106	$1,246	$1,240
Syracuse	23,694	312	6.70%	177	$1,189	$1,182
Zip 13021	2,085	0	2.90%	-32	$768	$765

Source: Costar; Compiled by Newmark Valuation & Advisory

Market and Submarket Trends

Multifamily Market Trends

	Syracuse MSA				Zip 13021			
	Inventory (Unit)	Completions (Unit)	Vacancy %	Asking Rent Per Unit	Inventory (Unit)	Completions (Unit)	Vacancy %	Asking Rent Per Unit
Q3 2022	48,308	79	4.7%	$1,144	2,081	0	1.6%	$733
Q4 2022	48,459	151	5.1%	$1,153	2,081	0	1.5%	$738
Q1 2023	48,730	271	5.0%	$1,166	2,085	4	1.6%	$742
Q2 2023	48,730	0	5.0%	$1,184	2,085	0	1.5%	$747
Q3 2023	48,730	0	5.2%	$1,200	2,085	0	1.4%	$750
Q4 2023	48,730	0	5.3%	$1,211	2,085	0	1.4%	$753
Q1 2024	48,730	0	5.4%	$1,226	2,085	0	2.4%	$756
Q2 2024	48,760	30	5.6%	$1,239	2,085	0	2.9%	$759
Q3 2024	49,088	328	5.6%	$1,246	2,085	0	2.9%	$768

** Forecast*

Source: Costar; Compiled by Newmark Valuation & Advisory

- The overall market area and submarket have been stable with respect to occupancy over the past year.
- Over the past several years, effective rental rates have been following a stable trend.

Supply & Demand

Construction/Absorption Change

Market / Submarket	Prior Calendar Years History								
	Prior Calendar Year History			Prior Three Year History			Prior Five Year History		
	Units Built	Units Absorbed	Const. / Abs. Ratio	Units Built	Units Absorbed	Const. / Abs. Ratio	Units Built	Units Absorbed	Const. / Abs. Ratio
Syracuse MSA	271	175	1.5	1,144	743	1.5	2,018	1,955	1.0
Syracuse	17	-92	-0.2	412	261	1.6	1,096	875	1.3
Zip 13021	4	5	0.8	4	-9	-0.4	4	19	0.2

Source: Costar; Compiled by Newmark Valuation & Advisory

Trends and Projections

Subject and Market Historical and Forecast Trends

Market Vacancy Rate Indicators

	Current	Most Recent Full Year	Trailing 3-Year	Trailing 5-Year	Trailing 10-Year
Costar					
Syracuse MSA	5.60%	5.30%	4.10%	4.70%	5.40%
Syracuse	6.70%	6.40%	5.00%	5.30%	5.70%
Zip 13021	2.90%	1.40%	0.90%	1.50%	6.20%

Addendum A

Demand Analysis Glossary

Glossary/Explanatory Comments - Demand Model: Family Projects

1	Total Number of HH in the Market: All age groups	Includes renters and owners from the HISTA data. Presented for reference not application. Includes all age groups.
2	% of Renters	The Total number of Renters divided by the total HH from line 1 above.
3	% of Owners	The Total number of Owners divided by the total HH from line 1 above.
4	Renter Mobility	For Family projects we accout only for existing renters, not homeowners
5	Total Number of HH for the unit size(1)	Total number of HH for unit type. Typically 1/2 person for 1 Br, 2/3 person for 2 Br, and 3+ Persons for 3-4 Bd. There can be some variation
6	Less 62+	Typically we will not account for HH aged 62+ for family projects. There can be exceptions if there are 1br apartments, may vary by market
7	Net	The results of the above two.
8	Estimated Rents for Target Market - Gross Rent(2)	Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards. For the low end to apply, there must be enough of the unit type to apply.
9	Income Qual. Range: (3)-Specfic Range based on rents	Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 8*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in question. May use 40% for family project Max
10	***Income Qualified HH From 0-Max(From Current HISTA)***	This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 8 discussion Accounts for all renter HH for the HH size in question that fall within the income bands set by line 9.
11	***Total Income Qualified HH***	The number of all income qualified HH from line 10 income band above, for the HH size that applies to this unit type.
12	***Elimination of Existing/Planned Competitors***	All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.
13	***Net Demand***	The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.
14	***Income qual based on the specific band above***	Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.
15	***Mobility Factor***	For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.
16	***Net Demand***	The number of age and income qualified renter HH for unit type in question. Net since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.
	Market Growth/Contraction	The change in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text.
17	***Applicable Growth (2 of the 5 years)(6)***	We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands. Not likely in Upstate NY that we will account for growth, but it is market specific
18	***Total Demand By Unit Type***	Adds line items 16 and 17
19	***Number of Units***	Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.
20	***Capture for unit type***	The results of dividing line 18 by line 19. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.
21	***Ratio of total project (unit type compared to total)***	Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.
22	***Weighted Average Market Capture(pro-rated by type)***	Weighted average of the line 21 results. Indicative of the total capture needed to reach stable occupancy for the project.

