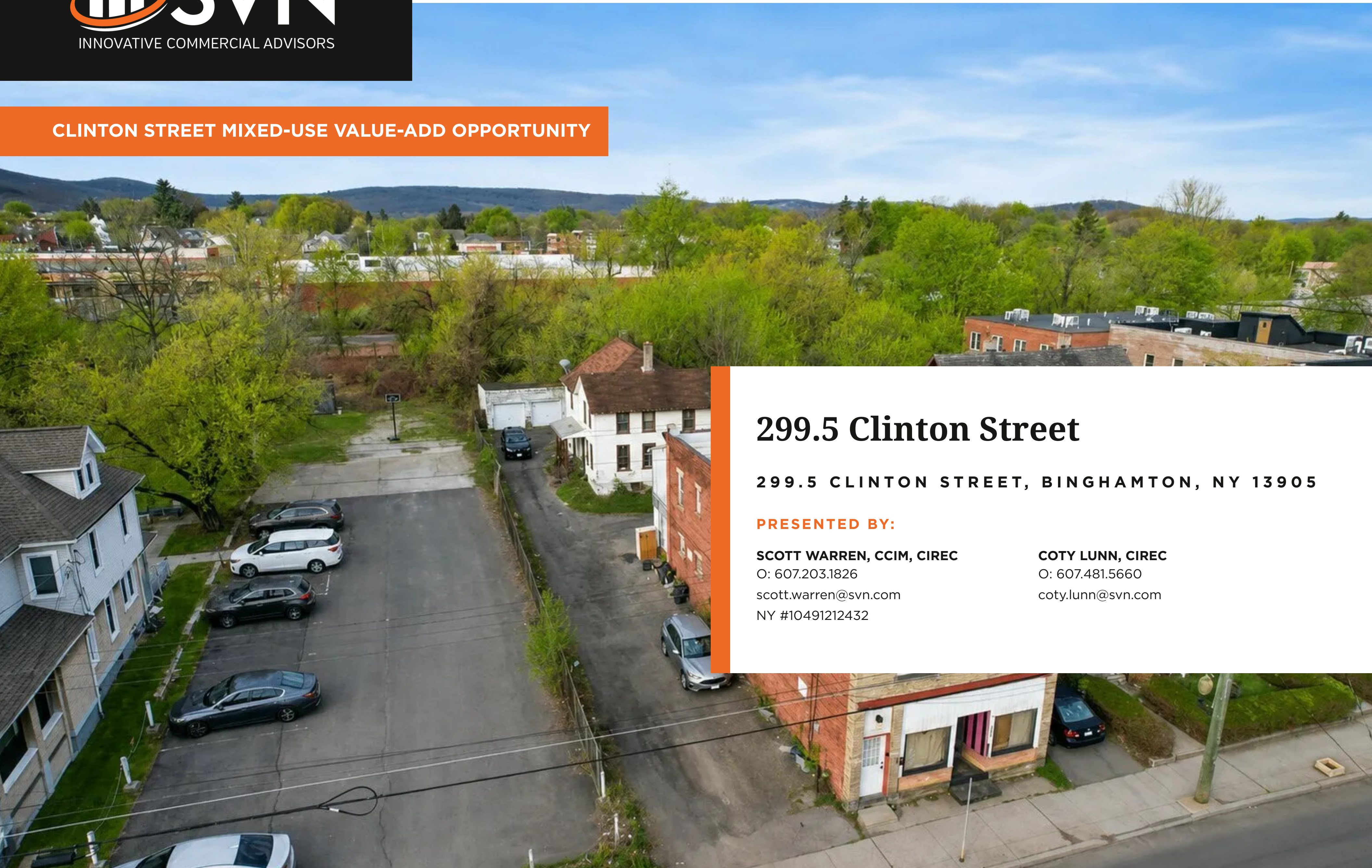
Offering Memorandum

SVN
INNOVATIVE COMMERCIAL ADVISORS

CLINTON STREET MIXED-USE VALUE-ADD OPPORTUNITY



299.5 Clinton Street

299.5 CLINTON STREET, BINGHAMTON, NY 13905

PRESENTED BY:

