

Sale Comps Map & List Report

Sale Comparables

34

Avg. Cap Rate

-

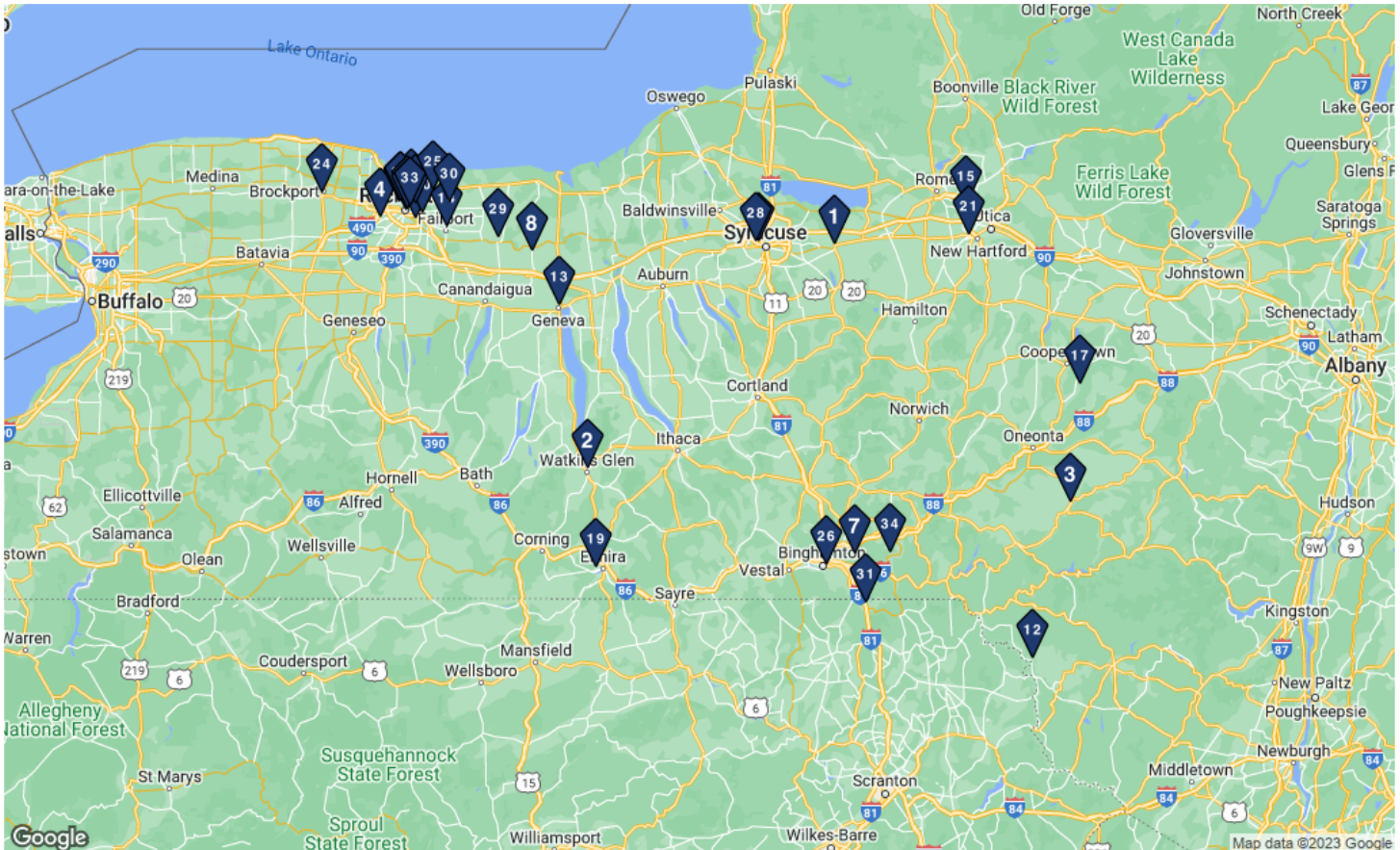
Avg. Price/SF

\$25

Avg. Vacancy At Sale

0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$37,500	\$545,897	\$240,000	\$3,420,000
Price Per SF	\$5	\$25	\$19	\$79
Cap Rate	-	-	-	-
Time Since Sale in Months	1.0	11.7	12.0	23.0
Property Attributes	Low	Average	Median	High
Building SF	2,000 SF	24,243 SF	13,398 SF	120,000 SF
Floors	1	2	2	3
Typical Floor	1,444 SF	14,404 SF	8,642 SF	120,000 SF
Vacancy Rate at Sale	0%	0%	0%	0%
Year Built	1833	1934	1942	2000
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★