Glossary/Explanatory Comments - Demand Model

1	Total Number of HH in the Market: Aged 55+	All senior HH aged 55 and above. Includes renters and owners from the HISTA data. Presented for reference not application.
2	% of Renters	The Total number of Renters divided by the total HH from line 1 above.
3	% of Owners	The Total number of Owners divided by the total HH from line 1 above.
4	Total Number of HH for the unit size(1)	All Senior HH aged 55 and above in One person HH. From the HISTA data for one person only. This line item includes renters and owners.
5	% of Renters for the unit size	The Total number of Renters divided by the total HH from line 4 above.
6	% of Owners for the unit size	The Total number of Owners divided by the total HH from line 4 above.
	Renter Contribution	This section applies to the renter households only, not homeowners. Only the HISTA Renter HH data has been referenced.
7	Total number of renters based on HH size/Unit type	Based on the ratio from line 4 and 5 above. Also can be referenced from HISTA DATA renter one person HH.
8	Estimated Rents for Target Market - Gross Rent(2) Note: In this case the low end will be used for afford. Since there is an adequate mix of low end units.	Gross Rents for the unit type in question. If there are multiple rents, each is represented here. Will be used to establish the income bands based on DHCR standards.
9	Income Qual. Range: (3)-Specfic Range based on rents	Income Bands based on DHCR standards. Low= needed for affordability (low end rent from 8*12/48%). Upper= Max allowable (upper rent from 8*12.30%). The 30%-48% are the income bands based on rent to be charged. DHCR allows low to high based on rent, but requires that an adequate portion of units be set at the low end rent level for the unit type in quesiton.
10	Income range used for initial project elimination:	This band is necessary to avoid a "double" project elimination. Explained in greater detail in text. Here the Low end extends to zero in order to account for all forms of subsidized housing in a market area. The upper end remains similar to the line 9 discussion
11	***Income Qualified HH From 0-Max(From 2005 HISTA)(4)***	Accounts for all renter HH for the HH size in question that fall within the income bands set by line 10.
12	***Elimination of Existing/Planned Competitors***	All existing and planned subsidized housing in the market area. Corresponds to chart in the text that breaks out units by bedroom type. These need to be eliminated based on DHCR standards in order to avoid impact on existing subsidized. Correlates to a NET Demand model.
13	***Net Demand***	The results from subtracting line 12 from line 11. These are therefore all HH in the band set from line 10 that are not in existing subsidized housing in the specific market area used. They are therefore considered the most likely target market for a new rental project.
14	***Income qual based on the specific band above***	Ratio of the number of renter HH from income band set on line 9 divided by the total on line 11. Uses the HISTA data to determine the number of HH for the unit type in question that fall within these income parameters.
15	***Mobility Factor***	For LIHTC projects this is always 100%. Presented for consideration and used as ratio only for SLIHTC or Market Rate deals.
16	***Net Demand***	The number of age and income qualified renter HH for unit type in question. Net since we have eliminated existing subsidized. These are income qualified who reside in rental situations other than affordable or subsidized housing.
	Senior Homeowner Contribution	Homeowner Analysis Only.
17	***Total Income Qualified HH (From 2005 HISTA)(5)***	Same income band as line item 9 above. Applies to the HH size applicable to the unit type, from the HISTA data for Senior Owners.
18	***Mobility Factor***	DHCR allows for inclusion of 10% of the existing senior Homeowners. This is applied without exception.
19	***Net Demand***	The results of Line 17* Line 18
	Market Growth/Contraction	The increase in number of age/income qualified renter HH only. Tracked based on HISTA projections over the next five years. See the HISTA data in report and the addendum for details, the numbers are also presented in the text.
20	***Applicable Growth (2 of the 5 years)(6)***	We account for two of five years of growth. Accounts for construction/absorption. This is after income qualification bands.
21	***Total Demand By Unit Type***	Adds line items 16, 19 and 20. All three components of demand.
22	***Number of Units***	Total number of units for the bedroom type in question. Will be applied to set capture for this unit type.
23	***Capture for unit type***	The results of dividing line 22 from line 21. The % of age/income qual hh for this unit type that the project must capture to reach supportable occupancy.
24	***Ratio of total project (unit type compared to total)***	Total number of units for this unit type/total number of units for the project. Necessary to apply weighted average for project capture.
25	***Weighted Average Market Capture(pro-rated by type)***	Weighted average of the line 24 results. Indicative of the total capture needed to reach stable occupancy for the project.

Addendum B

Additional HISTA Data

ribbon demographics

HISTA 3.1 Summary Data

Ribbon Demographics, LLC
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Market Area - Auburn, NY
Renter Households

Age 15 to 54 Years

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	263	171	94	9	1	**538**
$10,000-20,000	275	175	101	6	82	**639**
$20,000-30,000	193	83	51	114	33	**474**
$30,000-40,000	131	212	76	14	26	**459**
$40,000-50,000	213	111	89	53	38	**504**
$50,000-60,000	64	173	18	30	28	**313**
$60,000-75,000	119	94	81	141	26	**461**
$75,000-100,000	3	70	5	0	10	**88**
$100,000-125,000	8	0	28	0	0	**36**
$125,000-150,000	20	37	3	1	4	**65**
$150,000-200,000	13	5	1	2	1	**22**
$200,000+	5	5	0	0	1	**11**
Total	**1,307**	**1,136**	**547**	**370**	**250**	**3,610**