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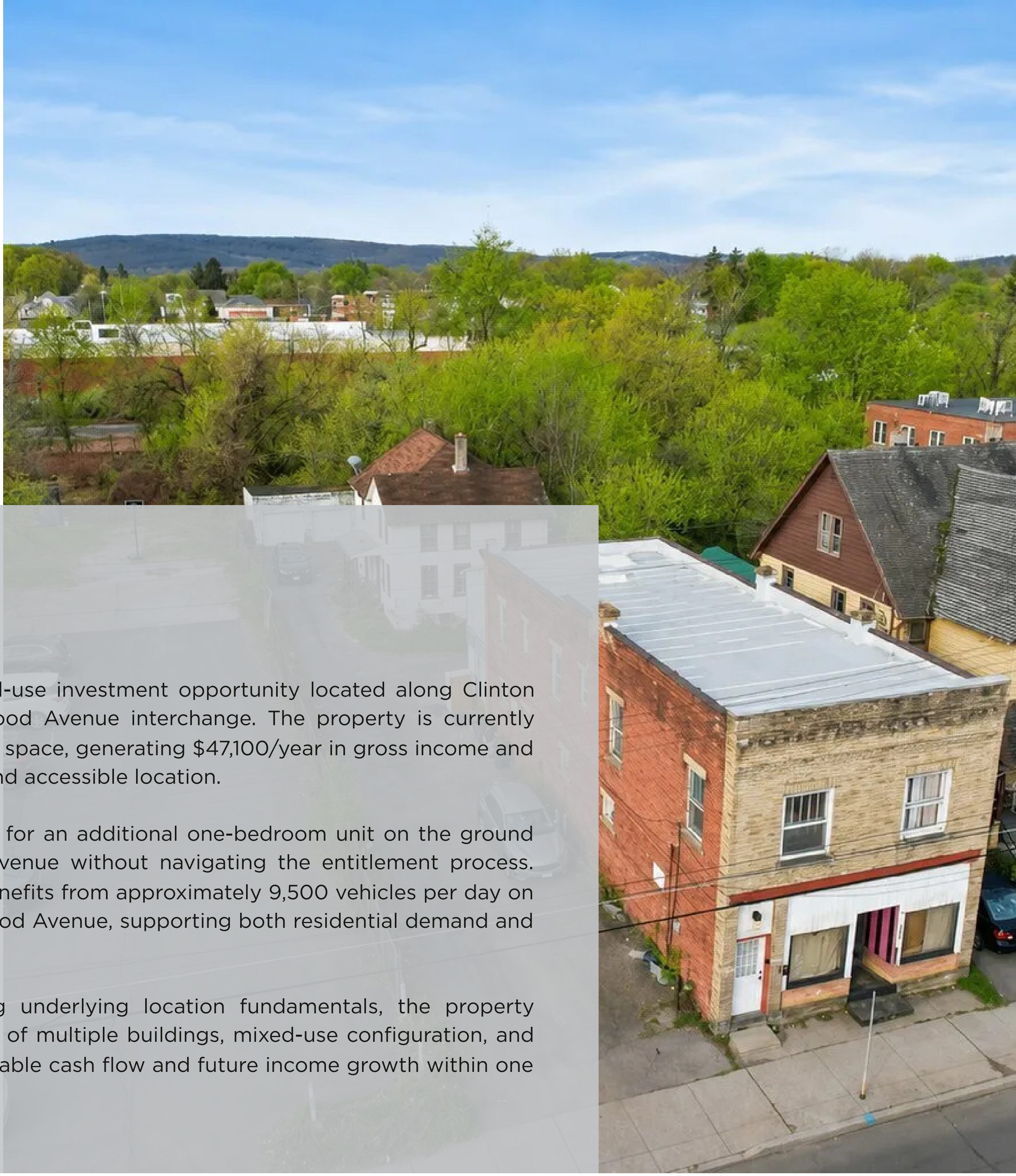
Property Information

PROPERTY SUMMARY

299.5 CLINTON STREET

299.5 CLINTON STREET
BINGHAMTON, NY 13905

OFFERING SUMMARY	
SALE PRICE:	**$292,500**
BUILDING SIZE:	2,852 SF
CAP RATE:	8.02%



PROPERTY SUMMARY

Offered for sale is an 8-bed, 5-bath, two-building mixed-use investment opportunity located along Clinton Street in Binghamton, just two blocks from the Glenwood Avenue interchange. The property is currently configured with four residential units and one commercial space, generating $47,100/year in gross income and providing a balanced income stream in a well-trafficked and accessible location.

