670 New York 145
Cairo, NY 12413

$495,000



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/









Basics

Beds	********
Baths	1
Baths Full	********
Living Area	3995

Details

Sub Type: Business
Year Built: 1974

Acres: 0.61

Additional Info

Basement	Yes	**Flood Plain**	No

Remarks

Commercial/Flex Opportunity on State Route 145 - Approx. 7,000 SF Including Basement (will divide) - Owner Financing Available! Bring your business, investment, or entrepreneurial vision to 670 Route 145 in Cairo! Prominently situated at the corner of State Route 145 and Forgione Road, this versatile commercial property offers approximately 7,000 square feet of total space, including the full basement, along with approximately 320' of road frontage on both roads, multiple points of access, and ample on-site parking. The main level offers a substantial open floor plan that provides flexibility for a wide variety of commercial uses and can potentially be divided to accommodate smaller business spaces. Additional features include a rear room with a commercial-style kitchen and Ansul system, storage areas, a half bath, a loading dock with a 9' x 8' door, and a conveyor system providing access to the basement. The kitchen currently includes a 3-bay sink, pizza oven, drink cooler, and two walk-in refrigerators that require condensers. The expansive unfinished basement provides considerable additional space for inventory, storage, equipment, distribution, or other permitted commercial uses. Built with block construction and steel girders, the property offers a substantial and adaptable footprint for an owner-user, investor, or growing business. Formerly operated as a gym and, prior to that, as a gas station with a deli and convenience store, the property lends itself to numerous possibilities. Consider retail, contractor or trades space, service businesses, offices, fitness

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Commercial Sale Active MLS# 20260195	670 New York 145 Cairo, NY 12413 County: Greene	$495,000 Public Report



Number Of Units Total:	1	**Sub-Type:**	Business
Basement YN:	Yes	**Township:**	Cairo
Stories:	1	**Town (Taxable):**	Cairo
Stories Total:	1	**911 Address:**	670 Route 145 Cairo NY 12413
Building Area Total:	3,995	**Lot Size Acres:**	0.61
Year Built:	1974	**Zoning:**	544
Year Built Details:	As per public records	**Zoning Description:**	544 Health Spas
		Flood Plain YN:	No
		Frontage Length:	Approximately 320' of road frontage on 2 roads
		Lease Considered YN:	No

Public Remarks: Commercial/Flex Opportunity on State Route 145 - For Sale or Lease - Approx. 7,000 SF Including Basement (Will Divide) - Flexible Leasing Options - Owner Financing Available! Bring your business, investment, or entrepreneurial vision to 670 Route 145 in Cairo! Available for purchase or lease, in whole or in part, this versatile commercial property offers exceptional flexibility for business owners, entrepreneurs, & investors. The owner is willing to consider leasing portions of the building or the entire property, with space configurations & rental terms tailored to accommodate a prospective tenant's square footage requirements, business needs, & financial considerations. Prominently situated at the corner of State Route 145 & Forgione Road, the property offers approximately 7,000 square feet of total space, including the full basement, along with approximately 320' of road frontage on both roads, multiple points of access, & ample on-site parking. The main level features a substantial open floor plan that provides flexibility for a wide variety of commercial uses and can potentially be divided to accommodate smaller businesses or multiple tenants. Additional features include a rear room with a commercial style kitchen and Ansul system, storage areas, a half bath, a loading dock with a 9' x 8' door, and a conveyor system providing access to the basement. The kitchen currently includes a 3-bay sink, pizza oven, drink cooler, and two walk-in refrigerators that require condensers. The expansive unfinished basement provides considerable additional space for inventory, storage, equipment, distribution, or other permitted commercial uses. Built with block construction and steel girders, the property offers a substantial and adaptable footprint for an owner-user, investor, or growing business. Formerly operated as a gym and, prior to that, as a gas station with a deli and convenience store, the property lends itself to numerous possibilities. Consider retail, contractor or trades space, service businesses, offices, fitness or wellness, a deli or bakery, convenience retail, salon, medical or professional offices, day care, educational or training uses, e-commerce operations, storage, distribution, or other uses permitted by zoning. Flexible Purchase & Leasing Opportunities! For purchasers, owner financing may be available to qualified buyers with money down, creating an attractive alternative to conventional commercial financing. Lease-to-own arrangements may also be considered with an amount down. For prospective tenants, the owner is receptive to creative and flexible leasing arrangements. Whether your business requires a smaller portion of the main level, a larger commercial footprint, additional basement storage, or the entire building, the owner is willing to explore configurations that accommodate your specific needs. Rental rates and lease terms may be individually negotiated based on the amount of space required, intended use, lease duration, and the prospective tenant's financial circumstances and business requirements. This flexibility creates opportunities for established businesses, startups, expanding enterprises, and entrepreneurs seeking affordable commercial space without necessarily committing to an entire building. The location provides convenient access to many of the Catskill Region's destinations, including approximately 20 minutes to Windham Mountain, 30 minutes to Hunter Mountain, 10 minutes to Zoom Flume Water Park, 7 minutes to Angelo Canna Town Park, 20 minutes to Dutchman's Landing and the Hudson River, and approximately 15 minutes to Green Lake and Colgate Lake. Whether you're seeking to purchase a versatile commercial property, establish or expand your business, lease a space tailored to your needs, or explore an investment with multiple possibilities, 670 Route 145 offers an opportunity worth exploring! Explore our 3D virtual tours, floor plans, and comprehensive multimedia property website!