Renter Households

Aged 55 to 61 Years

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	90	13	20	0	0	**123**
$10,000-20,000	74	34	0	0	0	**108**
$20,000-30,000	70	1	20	0	0	**91**
$30,000-40,000	11	0	0	14	0	**25**
$40,000-50,000	12	21	0	0	2	**35**
$50,000-60,000	33	1	26	0	32	**92**
$60,000-75,000	27	10	0	2	0	**39**
$75,000-100,000	31	1	0	0	1	**33**
$100,000-125,000	24	2	1	0	1	**28**
$125,000-150,000	4	1	0	8	0	**13**
$150,000-200,000	2	2	0	0	0	**4**
$200,000+	3	1	0	0	0	**4**
Total	**381**	**87**	**67**	**24**	**36**	**595**

Renter Households

Aged 62+ Years

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	141	7	1	1	0	**150**
$10,000-20,000	515	43	8	2	0	**568**
$20,000-30,000	197	54	0	0	1	**252**
$30,000-40,000	126	13	17	2	1	**159**
$40,000-50,000	77	81	0	4	1	**163**
$50,000-60,000	66	27	0	2	0	**95**
$60,000-75,000	34	9	1	3	0	**47**
$75,000-100,000	30	10	15	1	1	**57**
$100,000-125,000	21	4	1	3	0	**29**
$125,000-150,000	17	8	0	1	0	**26**
$150,000-200,000	7	3	5	0	0	**15**
$200,000+	1	1	0	2	0	**4**
Total	**1,232**	**260**	**48**	**21**	**4**	**1,565**

Renter Households

All Age Groups

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	494	191	115	10	1	**811**
$10,000-20,000	864	252	109	8	82	**1,315**
$20,000-30,000	460	138	71	114	34	**817**
$30,000-40,000	268	225	93	30	27	**643**
$40,000-50,000	302	213	89	57	41	**702**
$50,000-60,000	163	201	44	32	60	**500**
$60,000-75,000	180	113	82	146	26	**547**
$75,000-100,000	64	81	20	1	12	**178**
$100,000-125,000	53	6	30	3	1	**93**
$125,000-150,000	41	46	3	10	4	**104**
$150,000-200,000	22	10	6	2	1	**41**
$200,000+	9	7	0	2	1	**19**
Total	**2,920**	**1,483**	**662**	**415**	**290**	**5,770**

ribbon demographics

HISTA 3.1 Summary Data

Ribbon Demographics, LLC
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Market Area - Auburn, NY
Owner Households

Age 15 to 54 Years

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	6	3	20	26	8	**63**
$10,000-20,000	1	13	0	0	6	**20**
$20,000-30,000	11	104	18	17	12	**162**
$30,000-40,000	40	9	43	40	2	**134**
$40,000-50,000	13	78	39	18	1	**149**
$50,000-60,000	84	41	47	49	17	**238**
$60,000-75,000	28	67	66	9	42	**212**
$75,000-100,000	32	179	176	116	55	**558**
$100,000-125,000	6	60	109	90	147	**412**
$125,000-150,000	0	36	39	58	41	**174**
$150,000-200,000	0	40	34	32	13	**119**
$200,000+	0	25	0	48	0	**73**
Total	**221**	**655**	**591**	**503**	**344**	**2,314**

Owner Households

Aged 55 to 61 Years

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	5	1	0	4	0	**10**
$10,000-20,000	55	14	0	0	0	**69**
$20,000-30,000	32	25	3	1	2	**63**
$30,000-40,000	77	32	0	1	1	**111**
$40,000-50,000	111	32	17	2	2	**164**
$50,000-60,000	28	11	0	35	1	**75**
$60,000-75,000	37	54	5	24	1	**121**
$75,000-100,000	45	46	10	8	2	**111**
$100,000-125,000	13	49	0	2	14	**78**
$125,000-150,000	7	31	12	0	1	**51**
$150,000-200,000	3	15	18	2	16	**54**
$200,000+	2	14	13	7	0	**36**
Total	**415**	**324**	**78**	**86**	**40**	**943**

Owner Households

Aged 62+ Years

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	71	24	11	1	0	**107**
$10,000-20,000	237	40	30	0	0	**307**
$20,000-30,000	151	195	4	6	3	**359**
$30,000-40,000	142	129	25	3	2	**301**
$40,000-50,000	111	101	43	21	3	**279**
$50,000-60,000	49	121	14	2	3	**189**
$60,000-75,000	58	114	25	17	0	**214**
$75,000-100,000	10	99	38	14	1	**162**
$100,000-125,000	8	67	10	0	14	**99**
$125,000-150,000	17	38	7	17	0	**79**
$150,000-200,000	5	27	18	0	0	**50**
$200,000+	1	10	4	0	0	**15**
Total	**860**	**965**	**229**	**81**	**26**	**2,161**

Owner Households

All Age Groups

Base Year: 2011 - 2015 Estimates

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	82	28	31	31	8	**180**
$10,000-20,000	293	67	30	0	6	**396**
$20,000-30,000	194	324	25	24	17	**584**
$30,000-40,000	259	170	68	44	5	**546**
$40,000-50,000	235	211	99	41	6	**592**
$50,000-60,000	161	173	61	86	21	**502**
$60,000-75,000	123	235	96	50	43	**547**
$75,000-100,000	87	324	224	138	58	**831**
$100,000-125,000	27	176	119	92	175	**589**
$125,000-150,000	24	105	58	75	42	**304**
$150,000-200,000	8	82	70	34	29	**223**
$200,000+	3	49	17	55	0	**124**
Total	**1,496**	**1,944**	**898**	**670**	**410**	**5,418**

