

MIXED-USE: 3 APARTMENTS + RETAIL LIQUOR ST

2 Matteson St

Greene, NY 13778

OFFERING MEMORANDUM



HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com





TABLE OF CONTENTS

Mixed-use: 3 apartments + retail liquor store Property For Sale

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DETAILS & HIGHLIGHTS	5
RENT ROLL	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
LOCATION MAP	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR BIOS	12
ADVISOR BIO 1	13

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Yaman Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Yaman Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Yaman Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Yaman Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Yaman Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

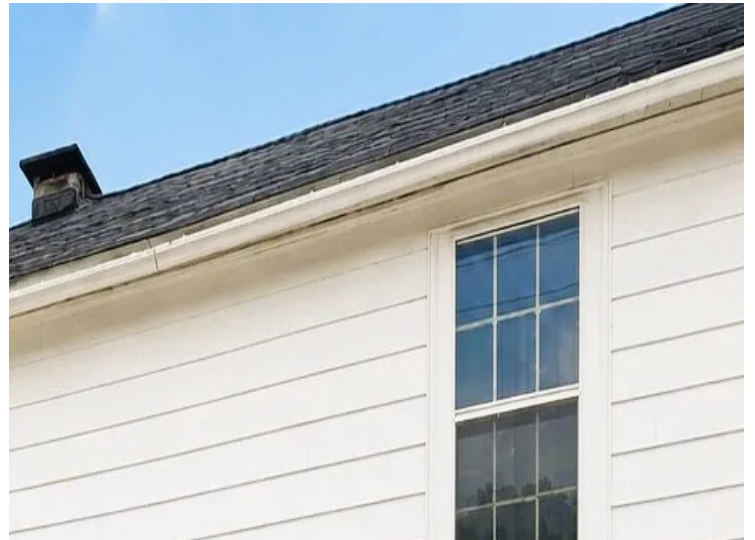
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com

Property Information

Greene, NY 13778



HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com



PROPERTY SUMMARY

Mixed-use: 3 apartments + retail liquor store Property For Sale



PROPERTY DESCRIPTION

2 Matteson Street is presented as a mixed-use investment opportunity consisting of three apartments plus the Greene Spirits retail liquor store. The real estate, business name, and approximately \$50,000 of inventory are intended to convey with the sale, creating a turn-key opportunity for an owner-operator or investor.

The sale package includes the Greene Spirits business and trade name, together with approximately \$50,000 of inventory. No liquor-store operating revenue, COGS, payroll, license value, or other business-level expenses are included in the real estate pro forma because a business P&L was not provided.

For underwriting purposes, the retail space is modeled at an estimated market lease of \$1,200 per month. This allows investors to analyze the real estate income independently from business operations.

OFFERING SUMMARY

Sale Price:	\$389,000
Number of Units:	4
Lot Size:	0.07 Acres
Building Size:	4,644 SF
NOI:	\$34,301.00
Cap Rate:	8.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	29	123
Total Population	19	70	278
Average HH Income	\$105,569	\$92,494	\$83,903

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com



PROPERTY DETAILS & HIGHLIGHTS

Mixed-use: 3 apartments + retail liquor store Property For Sale

Property Type	Mixed-use: 3 apartments + retail liquor store
Property Subtype	Street Retail
APN	083001-236.2-2-21
Building Size	4,644 SF
Lot Size	0.07 Acres
Building Class	C
Year Built	1866
Number of Floors	2
Number of Buildings	1

Greene Spirits - business and name convey

The sale package includes the Greene Spirits business and trade name, together with approximately \$50,000 of inventory. No liquor-store operating revenue, COGS, payroll, license value, or other business-level expenses are included in the real estate pro forma because a business P&L was not provided.

For underwriting purposes, the retail space is modeled at an estimated market lease of \$1,200 per month. This allows investors to analyze the real estate income independently from business operations.