The asset offers immediate upside through pre-approval for an additional one-bedroom unit on the ground floor, allowing a new owner to increase density and revenue without navigating the entitlement process. Positioned along a highly visible corridor, the property benefits from approximately 9,500 vehicles per day on Clinton Street and over 7,500 vehicles per day on Glenwood Avenue, supporting both residential demand and commercial exposure.

With in-place income, expansion potential, and strong underlying location fundamentals, the property presents a clear value-add opportunity. The combination of multiple buildings, mixed-use configuration, and additional unit potential positions this offering for both stable cash flow and future income growth within one of Binghamton's established commercial corridors.

PROPERTY HIGHLIGHTS

- Two-building mixed-use investment with 4 residential units and 1 commercial space
- Pre-approval in place for an additional one-bedroom unit, creating immediate upside
- Located two blocks from the Glenwood Avenue interchange with strong accessibility
- High-visibility corridor with approximately 9,500 vehicles per day on Clinton Street
- Diversified income stream with both residential and commercial tenancy
- In-place cash flow with potential to increase revenue through added unit
- Positioned within a proven Binghamton submarket supporting long-term occupancy

MIXED-USE ASSET

PRIME LOCATION

DIVERSIFIED INCOME

PROPERTY PHOTOS

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Location Information

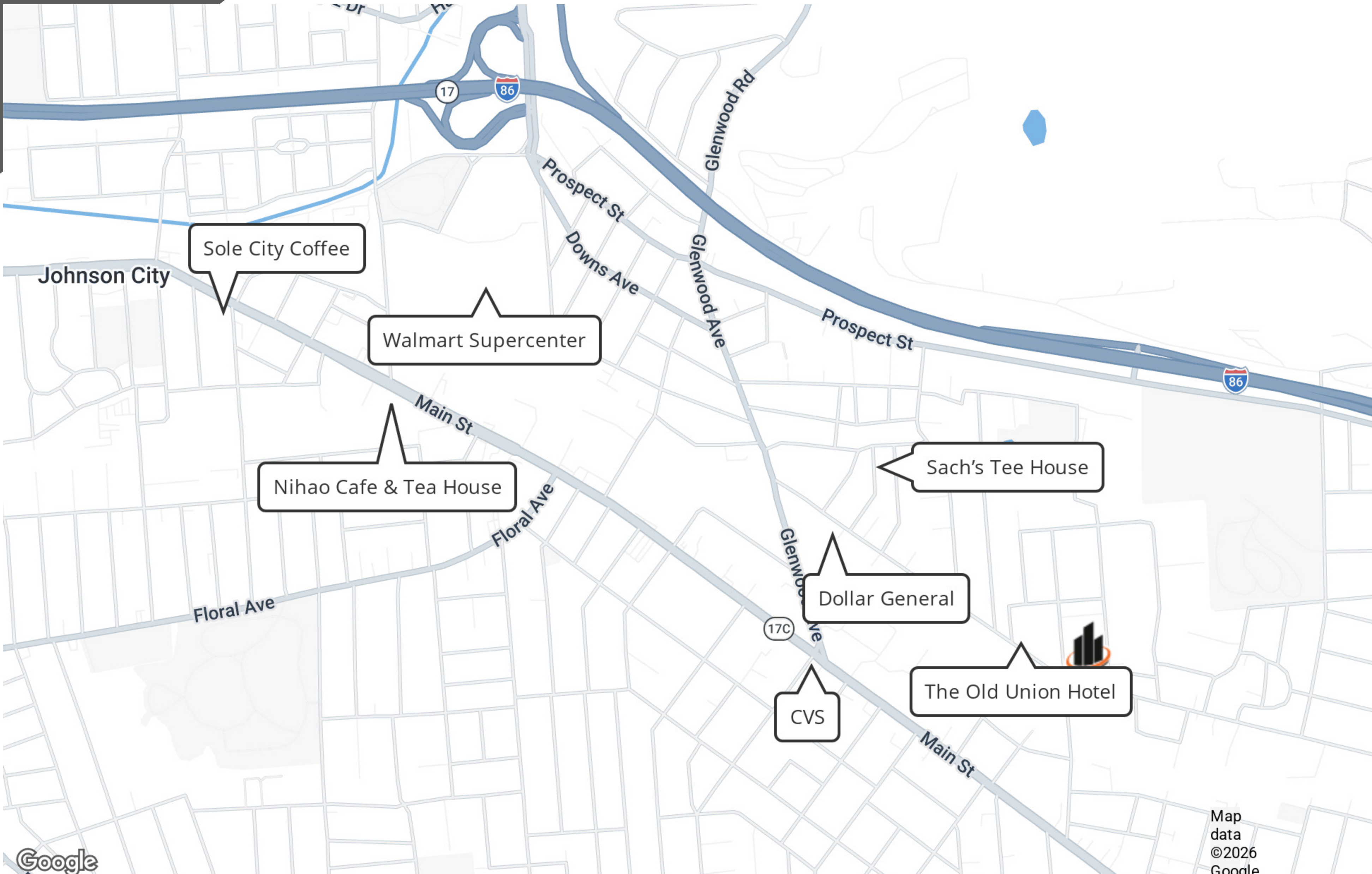
LOCATION DESCRIPTION

299 Clinton Street is positioned along one of Binghamton's primary commercial corridors, just two blocks from the Glenwood Avenue interchange. This section of Clinton Street serves as a key connector between the City's North Side, Downtown, and surrounding residential neighborhoods, supporting consistent traffic flow and daily activity.

The property benefits from immediate access to Interstate 86, providing efficient regional connectivity throughout the Southern Tier. Clinton Street is characterized by a mix of neighborhood retail, service-oriented businesses, and residential housing, creating a stable environment for both commercial and residential tenancy.

With traffic counts approaching 10,000 vehicles per day on Clinton Street and over 7,500 on Glenwood Avenue, the location offers strong visibility and accessibility. The surrounding area continues to support workforce housing demand and neighborhood commerce, reinforcing long-term occupancy and investment stability.

RETAILER MAP



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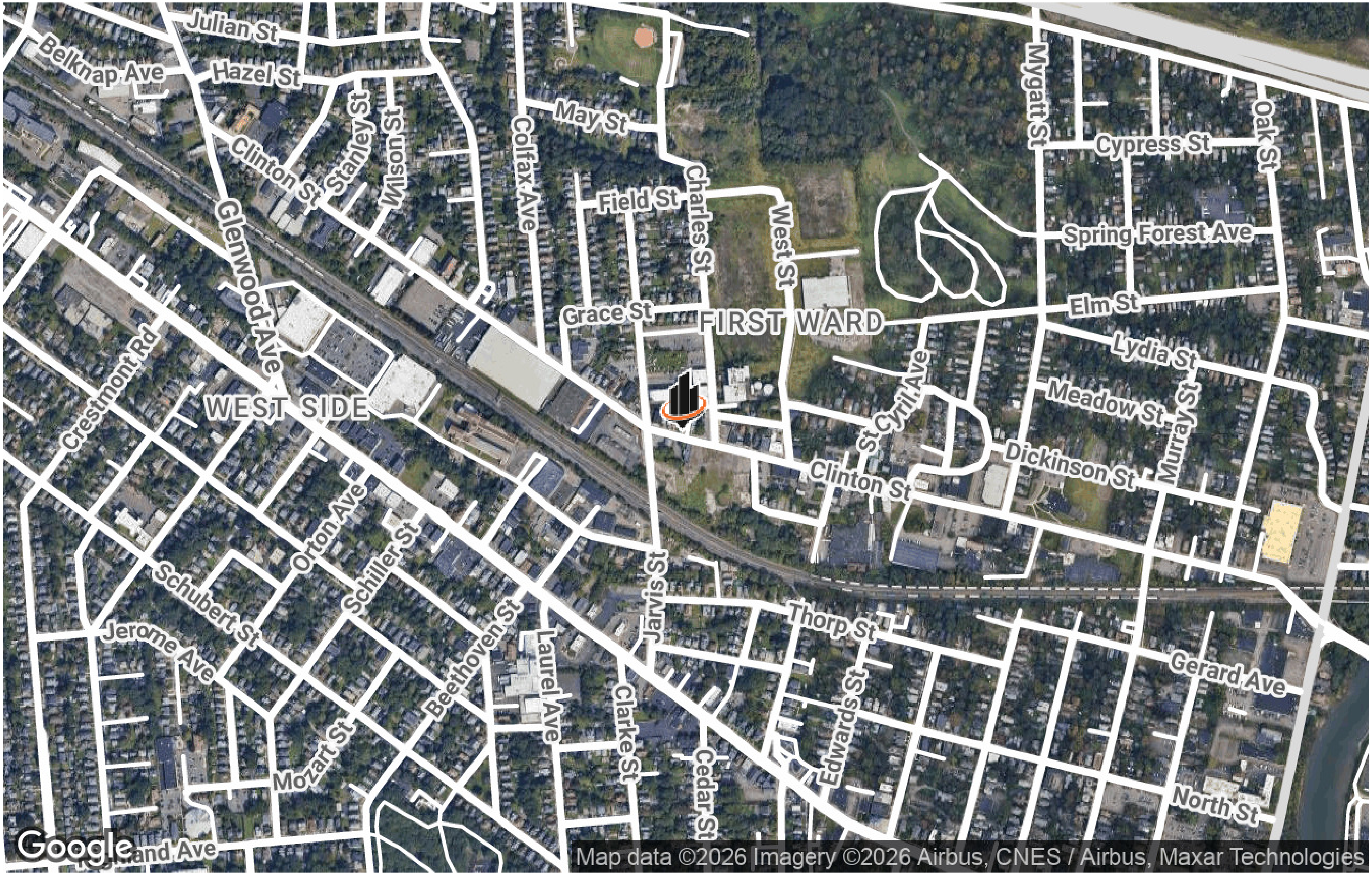
AERIAL MAP