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Market Area - Auburn, NY
Renter Households

Age 15 to 54 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	177	89	48	6	0	**320**
$10,000-20,000	180	116	65	5	70	**436**
$20,000-30,000	250	82	46	98	20	**496**
$30,000-40,000	108	181	65	19	9	**382**
$40,000-50,000	175	93	68	44	49	**429**
$50,000-60,000	49	116	29	21	21	**236**
$60,000-75,000	137	117	81	74	24	**433**
$75,000-100,000	1	81	12	0	20	**114**
$100,000-125,000	15	2	46	0	0	**63**
$125,000-150,000	42	75	5	3	9	**134**
$150,000-200,000	35	22	7	12	5	**81**
$200,000+	36	39	13	8	10	**106**
Total	**1,205**	**1,013**	**485**	**290**	**237**	**3,230**

Renter Households

Aged 55 to 61 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	58	18	10	0	1	**87**
$10,000-20,000	92	27	1	0	0	**120**
$20,000-30,000	30	1	24	0	0	**55**
$30,000-40,000	12	0	1	16	0	**29**
$40,000-50,000	10	26	0	0	0	**36**
$50,000-60,000	28	0	11	1	20	**60**
$60,000-75,000	16	13	2	1	0	**32**
$75,000-100,000	42	1	1	0	1	**45**
$100,000-125,000	31	11	0	1	1	**44**
$125,000-150,000	23	2	1	9	1	**36**
$150,000-200,000	18	4	3	1	1	**27**
$200,000+	22	4	2	2	0	**30**
Total	**382**	**107**	**56**	**31**	**25**	**601**

Renter Households

Aged 62+ Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	148	14	3	0	0	**165**
$10,000-20,000	445	33	4	4	0	**486**
$20,000-30,000	336	55	2	1	0	**394**
$30,000-40,000	195	31	11	2	0	**239**
$40,000-50,000	107	57	0	2	0	**166**
$50,000-60,000	162	53	3	2	0	**220**
$60,000-75,000	80	24	5	0	2	**111**
$75,000-100,000	93	24	24	1	0	**142**
$100,000-125,000	71	13	4	4	0	**92**
$125,000-150,000	67	33	2	1	2	**105**
$150,000-200,000	44	12	7	0	1	**64**
$200,000+	52	13	4	1	0	**70**
Total	**1,800**	**362**	**69**	**18**	**5**	**2,254**

Renter Households

All Age Groups

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	383	121	61	6	1	**572**
$10,000-20,000	717	176	70	9	70	**1,042**
$20,000-30,000	616	138	72	99	20	**945**
$30,000-40,000	315	212	77	37	9	**650**
$40,000-50,000	292	176	68	46	49	**631**
$50,000-60,000	239	169	43	24	41	**516**
$60,000-75,000	233	154	88	75	26	**576**
$75,000-100,000	136	106	37	1	21	**301**
$100,000-125,000	117	26	50	5	1	**199**
$125,000-150,000	132	110	8	13	12	**275**
$150,000-200,000	97	38	17	13	7	**172**
$200,000+	110	56	19	11	10	**206**
Total	**3,387**	**1,482**	**610**	**339**	**267**	**6,085**

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Market Area - Auburn, NY
Owner Households

Age 15 to 54 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	2	0	0	2	42	**46**
$10,000-20,000	0	2	0	0	3	**5**
$20,000-30,000	5	25	11	5	3	**49**
$30,000-40,000	18	4	20	30	3	**75**
$40,000-50,000	10	22	13	7	2	**54**
$50,000-60,000	43	14	12	14	9	**92**
$60,000-75,000	47	36	29	16	18	**146**
$75,000-100,000	74	186	216	104	59	**639**
$100,000-125,000	28	114	171	143	102	**558**
$125,000-150,000	9	78	84	55	15	**241**
$150,000-200,000	11	54	66	60	62	**253**
$200,000+	2	32	4	71	5	**114**
Total	**249**	**567**	**626**	**507**	**323**	**2,272**

Owner Households

Aged 55 to 61 Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	3	1	0	4	1	**9**
$10,000-20,000	6	1	1	0	0	**8**
$20,000-30,000	15	26	2	0	0	**43**
$30,000-40,000	40	32	1	0	1	**74**
$40,000-50,000	46	18	10	5	0	**79**
$50,000-60,000	9	1	0	10	0	**20**
$60,000-75,000	10	15	0	9	0	**34**
$75,000-100,000	48	46	10	6	2	**112**
$100,000-125,000	28	50	1	3	15	**97**
$125,000-150,000	10	38	19	0	1	**68**
$150,000-200,000	5	6	13	2	16	**42**
$200,000+	7	15	15	11	1	**49**
Total	**227**	**249**	**72**	**50**	**37**	**635**

