

Similar projects in Utica-Rome metro

The DELTA (Rome, inside district)

Greenfield multifamily development within the City of Rome's inside district. Modern finishes and amenities, including balcony, garage, and natural light.

Living Space: 1,200
Average rents: \$1,450

Phasing: First phase 16 units; completed in 2015. 100% occupancy within first quarter. Waiting list established; Phase 2 under construction.

What we like: attractive construction, competitive rents.

What's missing: no 'neighborhood' feel, no connections to city center, limited pedestrian-friendly infrastructure.

web site: <http://thedeltaapartments.com/>



Similar projects in Utica-Rome metro **FOXWOOD** (Rome, outside district)

New townhouse-style development in outside district
City of Rome, with attached garages.

Living Space: 960
Average rents: \$1,450

Phasing: Recent phase 8 units; completed in 2014.
waiting list during construction; 100% occupancy
within first quarter.

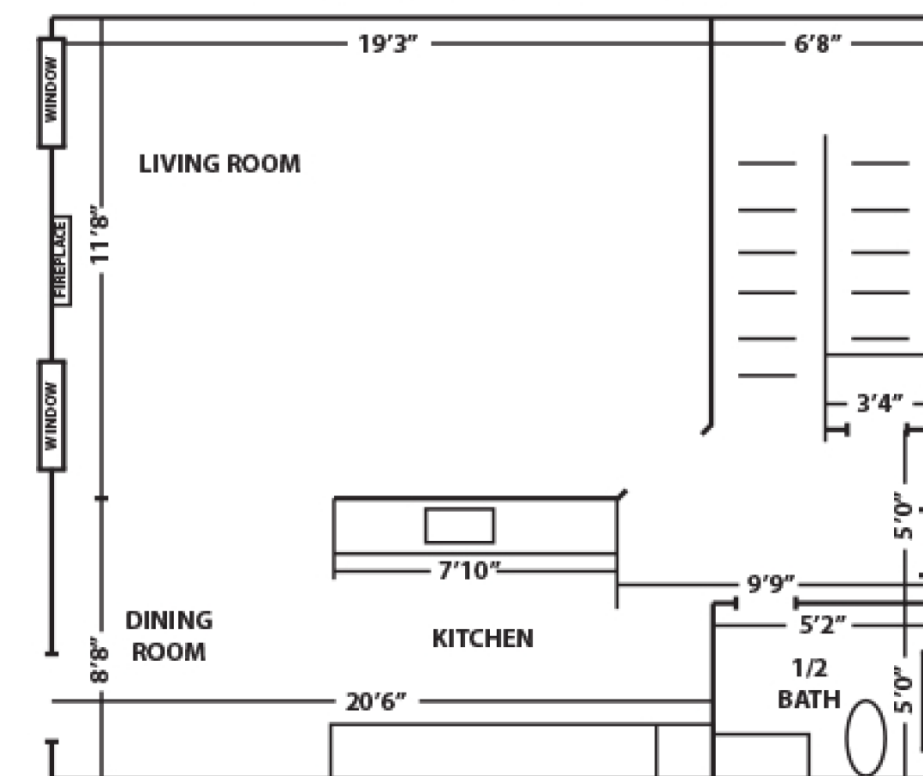
What we like: proximity to school and amenities.

What's missing: connections to adjacent single-
family neighborhood, limited pedestrian
infrastructure, garages figure too prominently.