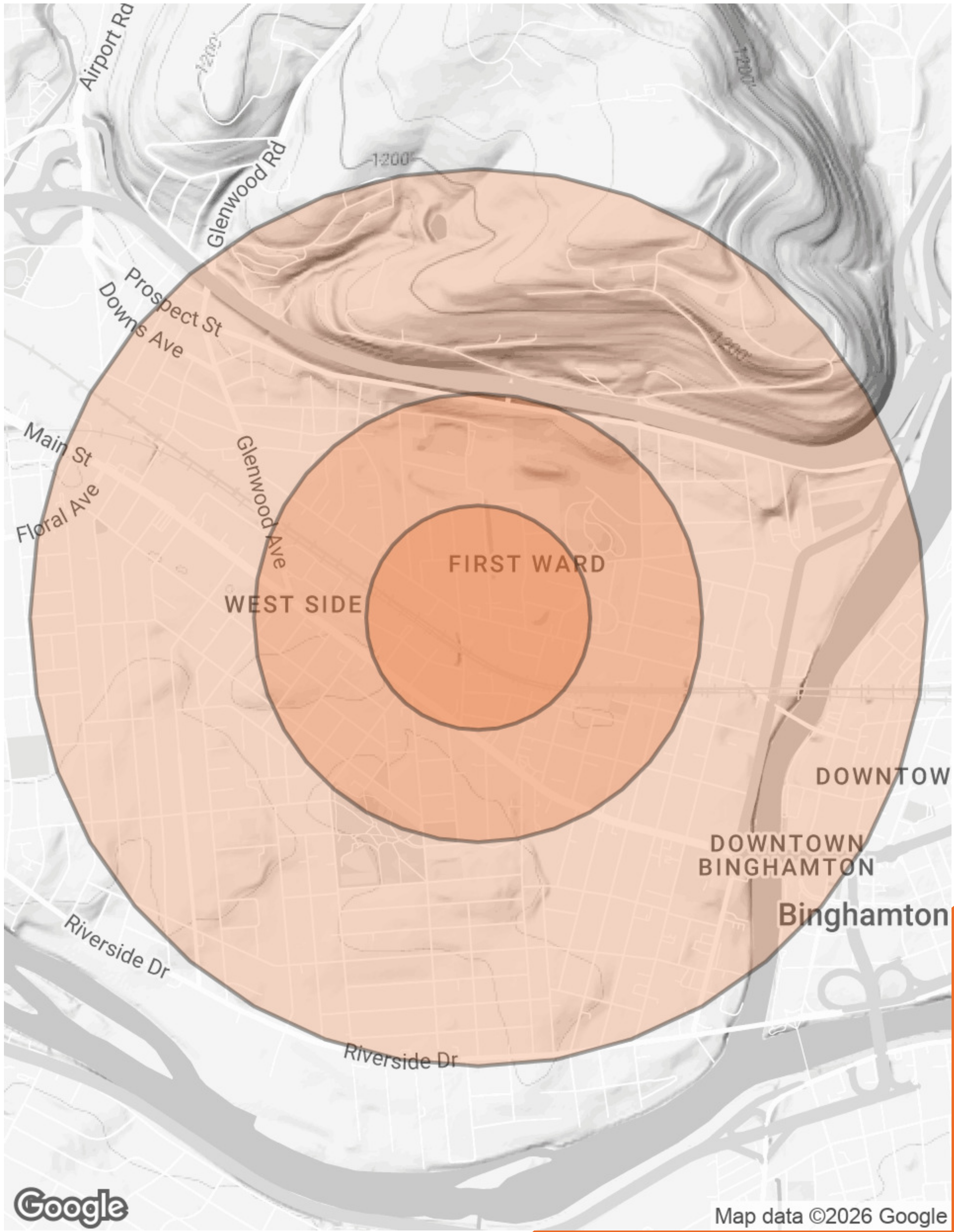
Julian St
Belknap Ave
Hazel St
Clinton St
Stanley St
Wilson St
Colfax Ave
May St
Field St
Charles St
West St
Mygatt St
Cypress St
Oak St
Spring Forest Ave
Glenwood Ave
Grace St
FIRST WARD
Elm St
Lydia St
Meadow St
Murray St
St Cyril Ave
Dickinson St
Crestmont Rd
WEST SIDE
Clinton St
Orton Ave
Schiller St
Jarvis St
Thorp St
Schubert St
Jerome Ave
Beethoven St
Laurel Ave
Clarke St
Edwards St
Gerard Ave
Mozart St
Cedar St
North St
Google
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,061	6,198	20,294
AVERAGE AGE	30.4	28.7	33.6
AVERAGE AGE (MALE)	28.7	28.9	32.5
AVERAGE AGE (FEMALE)	32.4	30.7	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	427	2,426	8,442
# OF PERSONS PER HH	2.5	2.6	2.4
AVERAGE HH INCOME	$56,237	$58,017	$69,657
AVERAGE HOUSE VALUE	$100,626	$112,660	$131,210

