



Offering Memorandum



325 Main Street

BINGHAMTON, NY 13905

TABLE OF CONTENTS

Meet The Team	3
PROPERTY INFORMATION	4
Property Summary	5
Property Highlights	6
Property Photos	7
LOCATION INFORMATION	8
Location Description	9
Regional Map	10
Aerial Map	11
DEMOGRAPHICS	12
Demographics Map & Report	13
FINANCIAL ANALYSIS	14
Income & Expenses	15
About SVN	16
Core Services and Specialty Practices	17
Marketing Platform	18
Disclaimer	19



MEET THE TEAM



Scott Warren, CCIM, CIREC

O: 607.203.1826

scott.warren@svn.com

NY #10491212432



Coty Lunn, CIREC

O: 607.481.5660

coty.lunn@svn.com





Property Information

PROPERTY SUMMARY

325 MAIN STREET

325 MAIN ST
BINGHAMTON, NY 13905

OFFERING SUMMARY	
SALE PRICE:	\$369,000
BUILDING SIZE:	3,775 SF
LOT SIZE:	6,716 SF
PRICE / SF:	\$97.75
CAP RATE:	10.31%



PROPERTY SUMMARY

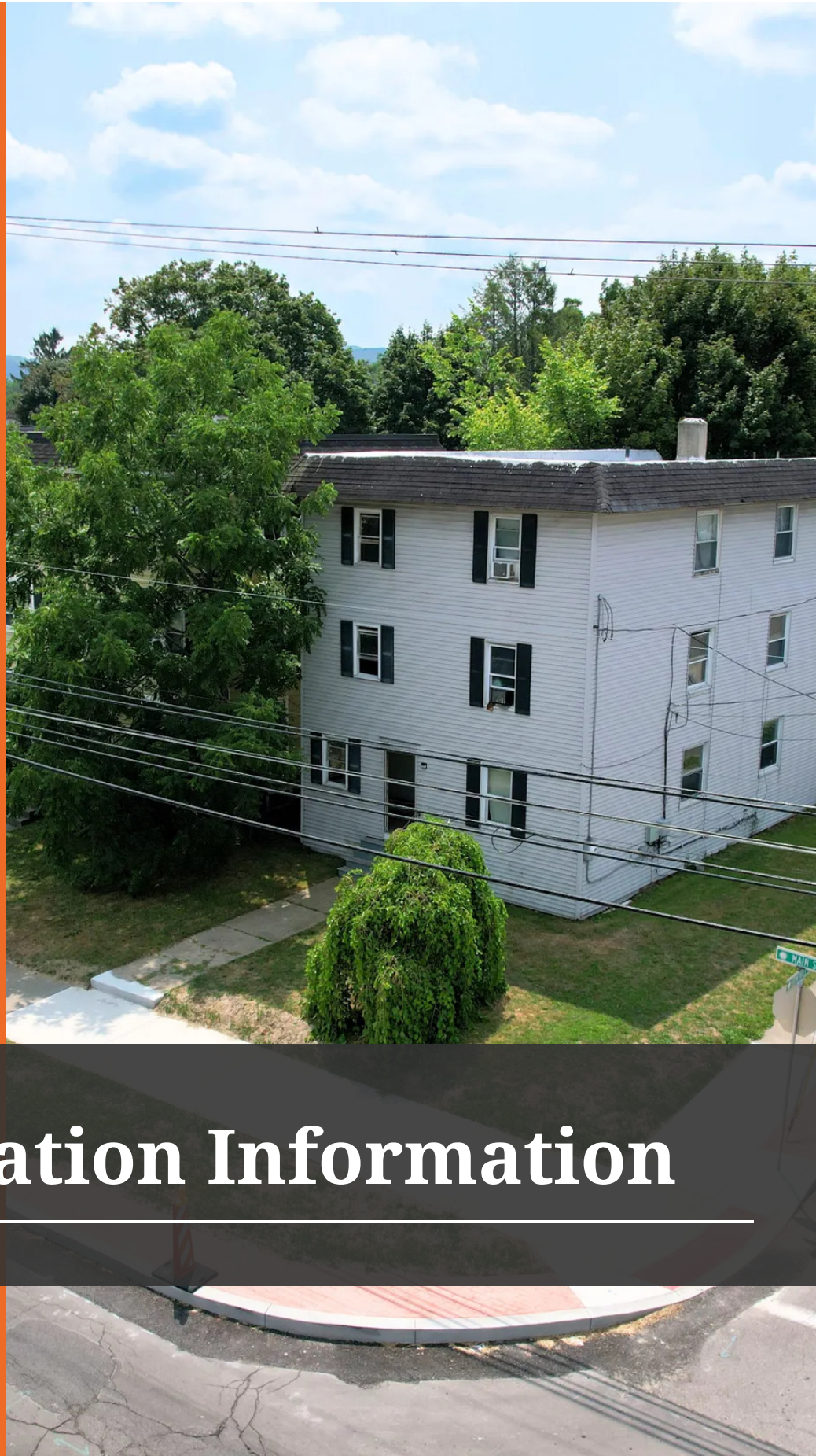
Offered for sale is this renovated and stabilized 6-unit building in Binghamton’s West Side. Situated directly on Main Street, the property benefits from a high-visibility location with a daily traffic count of 7,484 and a walkability score of 80. Zoned for student housing and within walking distance to Price Chopper Plaza, restaurants, and other West Side amenities, this asset presents a strong opportunity for investors seeking stable income in a growing market.