Owner Households

Aged 62+ Years

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	124	26	10	6	0	**166**
$10,000-20,000	95	11	12	0	0	**118**
$20,000-30,000	180	203	2	3	2	**390**
$30,000-40,000	75	81	17	2	0	**175**
$40,000-50,000	118	80	19	19	0	**236**
$50,000-60,000	64	106	20	0	2	**192**
$60,000-75,000	77	179	32	9	0	**297**
$75,000-100,000	25	245	32	27	1	**330**
$100,000-125,000	22	99	15	3	12	**151**
$125,000-150,000	17	46	6	44	1	**114**
$150,000-200,000	14	15	22	6	3	**60**
$200,000+	19	13	7	0	0	**39**
Total	**830**	**1,104**	**194**	**119**	**21**	**2,268**

Owner Households

All Age Groups

Year 2029 Projections

	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
$0-10,000	129	27	10	12	43	**221**
$10,000-20,000	101	14	13	0	3	**131**
$20,000-30,000	200	254	15	8	5	**482**
$30,000-40,000	133	117	38	32	4	**324**
$40,000-50,000	174	120	42	31	2	**369**
$50,000-60,000	116	121	32	24	11	**304**
$60,000-75,000	134	230	61	34	18	**477**
$75,000-100,000	147	477	258	137	62	**1,081**
$100,000-125,000	78	263	187	149	129	**806**
$125,000-150,000	36	162	109	99	17	**423**
$150,000-200,000	30	75	101	68	81	**355**
$200,000+	28	60	26	82	6	**202**
Total	**1,306**	**1,920**	**892**	**676**	**381**	**5,175**

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Market Area - Auburn, NY

Changes in Population by Age & Sex

Estimated Change - 2020 to 2024

Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-67	-32	-99	***-6.8%***
5 to 9 Years	-40	-54	-94	***-6.1%***
10 to 14 Years	-45	-16	-61	***-4.0%***
15 to 17 Years	19	6	25	***2.9%***
18 to 20 Years	54	9	63	***7.8%***
21 to 24 Years	-72	-51	-123	***-9.5%***
25 to 34 Years	-188	-151	-339	***-8.6%***
35 to 44 Years	49	84	133	***3.9%***
45 to 54 Years	-201	-136	-337	***-10.4%***
55 to 64 Years	-151	-202	-353	***-9.7%***
65 to 74 Years	82	126	208	***7.3%***
75 to 84 Years	73	82	155	***11.3%***
85 Years and Up	-4	-5	-9	***-0.9%***
Total	**-491**	**-340**	**-831**	***-3.1%***
62+ Years	n/a	n/a	268	*4.3%*

Projected Change - 2024 to 2029

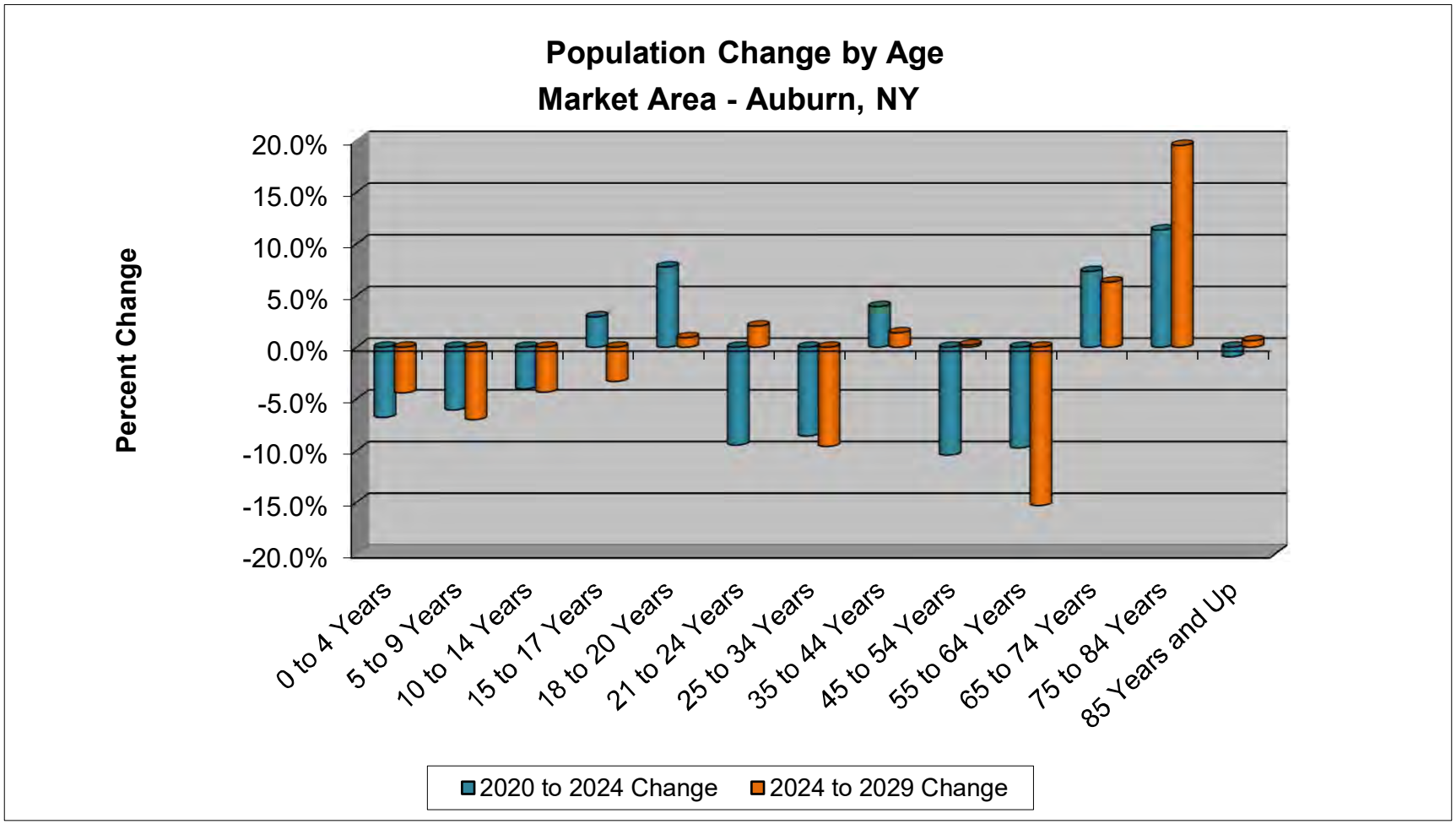
Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-35	-25	-60	***-4.4%***
5 to 9 Years	-53	-49	-102	***-7.0%***
10 to 14 Years	-29	-34	-63	***-4.3%***
15 to 17 Years	-25	-4	-29	***-3.3%***
18 to 20 Years	1	7	8	***0.9%***
21 to 24 Years	23	1	24	***2.0%***
25 to 34 Years	-150	-196	-346	***-9.6%***
35 to 44 Years	25	24	49	***1.4%***
45 to 54 Years	-31	37	6	***0.2%***
55 to 64 Years	-190	-311	-501	***-15.3%***
65 to 74 Years	73	119	192	***6.3%***
75 to 84 Years	130	167	297	***19.5%***
85 Years and Up	8	-2	6	***0.6%***
Total	**-253**	**-266**	**-519**	***-2.0%***
62+ Years	n/a	n/a	331	*5.0%*