2023 American Community Survey (ACS)



Property Analysis

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	2	1	$725	$1,188	-	-	-
2	2	1	$825	$1,188	-	-	-
3	2	1	$1,100	$1,188	-	-	-
4	2	1	$1,275	$1,188	-	-	-
C1	-	-	-	$1,200	-	-	-
TOTALS			**$3,925**	**$5,952**	**$0.00**		
AVERAGES			**$981**	**$1,190**			

INCOME & EXPENSES

INCOME SUMMARY	299.5 CLINTON STREET
VACANCY COST	($2,355)
GROSS INCOME	**$44,745**

EXPENSES SUMMARY	299.5 CLINTON STREET
MANAGEMENT	$4,475
TAXES	$9,375
INSURANCE	$2,550
ELECTRIC	$500
GAS	$500
WATER/SEWER	$1,650
REPAIRS/MAINTENANCE	$2,237
OPERATING EXPENSES	**$21,287**
NET OPERATING INCOME	**$23,458**

THE SVN BRAND

- Founded in 1987
- A **globally recognized** brand
- Local **independent ownership** combined with a **global support** network
- **225+ Offices** across the globe (and expanding)
- **Accelerated growth** through the **collective strength** of our network
- **Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration and organized competition**
- A franchise business model that supports **entrepreneurial growth and autonomy**
- Over **2,000 Advisors** and staff
- **7+7** Core Services & Specialty Practice Areas
- **More offices in the US** than any other CRE company
- Comprehensive **training & support**
- Commitment to working togther to creat **amazing value** with our clients, colleagues and our communities

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.

