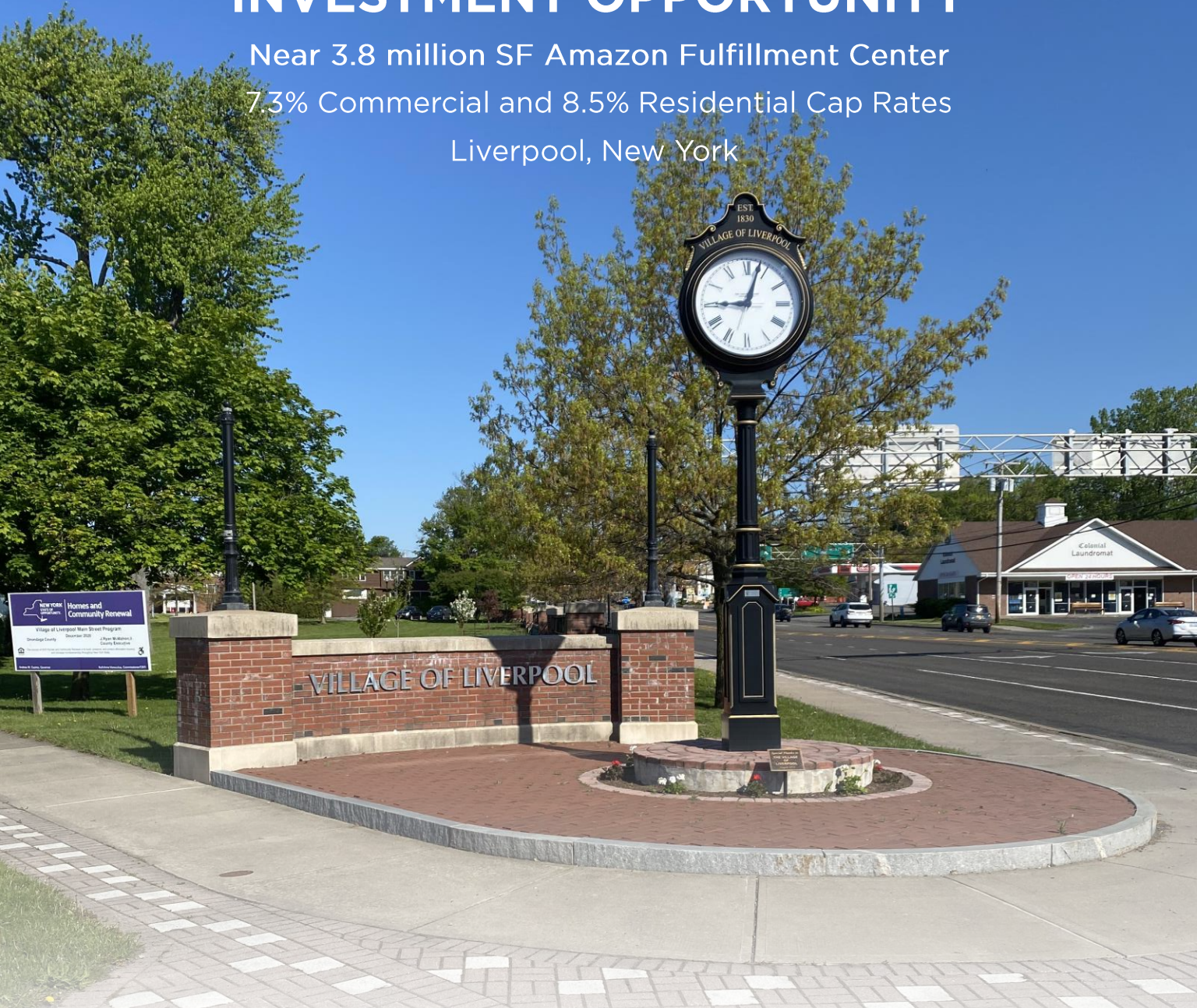


50 PROPERTY PORTFOLIO INVESTMENT OPPORTUNITY

Near 3.8 million SF Amazon Fulfillment Center

7.3% Commercial and 8.5% Residential Cap Rates

Liverpool, New York



50 PROPERTY PORTFOLIO INVESTMENT OPPORTUNITY EXCELLENT MIX OF MULTI-FAMILY, SINGLE-FAMILY, RETAIL, OFFICE, AND INDUSTRIAL/FLEX PROPERTIES

Near Onondaga Lake Park, Destiny USA, and White Pine Commerce Park.