Possession: Close Of Escrow

Status Change Timestamp:	01/15/2026
Original List Price:	$495,000
List Price:	$495,000

School District:	Cairo-Durham Central School District	**Tax Annual Amount:**	$6,118	**Parcel Number:**	83.00-2-5.2
		General Tax:	$0	**Tax Block:**	5.2
List Price/SqFt:	$123.9	**School Tax:**	$3,779.08	**Tax Lot:**	5
		Town Tax:	2,338.53	**Tax Exemptions YN:**	No
		Tax Assessed Value:	$138,000	**Tax Legal Description:**	544 Health Spas
		Assessors Full Market Value:	$405,882		

Basement: Full; Storage Space; Unfinished
Book Information: Liber/Book: 1116; Page: 21; Section: 83
Building Features: Overhead Door(s); Number of Loading Docks: 1; Number of Overhead Doors: 198; Private Restroom(s); Kitchen Facilities; Loading Dock(s)
Business Type: Accounting; Administrative and Support; Adult Care; Advertising; Animal Grooming; Appliances; Aquarium Supplies; Arts and Entertainment; Athletic; Bakery; Bar/Tavern/Lounge; Barber/Beauty; Books/Cards/Stationary; Cabinets; Candy/Cookie; Carpet/Tile; Child Care; Church; Clothing; Commercial; Computer; Convenience Store; Dance Studio; Deli/Catering; Dental; Distribution; Drugstore; Education/School; Electronics; Fast Food; Fitness; Florist/Nursery; Food & Beverage; Furniture; Grocery; Hardware; Health Food; Health Services; Hobby; Ice Cream/Frozen Yogurt; Jewelry; Laundromat; Liquor Store; Locksmith; Medical; Mixed; Pet Store; Pizza; Professional Service; Professional/Office; Real Estate; Restaurant; Retail; Sporting Goods; Storage; Toys; Travel; Video
Construction Materials: Asphalt; Block; Frame
Cooling: Dual; Ductless; Wall Unit(s); See Remarks
Electric: 200+ Amp Service
Flooring: Linoleum; Tile
Foundation Details: Block; Metal
Frontage Type: Frontage Length: Approx. 320'
Heating: Ductless
Location: Rural
Lot Features: Corner Lot; Level; Paved
Road Frontage Type: State Road
Road Surface Type: Paved
Roof: Shingle
Sale Includes: Building
Security Features: Security System
Sewer: Septic Tank
Water Source: Well