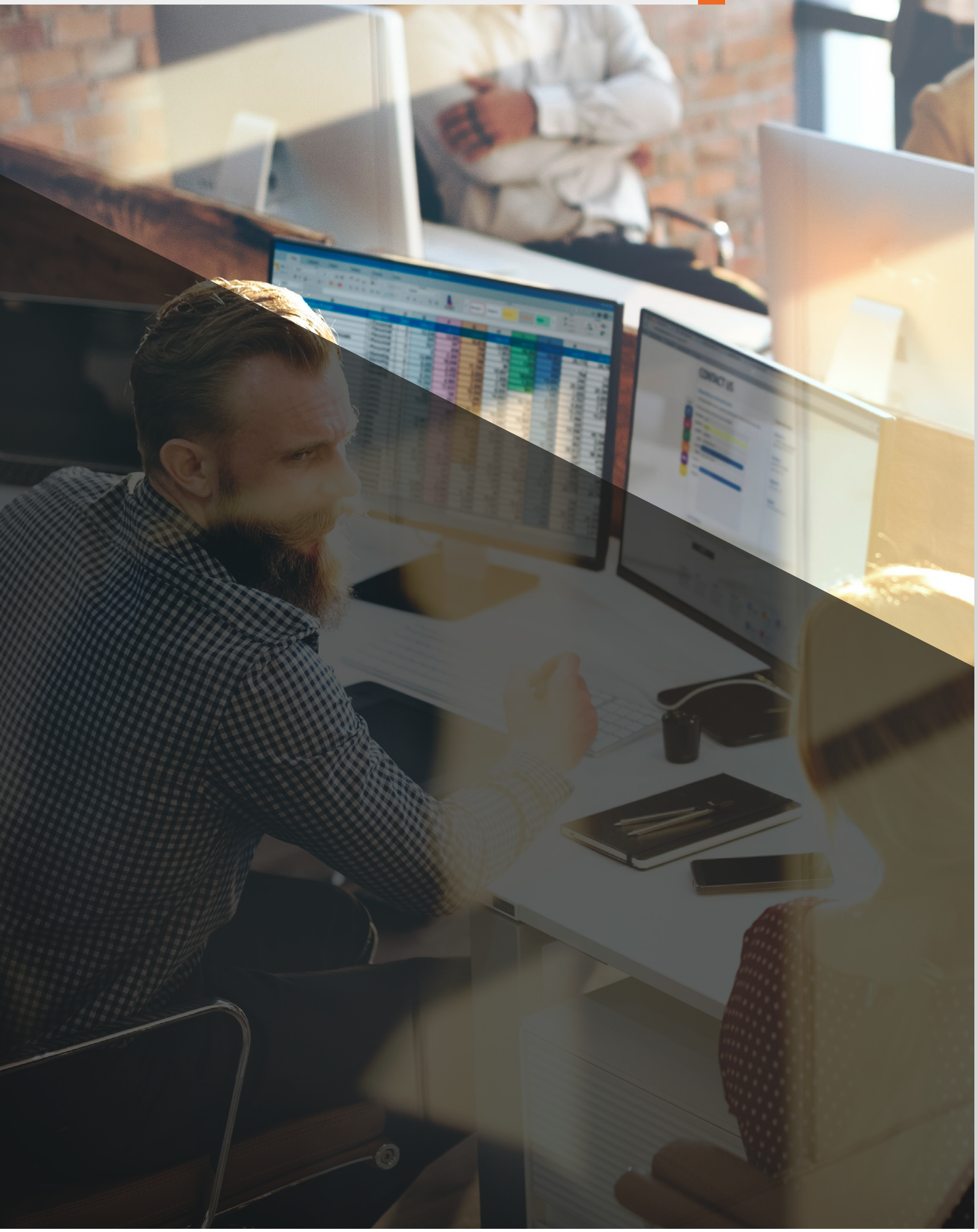
SPECIALTY PRACTICES

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

CORE SERVICES

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

MARKETING PLATFORM



- PROPERTY SIGNAGE
- PROPERTY POSTCARDS
- REGIONAL EMAIL BLAST
- CRE FEATURED PROPERTY BLAST
- SVN NATIONAL BLAST EMAIL
- BUILDOUT PROPERTY & MARKETING PLATFORM
- DIRECT EMAIL, MAIL & PHONE CALLS
- MARKETING & SOCIAL MEDIA TEMPLATES
- SOCIAL MEDIA & PROMOTION
- INTERACTIVE APPS
- WEEKLY FEATURED PROPERTIES

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.

SVN
COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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