

SIDA Property List 4/1/2018

RENTALS

73.072-3-31.1 252-270 Rochester St. Industrial Park (5.95 acres)
252 – 42,864 Sq Ft 270 – 11,564 Sq Ft
*Total Expenses \$47,967.22
Insurance \$8,830.00
ECO DEV \$12,556.07
Empire State \$0.00
Total still Owed \$12,556.07
SNI Income \$64,786.56 Per year
Monroe Table \$11,564.04
Profit \$28,383.38

Possible Taxes:
County \$36,154.05
City \$30,382.03
School \$49,057.10
Indian Lease \$6,189.89

Assess Value: \$532,045

73.072-3-31.1 Rochester St. Lot (52 x 88) Included in 252-270 Rochester Street

Indian Lease \$115.15

73.071-4-14 115 Main Street (24 x 145) Hairmaxx SOLD TO Westerin Door in 2015
Sold 7-3-2014

117 Main Street (10 x 70) Great Lakes Rent is \$1,948.72

**Total Expenses \$1,751.87
Insurance \$1,470.00
Total Income \$23,384.61
Profit \$20,162.74

117 ½ Main Street Catt Co. Mental Health rent is \$2,793.00

**Total Expenses \$195.00
Insurance \$1,470.00
Possible Income \$33,516.08
Profit \$31,851.08

Possible Taxes:
County \$2,527.17
City \$2,123.71
School \$3,429.10
Indian Lease \$617.71

Assess Value: \$37,190

73.073-6-3.2

25 Morningside Bldg *Norton Smith Hardwoods* Rent is \$3,551.00

**Total Expenses	\$18,230.16
Insurance	\$2,940.00
Total Still owed	\$84,837.41
Total Income	\$42,612.00 per year
Profit	\$21,441.84

Possible Taxes:

County	\$3,577.73
City	\$3,006.54
School	\$4,854.58
Indian Lease	\$0

Assess Value: \$52,650

SIDA PROPERTIES

82.022-1-18.2

Liberty Street Lot (50x427)

Possible Taxes:

County	\$135.91
City	\$114.21
School	\$184.41
Indian Lease	\$851.27

Assess Value: \$2,000

72.068-3-42

Washington Street Lot (50x125)

Possible Taxes:

County	\$14.95
City	\$12.56
School	\$20.29
Indian Lease	\$101.34

Assess Value: \$220

73.064-1-29

63 East State Street Lot (95x264)

Possible Taxes:

County	\$24.12
City	\$20.27
School	\$32.73
Indian Lease	\$486.44

Assess Value: \$355

82.023-1-23.1

South Avenue Lot (2.10 Acres)

Possible Taxes:

County	\$85.62
City	\$71.95
School	\$116.18
Indian Lease	\$749.93

Assess Value: \$1,260

173.073-6-3.1

Morningside Lot (1.1 Acres)

Possible Taxes:

County	\$225.60
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City	\$189.59
School	\$306.12
Indian Lease	\$0
Assess Value:	\$3,320

73.071-1-22 81-83 Main Street Chinese restaurant
 They are purchasing
 Total Expenses \$5,400.00
 Insurance \$ 845.00
 Loan income \$5,400.00
 Balance on loan \$24,533.96
Profit \$4,555.

Possible Taxes:
 County \$3,893.71
 City \$3,272.07 pilot payment 2,400
 School \$5,283.33
 Indian Lease \$281.48
 Assess Value: \$57,300

73.071-1-11.2 137 137 Main Street Railroad Depot (Burned down 2014)

73.071-2-45 174 Main Street Railroad Museum & Depot
 Insurance \$3,145.00
 Income 0.00

Possible Taxes:
 County \$3,057.89
 City \$2,569.69
 School \$4,149.22
 Indian Lease \$0
 Assess Value: \$45,000

City of Salamanca Area Development Corp.

73.079-3-19 18-20 Main Street (Senior Center) Given back to the City 2014
 Transferred to the City of Salamanca 4/15/14

73.079-3-26 Lot on Race Street
 Transferred to City of Salamanca

73.073-6-2.3 50 Morningside Bldg Transfer from IDA to SADC 2016

East End Plastics rent \$2,200 Needs a new roof
 **Total Expenses \$2,300
 Insurance \$2,300
 Total Income \$26,400 per year
Profit \$24,100.00
 Possible Taxes:
 County \$3,791.87
 City \$3,186.42
 School \$5,145.03

Indian Lease \$0
Assess Value: \$55,800

City owned but managed by IDA

73.079-2-20 21-25 Main Street Demoed 12/1/2012 paid for by IDA
73.079-2-31 32-34 Broad Street Demoed 12/1/2012 Paid for by IDA
73.079-9-35 17 Bliss Street Demoed 12/1/2012 Paid for by IDA

*These number may vary due to utilities and unforeseen repairs
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