- Mixed-use income property with operating liquor store included
- Greene Spirits business name and approximately \$50,000 of inventory convey with sale
- Turn-key opportunity for owner-operator or investor
- Only liquor store in Greene, New York serving surrounding area for several miles
- Three apartments plus retail liquor store
- Tenants pay their own utilities

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com



RENT ROLL

Mixed-use: 3 apartments + retail liquor store Property For Sale

SUITE	MARKET RENT	MARKET RENT / SF	ANNUAL RENT
Apartment 1	\$650	-	\$7,800
Apartment 2	\$1,200	-	\$14,400
Apartment 3	\$1,000	-	\$12,000
Retail Liquor store	\$1,200	-	\$14,400
TOTALS	\$4,050	\$0.00	\$48,600
AVERAGES	\$1,013		\$12,150

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com



ADDITIONAL PHOTOS

Mixed-use: 3 apartments + retail liquor store Property For Sale



HERIBERTO PEZZINO
Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

Location Information

Greene, NY 13778



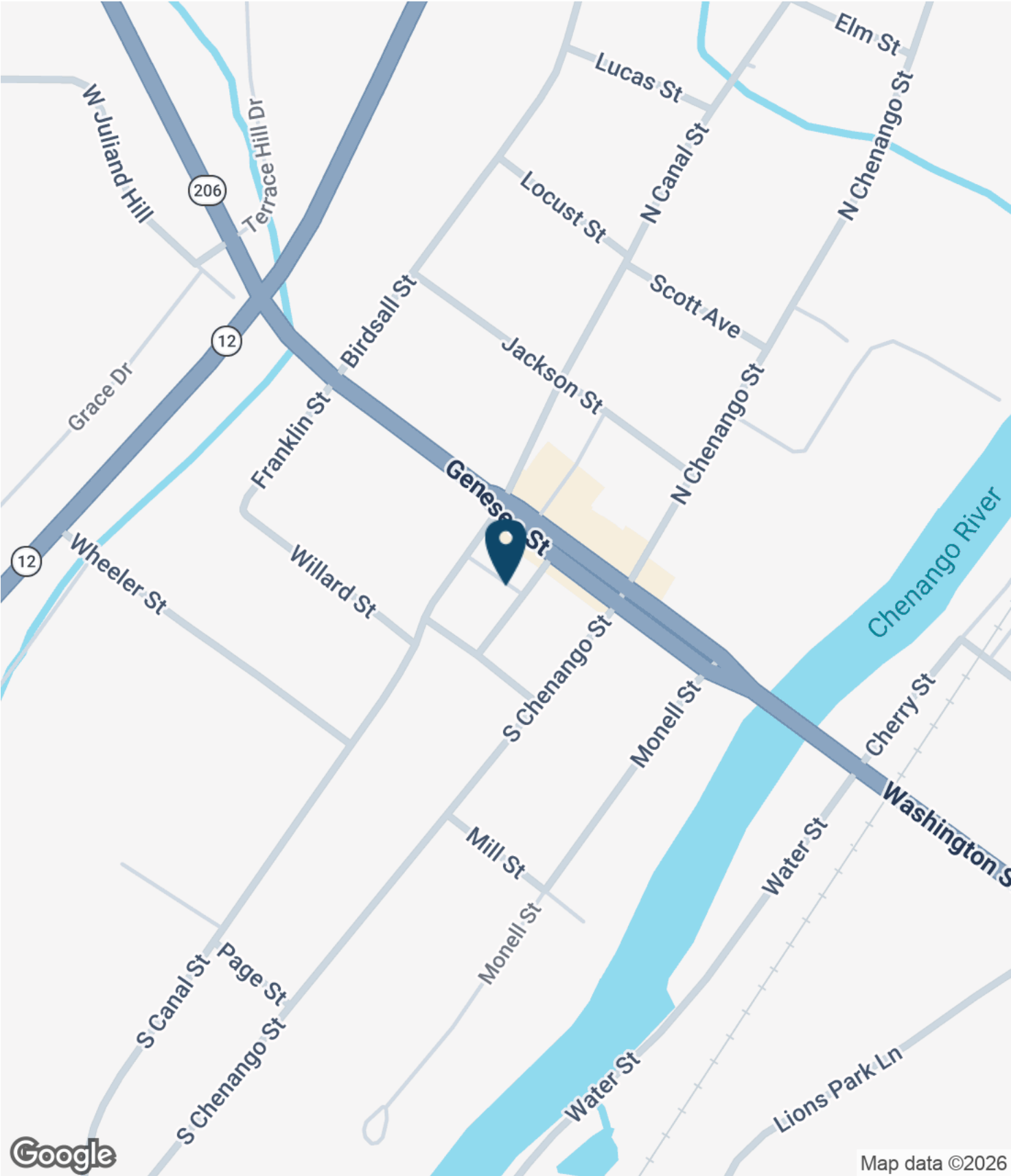
HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezino@yaman.com