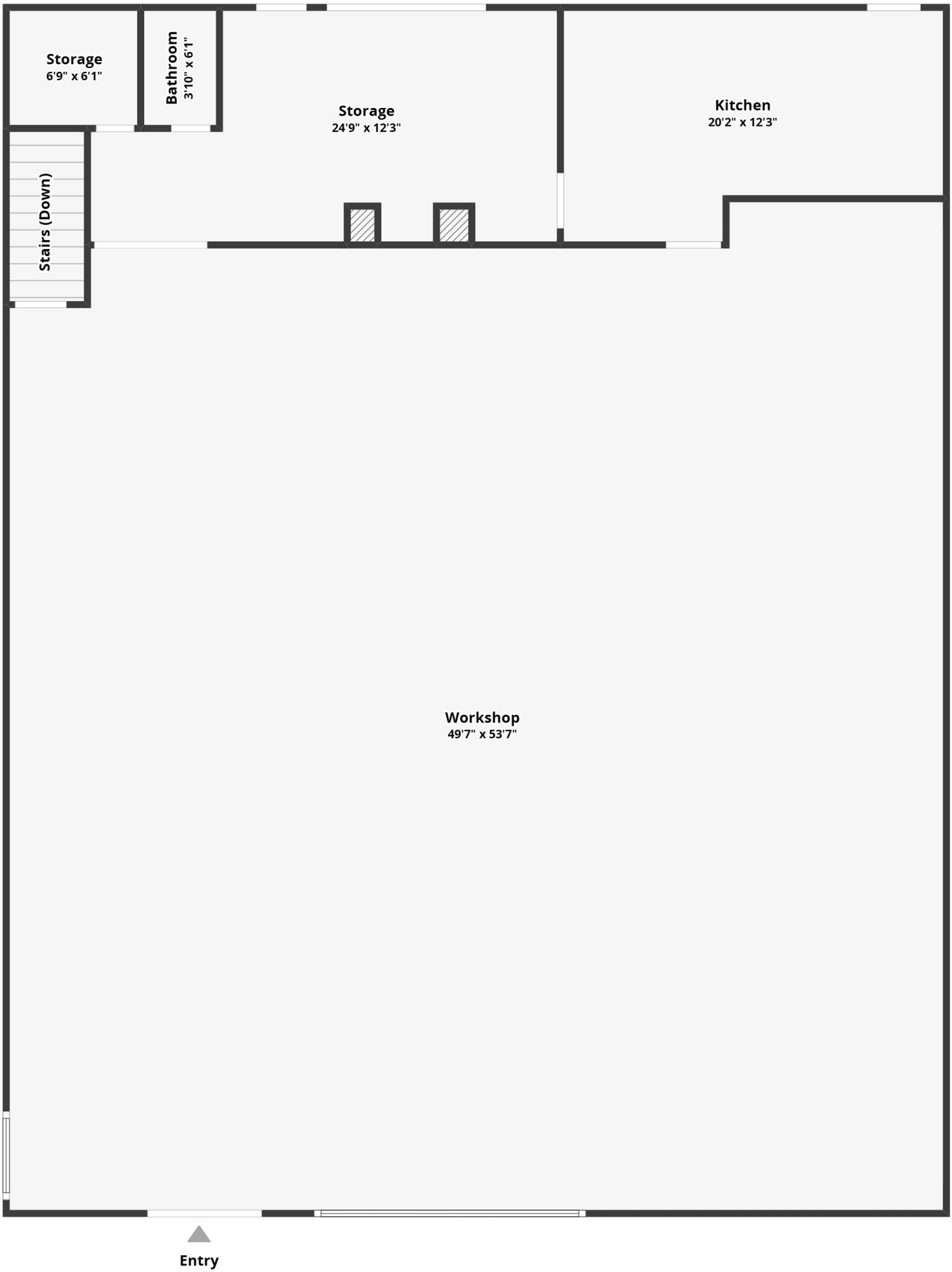


Theodore Banta III
License:10311206649
RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
https://rvwselectproperties.com/