Source: Claritas; Ribbon Demographics

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Market Area - Auburn, NY

Households by Income and Age

Five Year Projections - 2029

Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	*Percent*
Less than $15,000	19	182	203	178	284	214	154	90	**1,324**	***11.8%***
$15,000 - $24,999	46	151	181	123	166	307	245	154	**1,373**	***12.2%***
$25,000 - $34,999	61	149	149	116	149	315	206	107	**1,252**	***11.1%***
$35,000 - $49,999	81	239	227	187	221	265	136	62	**1,418**	***12.6%***
$50,000 - $74,999	127	272	294	214	216	446	215	89	**1,873**	***16.6%***
$75,000 - $99,999	60	189	268	236	224	281	83	41	**1,382**	***12.3%***
$100,000 - $124,999	5	131	248	237	193	127	49	15	**1,005**	***8.9%***
$125,000 - $149,999	3	73	133	166	143	117	48	15	**698**	***6.2%***
$150,000 - $199,999	21	59	136	118	94	70	21	8	**527**	***4.7%***
$200,000 and up	3	22	80	115	106	59	15	8	**408**	***3.6%***
Total	**426**	**1,467**	**1,919**	**1,690**	**1,796**	**2,201**	**1,172**	**589**	**11,260**	***100.0%***
Percent	***3.8%***	***13.0%***	***17.0%***	***15.0%***	***16.0%***	***19.5%***	***10.4%***	***5.2%***	***100.0%***	