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		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	125 Lake St Chittenango, NY 13037	Schools ★★★★★	1928	69,790 SF	-	2/7/2023	Price Not Dis-closed	-	-
2	United Methodist... 127 E 4th St Watkins Glen, NY 14891	Religious Fa-cility ★★★★★	1940	31,488 SF	-	12/12/2022	\$145,000	\$5/SF	-
3	6 Court St Delhi, NY 13753	Specialty ★★★★★	1843	6,620 SF	-	12/8/2022	\$180,000	\$27/SF	-
4	2710 Chili Ave Rochester, NY 14624	Religious Fa-cility ★★★★★	1965	46,357 SF	-	11/30/2022	\$850,000	\$18/SF	-
5	901 Portland Ave Rochester, NY 14621	Schools ★★★★★	1917	41,031 SF	-	10/13/2022	Price Not Dis-closed	-	-
6	545 Humboldt St Rochester, NY 14610	Schools ★★★★★	1960	43,046 SF	-	9/29/2022	\$3,420,000	\$79/SF	-
7	2 Canfield Rd Binghamton, NY 13904	Specialty ★★★★★	1965	8,642 SF	-	8/24/2022	\$147,727	\$17/SF	-
8	182 Lincoln Rd Newark, NY 14513	Religious Fa-cility ★★★★★	1977	3,888 SF	-	8/11/2022	\$130,000	\$33/SF	-
9	1200 Winton Rd S Rochester, NY 14618	Religious Fa-cility ★★★★★	1950	10,700 SF	-	8/1/2022	\$400,000	\$37/SF	-
10	1075 Clover St Rochester, NY 14610	Religious Fa-cility ★★★★★	1964	23,331 SF	-	7/21/2022	Price Not Dis-closed	-	-
11	345 Parsells Ave Rochester, NY 14609	Religious Fa-cility ★★★★★	1909	21,906 SF	-	7/20/2022	\$100,000	\$5/SF	-
12	10494 State Route 97 Callicoon, NY 12723	Schools ★★★★★	2000	120,000 SF	-	6/15/2022	\$1,700,000	\$14/SF	-

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Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
13	520 S Main St Geneva, NY 14456	Religious Facility ★★★★★	-	20,000 SF	-	5/26/2022	\$340,000	\$17/SF	-
14	94 S Main St Fairport, NY 14450	Religious Facility ★★★★★	1876	12,108 SF	-	5/11/2022	Price Not Disclosed	-	-
15	1201 Utica St Oriskany, NY 13424	Religious Facility ★★★★★	1833	2,480 SF	-	4/14/2022	\$37,500	\$15/SF	-
16	234 Dewey Ave Rochester, NY 14608	Religious Facility ★★★★★	1944	3,284 SF	-	4/1/2022	\$100,000	\$30/SF	-
17	2706 County Highway Schenevus, NY 12155	Specialty ★★★★★	1900	2,000 SF	-	2/16/2022	\$65,000	\$33/SF	-
18	95 Averill Ave Rochester, NY 14620	Religious Facility ★★★★★	1873	12,384 SF	-	2/11/2022	\$349,000	\$28/SF	-
19	Our Lady of Lourdes 1100 W Church St Elmira, NY 14905	Religious Facility ★★★★★	1940	13,967 SF	-	1/20/2022	\$240,000	\$17/SF	-
20	371 Lake Ave Rochester, NY 14608	Religious Facility ★★★★★	1910	11,032 SF	-	1/24/2022	Price Not Disclosed	-	-
21	140 Clinton Rd New Hartford, NY 13413	Religious Facility ★★★★★	1980	18,000 SF	-	1/18/2022	\$549,000	\$31/SF	-
22	1001 Park Ave Syracuse, NY 13204	Specialty ★★★★★	1940	76,720 SF	-	11/22/2021	\$675,000	\$9/SF	-
23	371 Lake Ave Rochester, NY 14608	Religious Facility ★★★★★	1910	11,032 SF	-	11/17/2021	\$199,900	\$18/SF	-
24	6605 Fourth Section Brockport, NY 14420	Religious Facility ★★★★★	1974	11,721 SF	-	11/10/2021	\$219,900	\$19/SF	-

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25	New Life Methodist  570 Ridge Rd Webster, NY 14580	Religious Fa- cility     	1955	12,828 SF	-	8/18/2021	\$295,000	\$23/SF	-
26	1288 Vestal Ave  Binghamton, NY 13903	Religious Fa- cility     	-	19,008 SF	-	8/17/2021	\$195,000	\$10/SF	-
27	111 N Chestnut St  Rochester, NY 14604	Religious Fa- cility     	1950	42,764 SF	-	7/23/2021	\$725,000	\$17/SF	-
28	St Brigid & St Joseph...  320 Herkimer St Syracuse, NY 13204	Religious Fa- cility     	1926	45,000 SF	-	6/25/2021	\$2,200,000	\$49/SF	-
29	109 Church St  Palmyra, NY 14522	Religious Fa- cility     	1867	7,150 SF	-	6/18/2021	\$175,000	\$24/SF	-
30	1274 Penfield Center...  Penfield, NY 14526	Religious Fa- cility     	1980	10,624 SF	-	6/15/2021	\$600,000	\$56/SF	-
31	160 Randolph St  Great Bend, PA 18821	Religious Fa- cility     	1960	4,800 SF	-	6/15/2021	\$100,000	\$21/SF	-
32	159 Alexander St  Rochester, NY 14607	Religious Fa- cility     	1900	16,586 SF	-	5/5/2021	\$275,000	\$17/SF	-
33	440 East Ave  Rochester, NY 14607	Religious Fa- cility     	1980	38,682 SF	-	3/24/2021	\$1,339,000	\$35/SF	-
34	2185 State Route 79  Harpursville, NY 13787	Specialty     	1965	5,289 SF	0%	-	\$79,000	\$15/SF	-