Offering Memorandum

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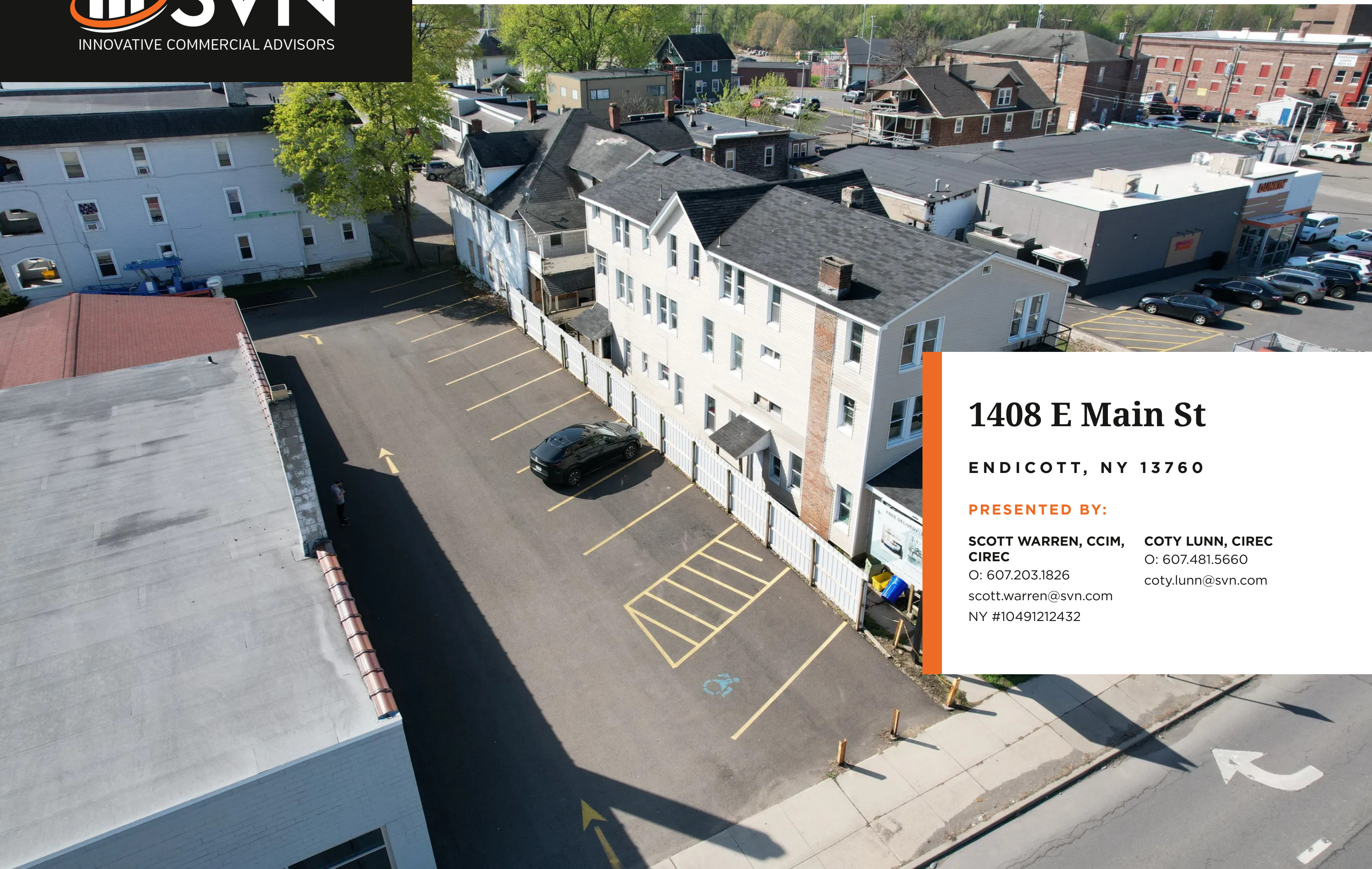
INNOVATIVE COMMERCIAL ADVISORS



1408 E Main St

ENDICOTT, NY 13760

PRESENTED BY:

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The Team

MEET THE TEAM

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Property Information

PROPERTY SUMMARY

1408 E MAIN ST

ENDICOTT, NY 13760

OFFERING SUMMARY	
SALE PRICE:	$287,500
BUILDING SIZE:	8,264 SF
CAP RATE:	16.12%

PROPERTY SUMMARY

Offered for sale is a 10-unit multifamily asset located along East Main Street in Endicott, New York, a well-traveled corridor with consistent demand and convenient access to surrounding amenities. Positioned directly adjacent to a Dunkin' location and within close proximity to Route 26 and public transportation routes, the property benefits from strong tenant accessibility and day-to-day convenience.

The property consists of 2 residential buildings, with 6 apartments in the front building and 4 apartments in the rear building. The unit mix includes 1-, 2-, and 3-bedroom apartments, providing broad tenant appeal and leasing flexibility. Each unit is separately metered for electric and features electric baseboard heating along with individual hot water heaters, creating a streamlined utility structure. Tenants are responsible for their own electric usage, while the landlord currently covers gas, water, sewer, and garbage.

An additional value-add opportunity exists through the potential acquisition of the neighboring lot at 1406 E Main Street, which is under separate ownership and may be available for purchase to provide additional parking.

With in-place income and a manageable operating profile, the property presents a straightforward investment opportunity. The combination of location, unit mix, utility configuration, and potential for expanded parking supports stable occupancy while offering opportunities to further optimize operations and improve overall returns.