As exclusive agent, Cushman & Wakefield/Pyramid Brokerage Company is pleased to offer the **V&V Realty Portfolio** in Liverpool, New York for sale. The residential properties are being sold at an **8.5% cap rate** and the commercial properties at a **7.3% cap rate**. The development, land and rehab properties are priced separately.

Full Offering Memorandum available with signed [**Non-Disclosure Agreement**](#)

(click to open/download).



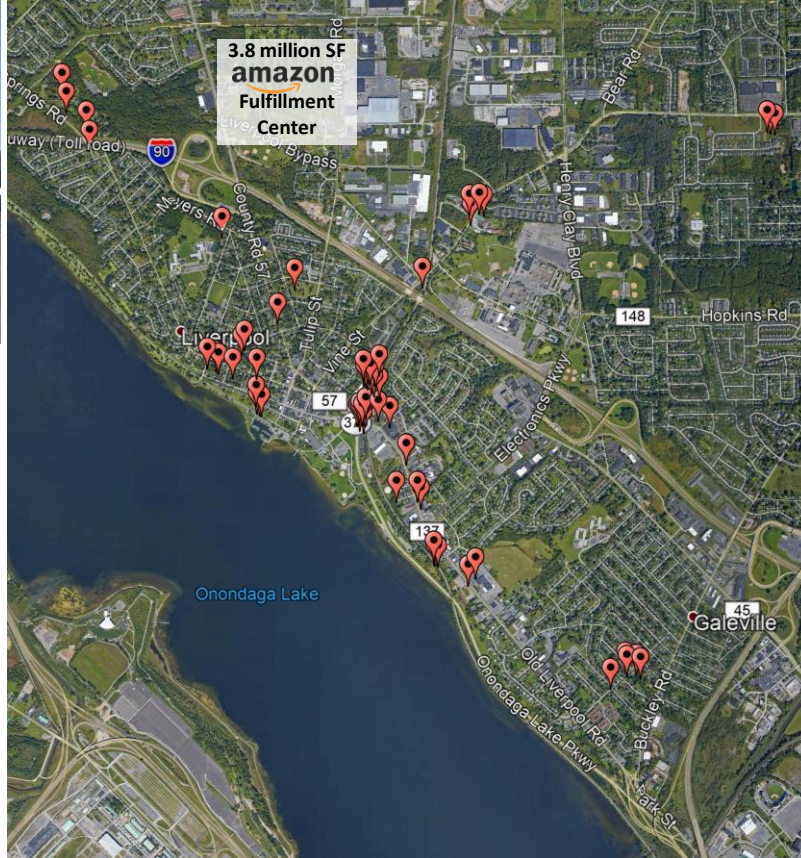


The V&V Realty Property Portfolio consists of a total of 50 properties in Liverpool New York. This vibrant suburb of Syracuse is experiencing vast investment and development compared to similar markets throughout the nation, including but not limited to the recently constructed, 3.8 million square foot Amazon Fulfillment Center as well as various retail and residential projects.

This portfolio is situated close to the intersection of I-90 (NYS Thruway) and I-81, which provides convenient access to other sections of Syracuse and New York State. This is an opportunity for an investor to take ownership of a cash flowing, well diversified portfolio in Syracuse, New York.

Other Highlights Include:

- Great rental history
- All properties are situated in the Town of Salina, Village of Liverpool or Town of Clay
- Close proximity of properties creates management efficiencies
- Amazon Warehouse will create housing demand
- Upside created by increasing market rents
- Timing and location create the perfect opportunity



Property Snapshot:

50	1
TOTAL PROPERTIES	OFFICE
29	2
RESIDENTIAL	DEVELOPMENT SITES
6	4
RETAIL	VACANT LAND PARCELS
7	1
FLEX/WAREHOUSE	REHAB PROPERTY



CUSHMAN & WAKEFIELD



Pyramid Brokerage Company

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