LOCATION MAP

Mixed-use: 3 apartments + retail liquor store Property For Sale



HERIBERTO PEZZINO
Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

Demographics

Greene, NY 13778



HERIBERTO PEZZINO

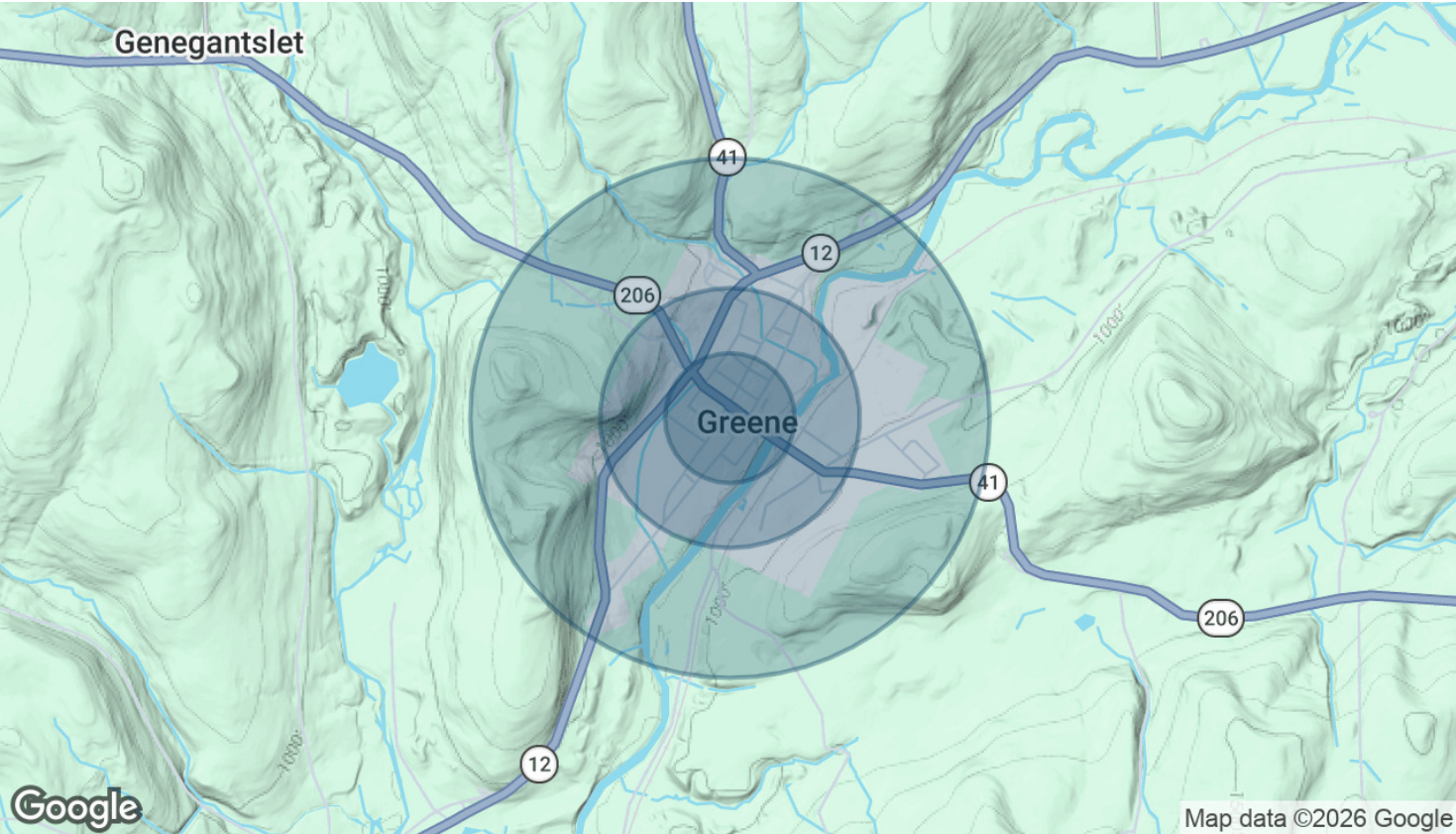
Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com