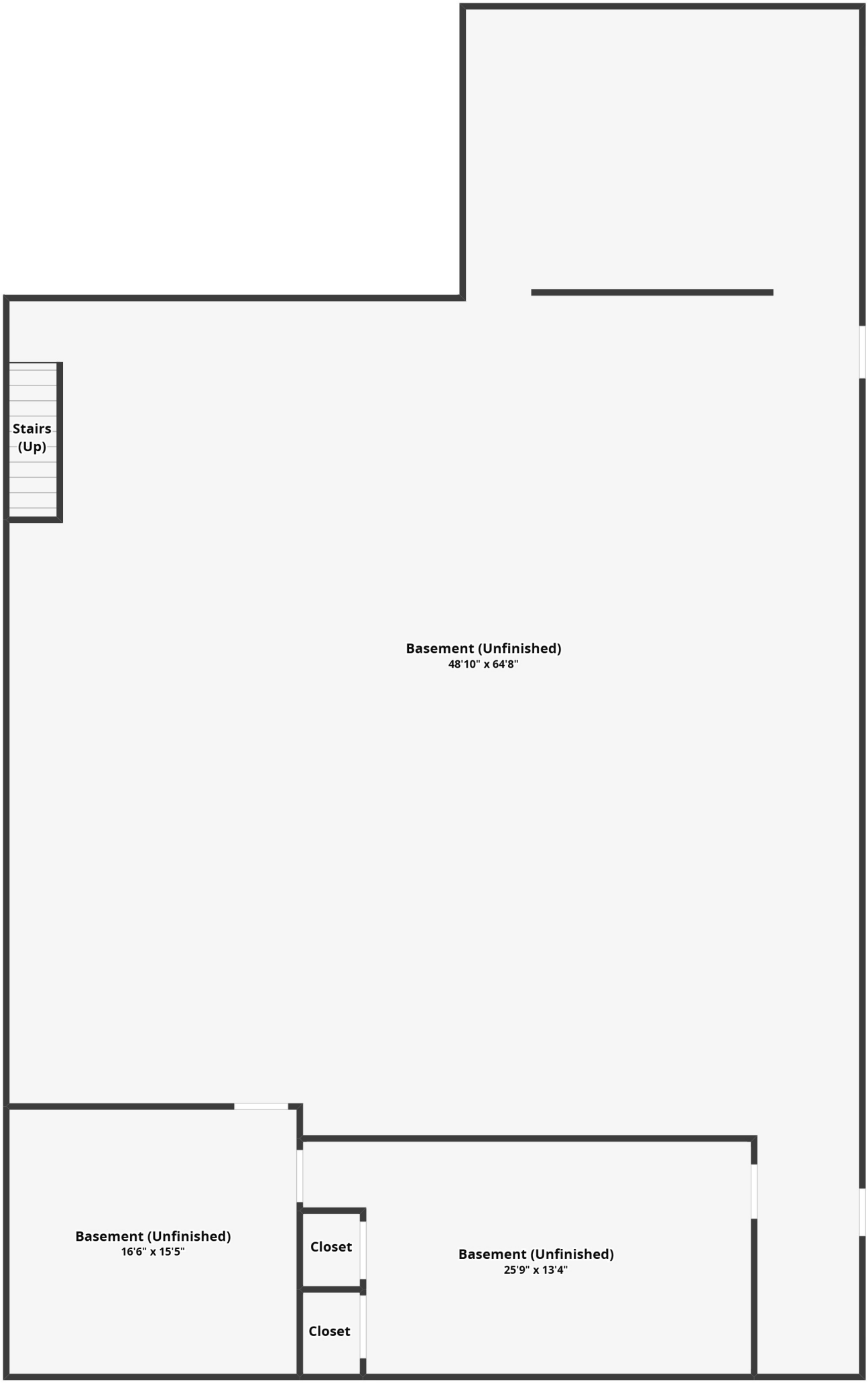
RVW SELECT PROPERTIES

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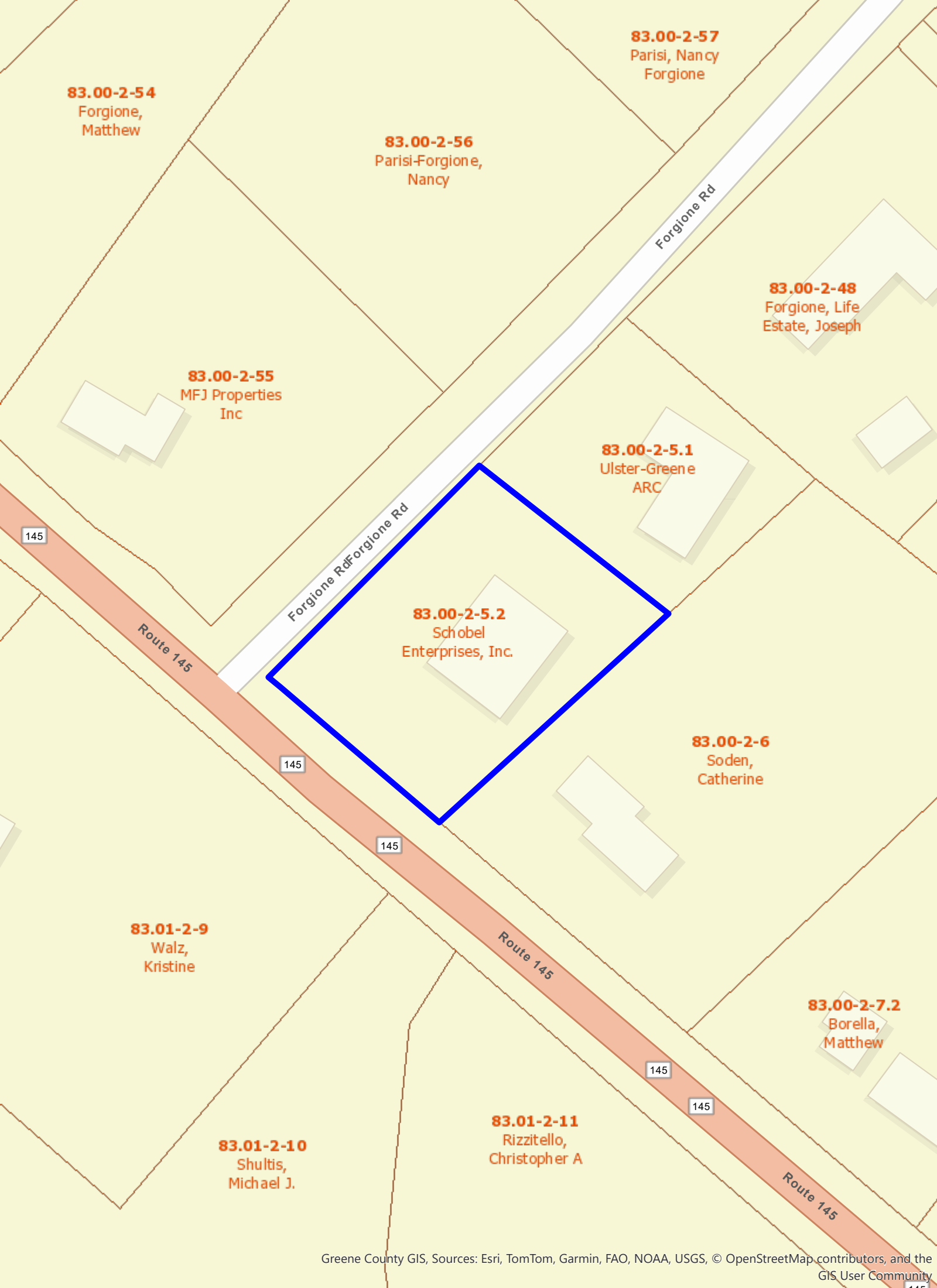
Space Not Shown



All dimensions are approximate and subject to independent verification



All dimensions are approximate and subject to independent verification


83.00-2-57
Parisi, Nancy
Forgione
83.00-2-54
Forgione,
Matthew
83.00-2-56
Parisi-Forgione,
Nancy
Forgione Rd
83.00-2-48
Forgione, Life
Estate, Joseph
83.00-2-55
MFJ Properties
Inc
83.00-2-5.1
Ulster-Greene
ARC
Forgione RdForgione Rd
145
Route 145
83.00-2-5.2
Schobel
Enterprises, Inc.
83.00-2-6
Soden,
Catherine
145
145
Route 145
83.01-2-9
Walz,
Kristine
83.00-2-7.2
Borella,
Matthew
145
145
83.01-2-11
Rizzitello,
Christopher A
83.01-2-10
Shultis,
Michael J.
Route 145
Greene County GIS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community


83.00-2-57
Parisi, Nancy
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Rizzitello,
Christopher A
83.01-2-10
Shultis,
Michael J.
Greene County GIS, Microsoft, Vantor

Collection: **Town & County 2026**

Fiscal Year Start: 1/1/2026 **Fiscal Year End:** 12/31/2026 **Warrant Date:** 12/21/2025

Total Tax Due (minus penalties & interest) $2,338.53 **$2,338.53** Pay Full

Tax Bill #	SWIS	Tax Map #	Status
003445	192400	83.00-2-5.2	Unpaid

Address	Municipality	School
670 Route 145	Town of Cairo	Cairo-Durham

Owners
Schobel Enterprises, Inc.