PROPERTY HIGHLIGHTS

- 6-unit multifamily property
- 3,775 SF building size
- Built in 1965 with potential for updates
- Zoned Commercial and OK for Student Housing
- Located in the Binghamton MSA area





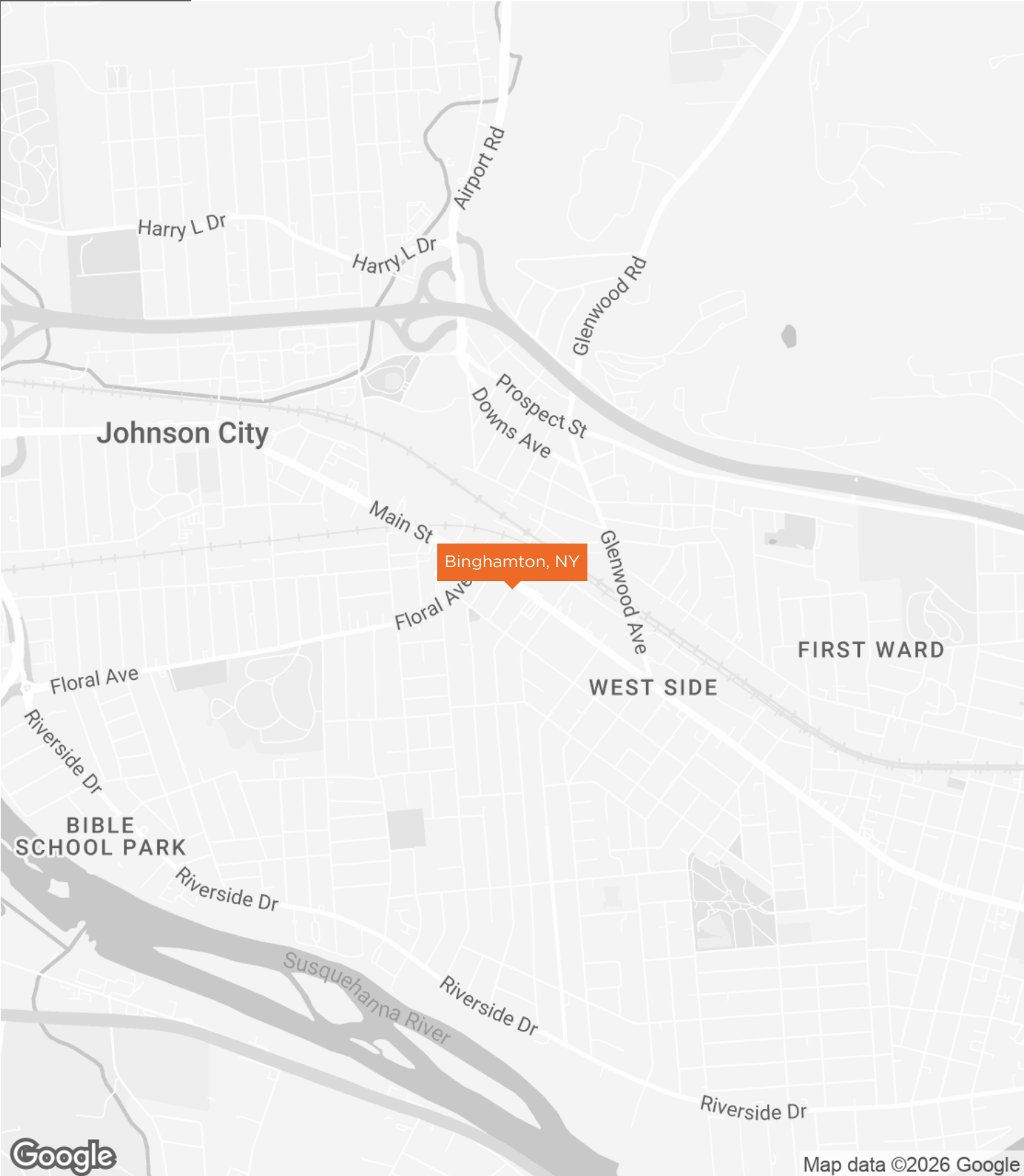


Location Information

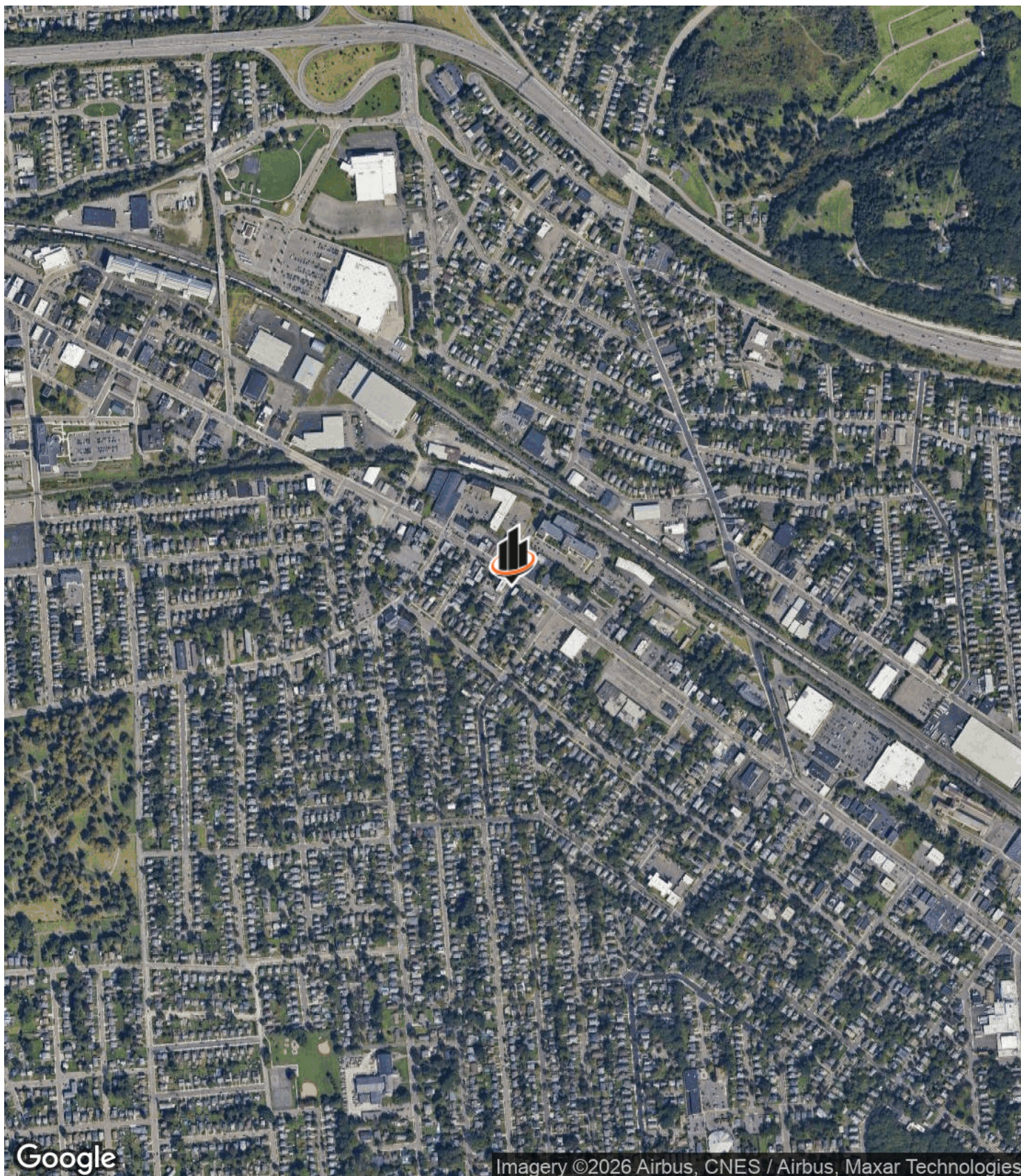


LOCATION DESCRIPTION

Located on Binghamton’s active West Side corridor, this property benefits from strong visibility with an average daily traffic count of 7,484. With a walkability score of 80, it offers convenient access to Price Chopper Plaza, local eateries, retail, and everyday amenities. Ideally zoned for student housing, the location supports both steady demand and long-term investment value.