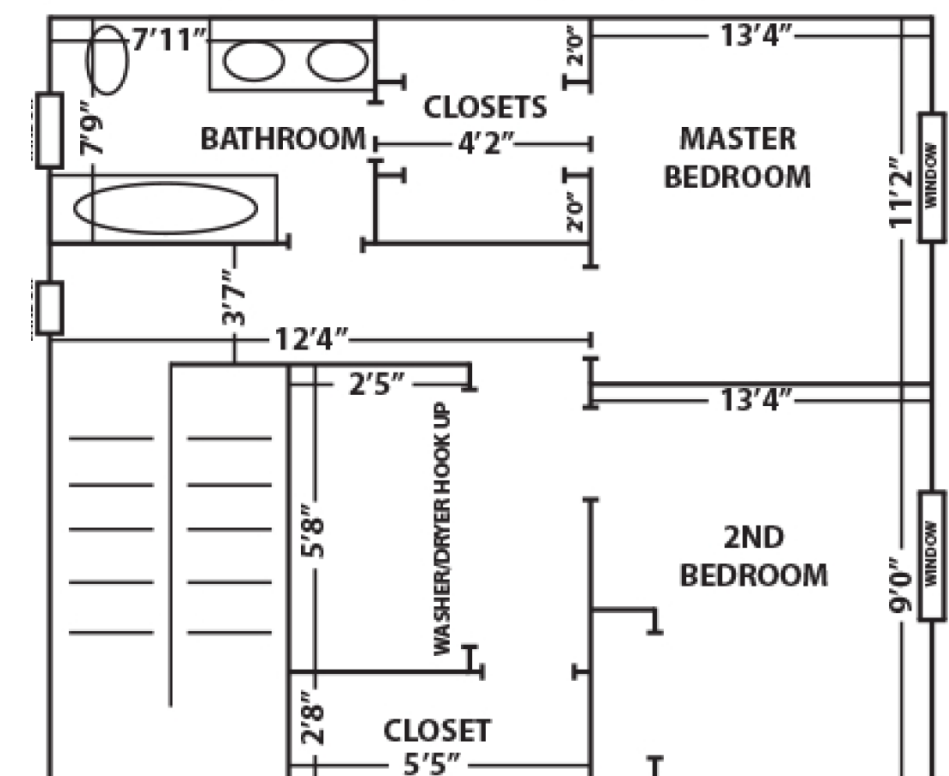
Website: <http://www.mycrmrental.com/property/foxwood-townhouses/>



FOXWOOD II - 1ST FLOOR



FOXWOOD II - 2ND FLOOR



Similar projects Utica-Rome metro

DEERFIELD PLACE (North Utica)

New townhouse-style development in North Utica, with attached garages.