Property Information

Roll Section:	1
Property Class:	Health spa
Lot Size:	0.61

Assessment Information

Full Market Value:	394300.00
Total Assessed Value:	138000.00
Uniform %:	35.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	138000.000	6.48208100	$894.53
Town Tax	3946738	0.9000	138000.000	9.02196800	$1,245.03
Cairo fire	512700	2.0000	138000.000	1.44183600	$198.97

Total Taxes: $2,338.53

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 29	Feb 02, 2026	$2,338.53	$0.00	$0.00	**$2,338.53**
Feb 03	Mar 02, 2026	$2,338.53	$23.39	$0.00	**$2,361.92**
Mar 03	Mar 31, 2026	$2,338.53	$46.77	$0.00	**$2,385.30**
Apr 01	Apr 30, 2026	$2,338.53	$70.16	$0.00	**$2,408.69**
May 01	Jun 01, 2026	$2,338.53	$93.54	$2.00	**$2,434.07**
Jun 02	Jun 30, 2026	$2,338.53	$116.93	$2.00	**$2,457.46**
Jul 01	Jul 31, 2026	$2,338.53	$140.31	$2.00	**$2,480.84**

Estimated State Aid - Type	Amount
County	24079274.00
Town	470591.00

Mail Payments To:
Susan B. Hilgendorff
Tax Collector
PO Box 319 Cairo, NY. 12413

Info-Tax Online

CAIRO-DURHAM CSD
Albany, Greene, Schoharie Counties
PAY TO: Cairo Durham CSD Tax Collector, POB 10, Cairo, NY 12413 (518) 622-8534 ext. 25140

Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

Re-enter search conditions

For Tax Year: 2025 School Tax (2025-2026) Last Updated: 11/05/25 02:49 pm

Owner:
Schobel Enterprises, Inc.

Tax Map # 83.00-2-5.2
Tax Bill # 000925
Bank Code:
School Code: 192401
Property Class: 544 Tax Roll: 1

Location: 670 Route 145
SWIS: 192400 Cairo

Acreage: .61
Frontage:
Depth:
Liber: 1116
Page: 21

Full Value:	394,300
Assessment:	138,000
STAR Savings:	0.00
Tax Amount:	**3,622.05**
Tax Paid:	3,622.05
Balance:	**0.00**

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	138,000	26.21263	3,617.34
LibraryTax	22,543	138,000	0.034112	4.71

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/24/25	Schobel Enterprises, Inc.	0924-00008	3,622.05	

Tax Balance does not include any accrued Late Fees

Payments shown may not include payments made directly to the County

Late Fee Schedule | Tax Certification | Request Certification

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Information Disclaimer

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AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 670 Route 145, Cairo, NY 12413

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The aforementioned property IS located in an agricultural district.

DS BS DS IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

DocuSigned by: Barbara Schobel 12/20/2025
8ADD743AE6EC41D...

Seller	Date	Purchaser	Date

DocuSigned by: 12/18/2025
4FC0F23AAE764B2...

Seller	Date	Purchaser	Date

Docusign Envelope ID: 21167D78-F5FA-49D6-BC25-A72463F66507

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of RVW Select Properties

(Print Name of Licensee) *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

- [■] Seller as a (*check relationship below*)
  - [■] Seller's Agent
  - [ ] Broker's Agent
- [ ] Buyer as a (*check relationship below*)
  - [ ] Buyer's Agent
  - [ ] Broker's Agent
- [ ] Dual Agent
- [ ] Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- [ ] Advance Informed Consent Dual Agency
- [ ] Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Schobel Enterprises Inc. acknowledge receipt of a copy of this disclosure form:

Signature of [ ] Buyer(s) and/or [✓] Seller(s):

_____	DocuSigned by: Barbara Schobel 8ADD743AE6EC41D... 12/20/2025
_____	DocuSigned by: 4FC0F23AAE764B2... 12/18/2025
Date: _____	Date: _____

Docusign Envelope ID: 21167D78-F5FA-49D6-BC25-A72463F66507

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.** Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: https://dhr.ny.gov/contact-us, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit https://dhr.ny.gov/fairhousing and https://www.dos.ny.gov/licensing/fairhousing.html.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/ Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Schobel Enterprises Inc.

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature DocuSigned by: Barbara Schobel 8ADD743AE6EC41D... Date: 12/20/2025

Buyer/Tenant/Seller/Landlord Signature DocuSigned by: 4FC0F23AAE764B2... Date: 12/18/2025

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.