DEMOGRAPHICS MAP & REPORT

Mixed-use: 3 apartments + retail liquor store Property For Sale



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	19	70	278
Average Age	46.7	46.0	44.6
Average Age (Male)	44.6	43.9	42.7
Average Age (Female)	47.5	46.9	45.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	29	123
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$105,569	\$92,494	\$83,903
Average House Value	\$336,200	\$185,529	\$174,537

2023 American Community Survey (ACS)

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com

Advisor Bios

Greene, NY 13778



HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com



ADVISOR BIO 1

Mixed-use: 3 apartments + retail liquor store Property For Sale



HERIBERTO PEZZINO

Licensed Real Estate Salesperson

epezzino@yaman.com

Direct: **607.372.3214**

PROFESSIONAL BACKGROUND

Born and raised in Upstate New York, I have always been deeply connected to the Greater Binghamton area. As both an athlete and a dedicated student, I grew up with a passion for teamwork and discipline, which shaped my career and life. Over the years, I've worn many hats—coach, mentor, entrepreneur—and have become a dedicated community advocate and successful business leader.

With a degree in sports management with a concentration in business from the University of Phoenix, I transitioned my skills into the restaurant industry, owning and managing several successful establishments. I've also been actively involved in real estate acquisitions for over 20 years, furthering my expertise in business management, negotiation, and customer satisfaction. My commitment to the local community is unwavering, and I take immense pride in giving back, both through donations and volunteering my time to support local charities and causes. Above all, my most cherished role is being a father to 8 incredible children.

Now, as part of the esteemed Yaman Real Estate team of true professionals, I leverage the collective expertise and reputation of a renowned brokerage to provide my clients with the highest standard of service. The Yaman team's commitment to professionalism, integrity, and success aligns perfectly with my personal mission to always deliver excellence in every transaction.

Over the past year, I've made significant strides in real estate. My work at Yaman Real Estate and as a developer has positioned me as a key player in the local market, focusing on strategic growth and profitable investments.

I've structured several high-profile real estate deals, including the ongoing development of Riverside Gardens, a project aimed at revitalizing the community while providing sustainable housing solutions. My ability to negotiate and bring value to my clients has been a cornerstone of these deals.

Community Engagement and Charitable Contributions: Continuing my commitment to giving back, I've donated both time and resources to various local charities and community-driven initiatives, making an impact where it counts most.

Coaching and Mentoring: My love for sports continues as I coach youth and adult baseball teams, instilling values of teamwork, dedication, and perseverance. Coaching allows me to give back to the community in ways that foster growth and personal development in young athletes.

Recognition in Business and Leadership: Over the past year, I've been recognized for my work in real estate. These accolades highlight my dedication to excellence, strong work ethic, and ability to produce results that exceed expectations.

With more than 20 years of experience as a business owner and coach, I bring a unique blend of leadership, motivation, and industry expertise to my role as a real estate professional at Yaman Real Estate. My ability to compete at the highest level, coupled with a relentless drive to succeed, ensures that I deliver unparalleled results for both my team and my clients. Whether closing a complex deal or leading a new project, I strive to exceed expectations at every turn. My perseverance, commitment to excellence, and dedication to building lasting relationships ensure that those who trust in my abilities can always count on the best effort and the finest results.

Yaman Commercial
185 Clinton Avenue,
Cortland, NY 13045
607.753.9644

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
607.372.3214
epezzino@yaman.com