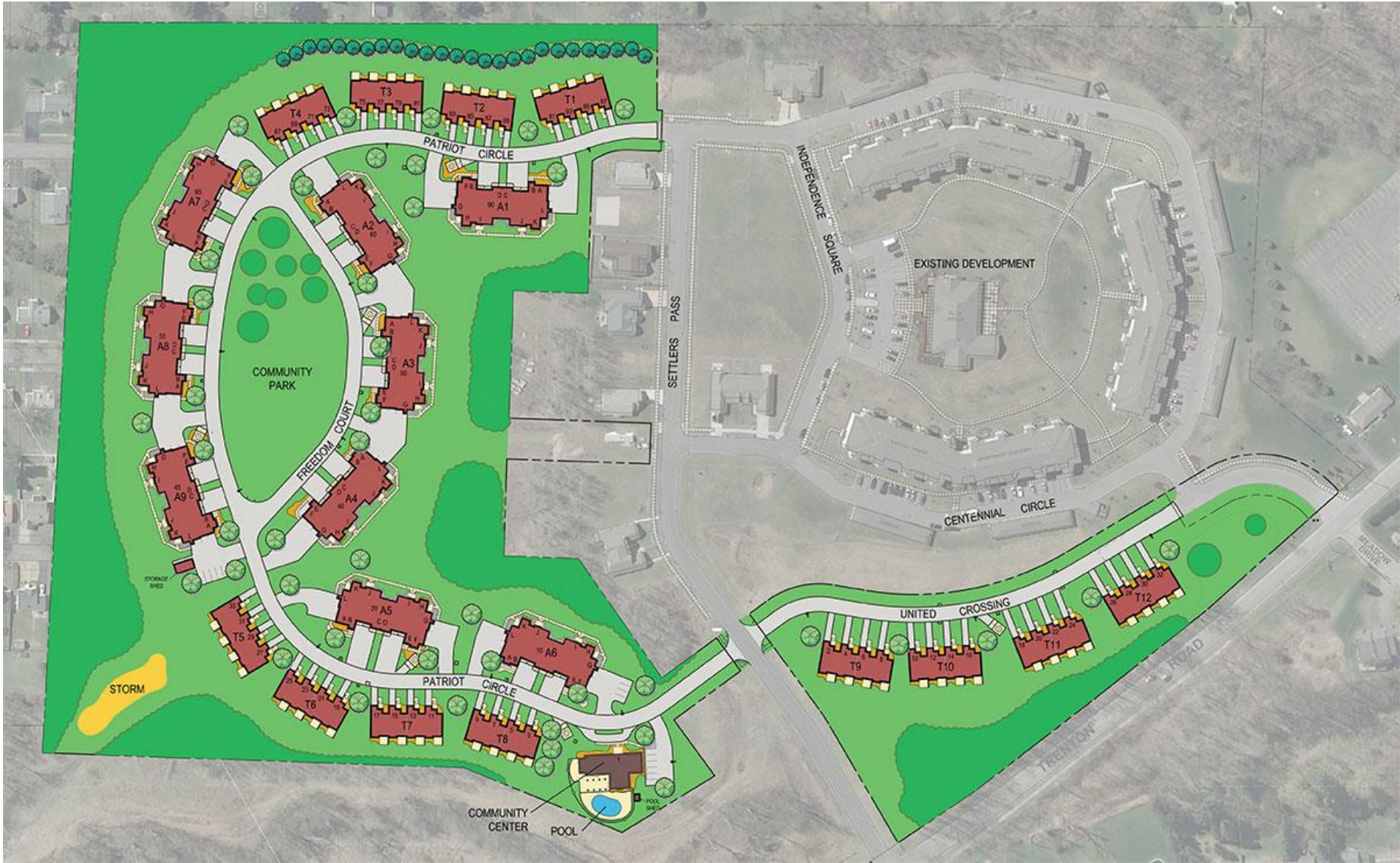
Living Space: 1347 - 1473
Average rents: \$1,740 - \$1,780

Phasing: Recent phase 8 units; under construction.

What we like: proximity to schools and amenities, pet-friendly, ample greenspace

What's missing: limited pedestrian connections to adjacent existing single-family neighborhood.

Website: <http://www.deerfieldplaceutica.com/>



Similar projects Utica-Rome metro

OLD CITY HALL (downtown Rome)

18,000 sf adaptive reuse project in downtown Rome, 5 modern loft apartments.

Living Space: 1,000 – 2,200
Average rents: \$1,000 - \$1,700*

Phasing: 8 units under construction; completion expected June 2018. 25% leased up.

What we like: adaptive reuse, downtown location, historic preservation, unique space, modern interior finishes, ample fenestration, high ceilings, pedestrian connections to everything.

What's missing: extended time to market

* \$500,000+ RESTORE NY Grant + CDBG Façade assistance



M. Colangelo Sr 2014 ©

Similar projects Utica-Rome metro

DOYLE HARDWARE (downtown Utica)

18,000 sf adaptive reuse project in downtown Rome, 56 modern loft apartments.

Living Space: 800 – 1,600
Average rents: \$1,600 - \$1,900*

Phasing: 56 units under construction; completion expected July 2018. 2nd floor C of O expected May 1st.

What we like: adaptive reuse, downtown location, historic preservation, unique space, diverse interior finishes, ample fenestration, high ceilings, pedestrian connections to everything, diverse amenities on the first floor.

What's missing: not much. higher end of the market.

* Historic Tax Credits, CFA Grant, CDBG façade grant