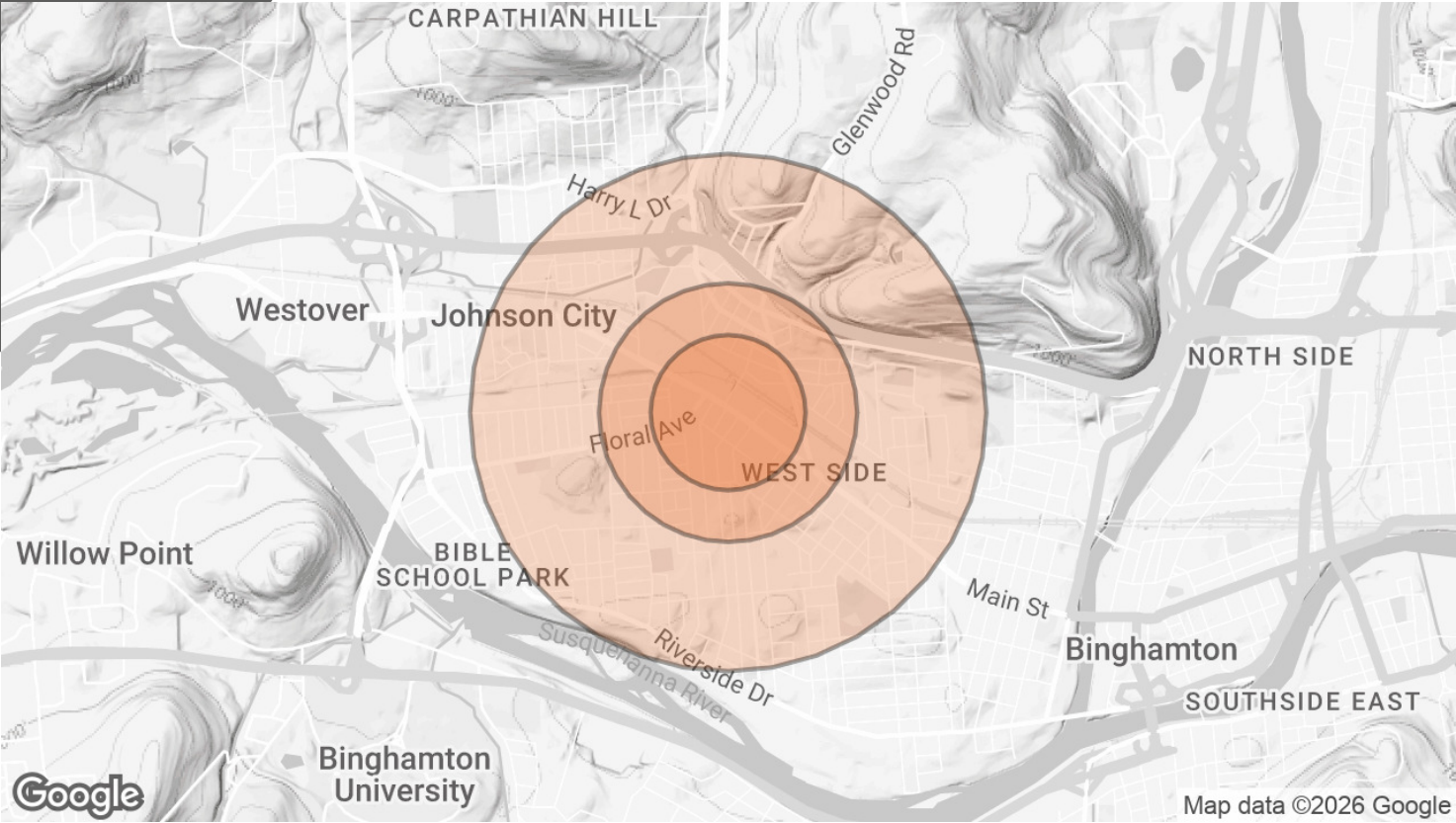
AERIAL MAP





Demographics

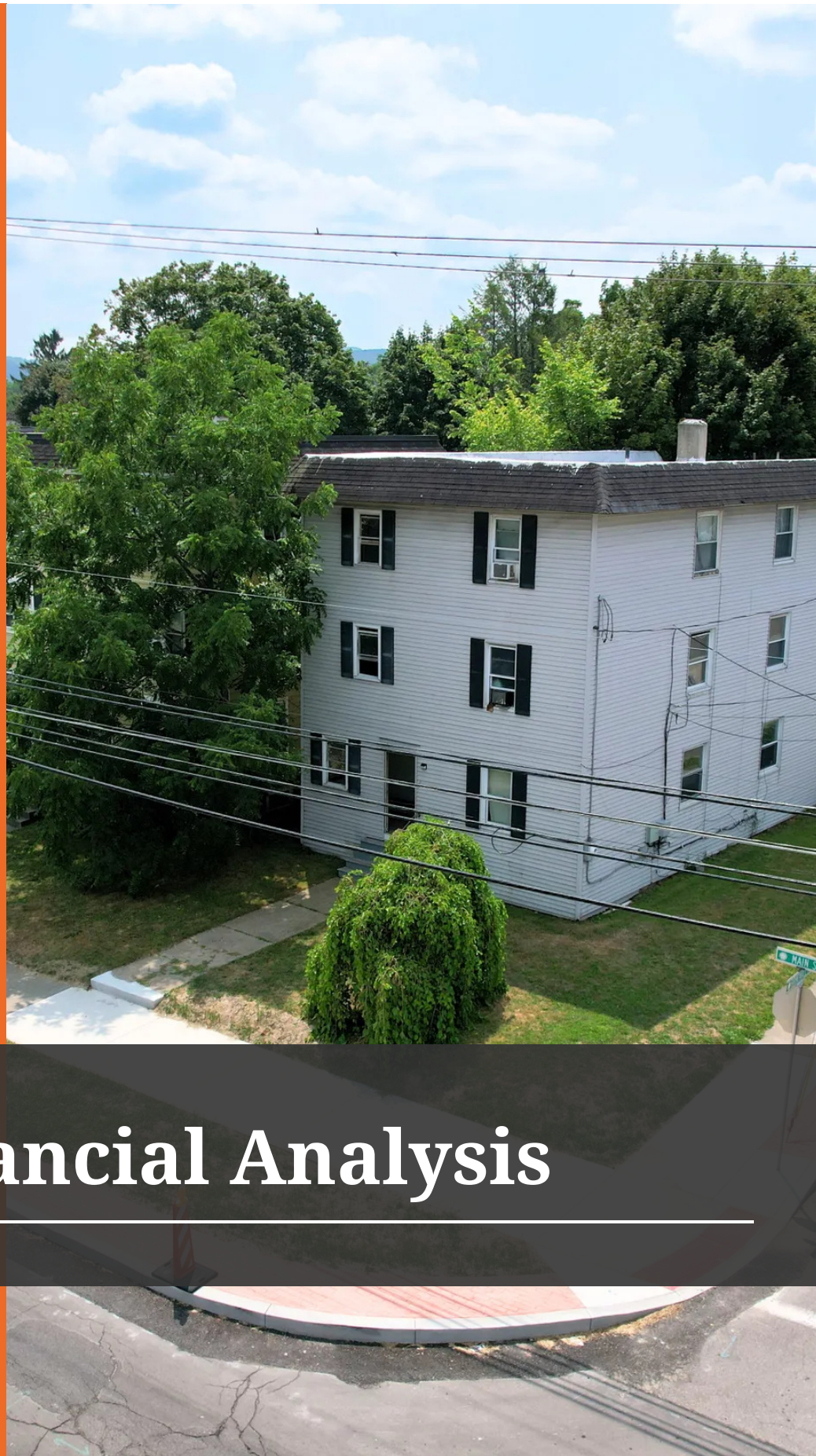
DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,600	5,910	16,875
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	687	2,663	7,724
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$55,348	\$59,413	\$68,158
AVERAGE HOUSE VALUE	\$136,221	\$129,699	\$148,791

2020 American Community Survey (ACS)



Financial Analysis

INCOME & EXPENSES



INCOME SUMMARY 325 MAIN ST

VACANCY COST (\$3,210)

GROSS INCOME \$60,990

EXPENSES SUMMARY 325 MAIN ST

MANAGEMENT \$6,420

TAXES \$6,072

INSURANCE \$2,819

LEGAL AND PROFESSIONAL AND LEASING \$1,500

SUPPLIES AND MATERIALS \$500

REPAIRS AND MAINTENANCE \$1,620

UTILITIES \$4,000

OPERATING EXPENSES \$22,931

NET OPERATING INCOME \$38,059

The SVN Difference

The SVN® Brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition. Nearly four decades later, that unique approach remains our key differentiator.

SVN was built on the belief that proactively cooperating and collaborating with the entire commercial real estate community is the right thing to do for our clients - and the **best way to ensure maximum value** for a property. When a client chooses SVN, they mobilize the entire SVN organization and its **trusted network of relationships** to act on their behalf.

We **share data, knowledge, and opportunities** across the brokerage community through our Shared Value Network®, giving our offices and Advisors **access to more deals, greater visibility, and unmatched earning potential**. SVN is proud to be the only Employee-Owned Public Benefit Corporation in commercial real estate. Our mission is to **drive strong business performance** while making a **positive, lasting impact** - for our clients, our colleagues, our communities, and the industry as a whole.

This belief in a Shared Value Network® is what forms the foundation of the SVN Difference.



SVN® Core Services & Specialty Practices

Our **SVN® Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to **network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION





Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

520 COLUMBIA DR.
SUITE 103
JOHNSON CITY, NY
13790



SVNINNOVATIVE.COM