Source: Claritas; Ribbon Demographics

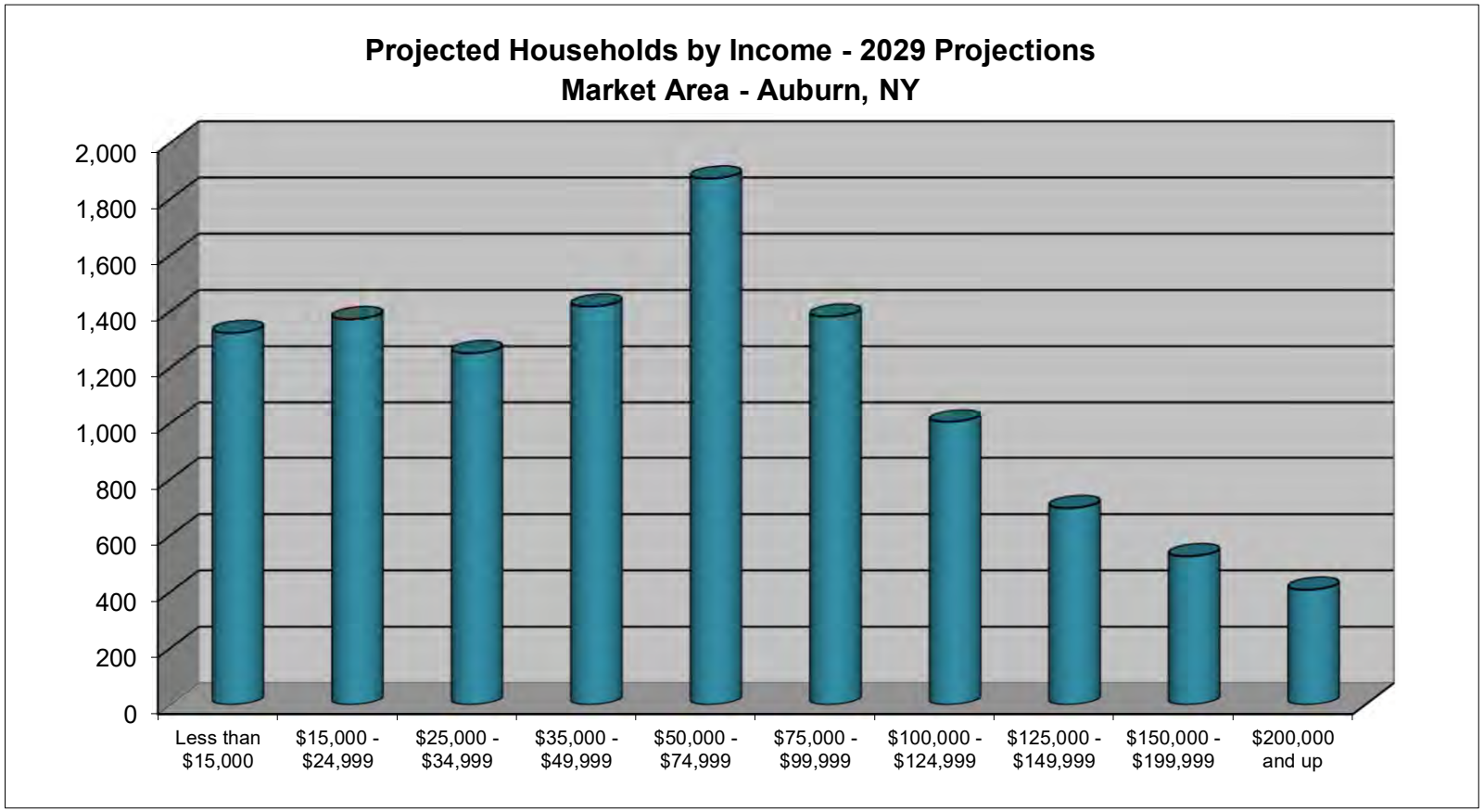
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Source: Claritas; Ribbon Demographics

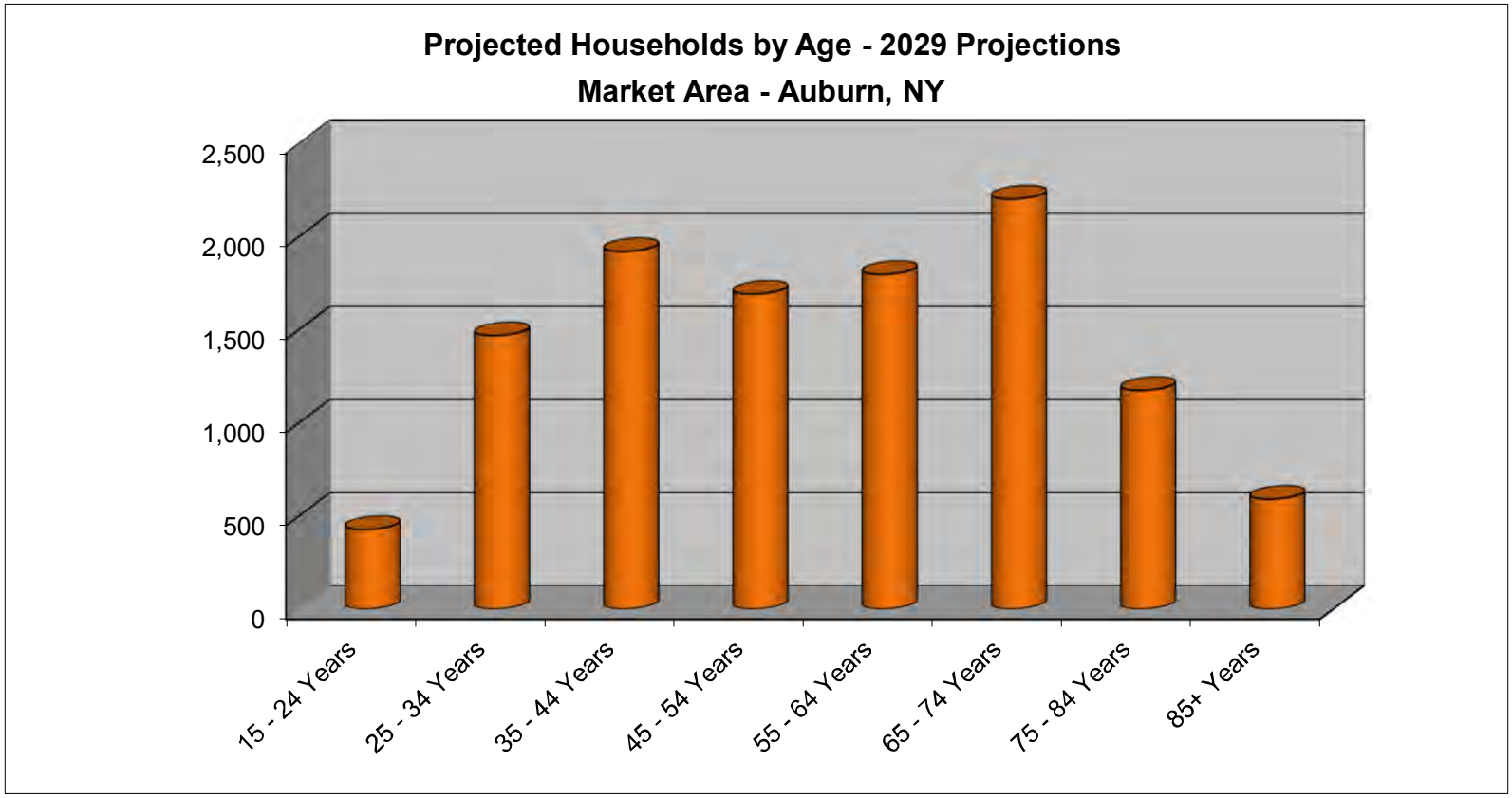
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Source: Claritas; Ribbon Demographics

