



6810 & 6818 E. SENECA TURNPIKE, JAMESVILLE, NY 13078
OFFERING MEMORANDUM

OFFERING: Priced at \$3,250,000

Addresses: 6810 & 6818 E. Seneca Turnpike, Gates Rd. Lots 1 and 2

Property: Office, Repair Shop, Garage, Barn and Storage Building totaling 18,300 +/- SF and 3,600 +/- SF Residence, three sheds, collectively on three parcels totaling 39.84 +/- Acres.

Owners: Casa Rosa, LLC and Gates Road, LLC
103 White Pine Drive
Hershey, PA 17033

Tenants: BrightView Landscaping, LLC (Commercial Tenant – Existing 5 Year Lease)
401 Plymouth Rd., Suite 500
Plymouth, MA 19462

Sydney Carncross German (Residential Tenant – Month to Month Lease)
6818 E. Seneca Turnpike
Jamesville, NY 13078

COMMERCIAL LEASE:

Landlord: Gates Road, LLC

Premises: Tenant leases approximately 18,266 +/- useable square feet comprised of several buildings located at 6810 E. Seneca Turnpike, Jamesville, NY and adjoining two parcels, exclusive of 5.75 acres and the residence at 6818 E. Seneca Turnpike.

Initial Term: Three (3) Years, commencing August 16, 2019

Options: Tenant exercised a five-year (5) extension, commencing August 16, 2022 through August 31, 2027

Base Annual Rent: Current Rent of \$12,238.98 per month (\$146,867.76 annually) through August 31, 2024 and increases by two percent (2.0%) each year on the September 1st of the following year through August 31, 2027 plus \$1.00 per year for use of unencumbered

Expenses: Tenant pays Heat, Air Conditioning, Electric, Gas, Water and Liability Insurance, Property Insurance, Interior and Exterior Property Maintenance (snow removal, lawn care, painting, siding, pavement, windows, mechanicals, etc.) and tenant is responsible for 94% of all Real Property Taxes on all three parcels. Roof and Structural Repairs will be paid by the Landlord, with the exclusion of the barn roof.



RESIDENTIAL LEASE:

Landlord:

Casa Rosa, LLC

Premises:

Tenant leases approximately 3,600 +/- useable square feet colonial residence with 4/5 bedrooms, 3 full and 1 half baths, partially finished basement, with attached 2 ½ car garage. House is partially furnished and tenant has use of a total of 5.75 +/- acres of property surrounding the residence with a separate driveway. Residence is located at 6818 E. Seneca Turnpike, adjacent to Commercial Tenant.

Term:

Month-to-Month, Commencing September 8, 2020

Gross Rent:

Tenant pays \$1,250 per month, exclusive of all utilities and is responsible for all Repairs of Residence and upkeep of Landscaping. Snow Removal and Lawn Care is provided by the commercial tenant (BrightView) as per the term of their lease.