Addendum C

Appraiser Qualifications



M. Scott Allen

MAI

Executive Vice President
Specialty Practice Leader – HUD FHA/Affordable Housing

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scott.allen@nmrk.com

YEARS OF EXPERIENCE

20+

AREAS OF SPECIALTY

Valuation & Advisory

Market Analysis

Multifamily

Land

HUD FHA/MAP

LIHTC Appraisals and Market Studies

Scott Allen, MAI joined Newmark Valuation & Advisory in 2019 as an Executive Vice President of the company's Buffalo office. A 35-year industry veteran, Scott has prepared valuations and market analyses across a broad range of property types that includes residential housing, low-income housing projects, apartments, student apartments, historic preservation projects, senior housing projects, commercial property and vacant land.

Over the course of his career, Scott has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors, and government entities including HUD, Rural Development, and Fannie Mae/Freddie Mac.

Scott began his career as a certified general appraiser and currently focuses his efforts on market analysis and appraisal work related to multifamily and residential housing. Prior to joining Newmark, Scott was principal and partner of GAR Associates, a commercial real estate and advisory firm established in 1961.

Professional Affiliations

- Member and Past Chairperson, National Council of Housing Market Analysts (NCHMA)
- Board of Directors, National Housing & Rehabilitation Association (NH&RA)
- Member, Eastern & Western Lenders Association (HUD Lenders)
- Member, New York State Association for Affordable Housing (NYSAFAH)

Licenses and Designations

- MAI designation, Appraisal Institute
- Certified general real estate property appraiser, state of New York
- Certified general real property appraiser, states of Arizona, Connecticut, Maryland, Massachusetts, New Jersey, New York, Pennsylvania, Vermont, and Virginia
- Approved Market Analyst by New York State HCR and ADOH (Arizona Department of Housing)
- HUD MAP appraisal and market analysis, and instructor for the MBA HUD Lender training/appraisal principals and procedures

Education

Scott earned his Bachelor of Arts degree in materials and logistics management from Michigan State University's College of Business in 1986. He is currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members and has been an approved instructor for the HUD MAP Underwriting Training Program since 2013.

Certificate of Membership

NEWMARK

Is a Member Firm in Good Standing of



National Council of Housing Market Analysts
1400 16th St. NW, Suite 420
Washington, DC 20036
202-939-1750

Designation Maintained By
Christina Hoburg, M. Scott Allen

Membership Term
4/1/2024 - 3/31/2025

Kaitlyn Snyder
Managing Director, NH&RA



Dave M. Carlon

Senior Vice President

t 716-810-1217
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dave.carlon@nmrk.com

YEARS OF EXPERIENCE

30

AREAS OF SPECIALTY

Valuation & Advisory

Market Study/Analysis

Multifamily Apartments

Student Housing

Senior Living

NNN Retail Uses

Mixed Use Commercial

Industrial

Low Income Housing Tax Credit

Brownfield/Historic Tax Credit

David Carlon joined Newmark Valuation & Advisory in 2019 as a Senior Vice President in the Buffalo office. He focuses on market analyses and appraisal work related to multifamily and residential housing, and has wide-ranging experience in student housing, retail, triple-net single-user national tenant uses, general office, commercial and industrial uses, vacant land and many other complex property types.

A 30-year industry veteran, Dave has prepared valuations and market analyses across a broad range of property types that includes residential housing, low-income housing projects, conventional market rate and senior apartments, student housing, historic preservation projects, brownfield tax credits and assisted living/nursing homes.

Over the course of his career, Dave has focused on producing quality market analyses and appraisal work in a timely manner for mortgage lenders, corporations, non-profits, tax credit syndicators, private developers/investors and government entities including Rural Development, HUD and Fannie Mae/Freddie Mac. He also has experience with feasibility studies, rent studies and litigation support regarding tax assessment work.

Prior to joining Newmark, Dave was an appraiser at GAR Associates, a commercial real estate and advisory firm established in 1961.

Professional Affiliations

– New York State Association for Affordable Housing

Licenses and Designations

– Certified general real estate property appraiser, states of:

- Connecticut
- New Jersey
- New York
- Pennsylvania

Education

Dave earned his Bachelor of Science degree in finance from the University of New Haven and has completed additional real estate appraisal coursework through certified online learning websites and the Appraisal Institute.