PROPERTY HIGHLIGHTS

- 6-unit multifamily property with a diverse unit mix of 1-, 2-, and 3-bedroom apartments
- Located on East Main Street with strong visibility and direct access to Route 26
- Adjacent to Dunkin' and near established retail and service amenities
- Separately metered electric with baseboard heat and individual hot water heaters in each unit
- Tenants responsible for electric, supporting a simplified operating structure
- In-place income with opportunity to improve expense efficiency and overall returns

DIVERSE UNIT MIX

PRIME LOCATION

IN-PLACE INCOME

PROPERTY PHOTOS

Location Information

LOCATION DESCRIPTION

1408 East Main Street is positioned along one of Endicott's primary commercial corridors, offering strong visibility and direct connectivity throughout the Village of Endicott and surrounding communities. East Main Street serves as a key east-west route, linking residential neighborhoods with retail, service, and employment centers.

The property benefits from immediate access to Route 26, providing efficient travel to Binghamton, Johnson City, and other parts of Broome County. Public transportation is readily available along Main Street, supporting consistent tenant demand and accessibility.

Surrounding the property is a mix of established local businesses and national retailers, including Dunkin', contributing to steady foot traffic and convenience for residents. The area continues to benefit from ongoing regional investment and a stable rental base, making it a reliable multifamily location within the Southern Tier.

RETAILER MAP

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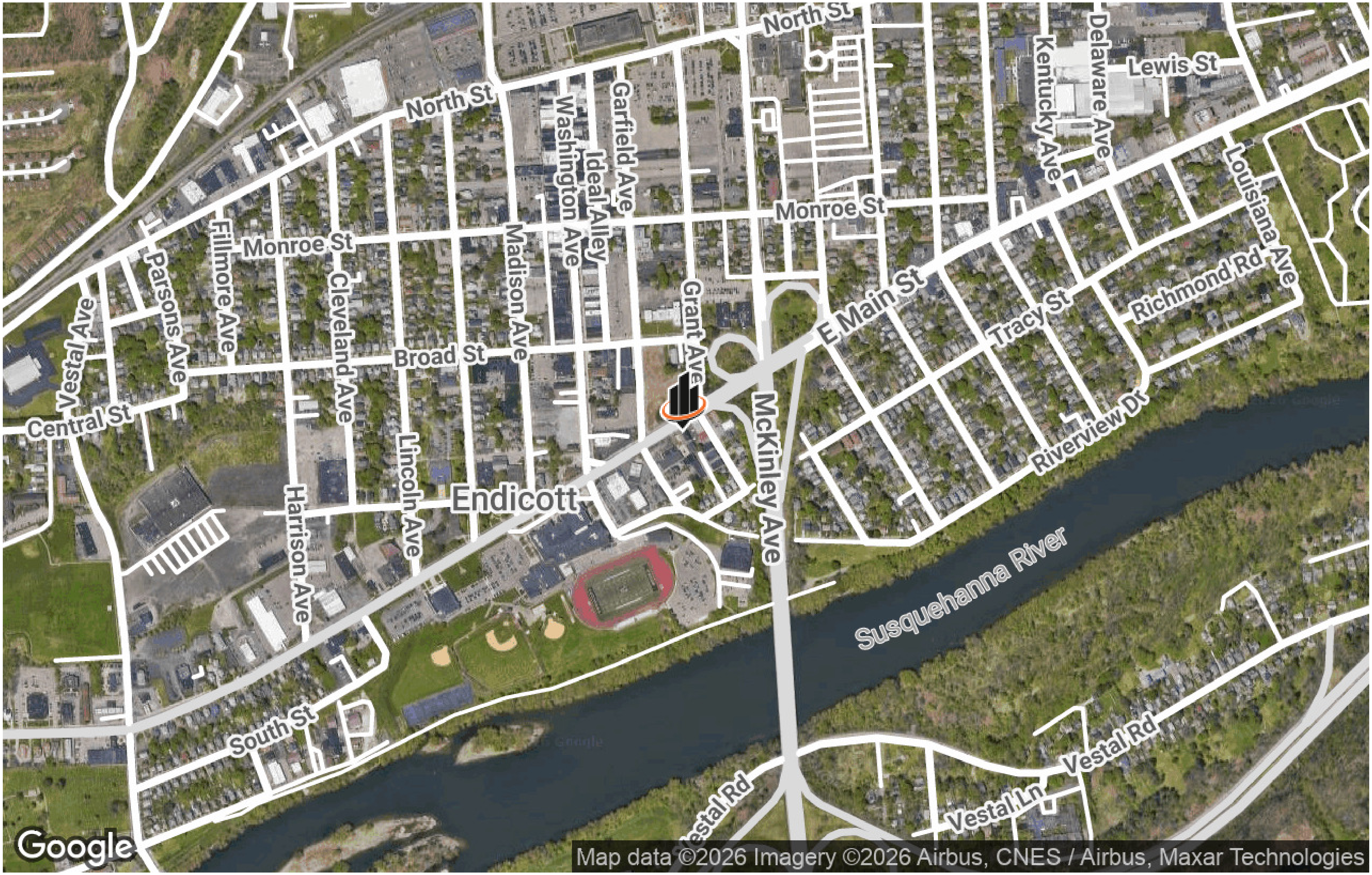
AERIAL MAP


North St
North St
Lewis St
Kentucky Ave
Delaware Ave
Washington Ave
Ideal Alley
Garfield Ave
Monroe St
Monroe St
Fillmore Ave
Parsons Ave
Cleveland Ave
Madison Ave
Grant Ave
E Main St
Tracy St
Richmond Rd
Louisiana Ave
Vestal Ave
Broad St
Central St
McKinley Ave
Riverview Dr
Lincoln Ave
Endicott
Harrison Ave
Susquehanna River
South St
Vestal Rd
Vestal Rd
Vestal Ln
Google
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

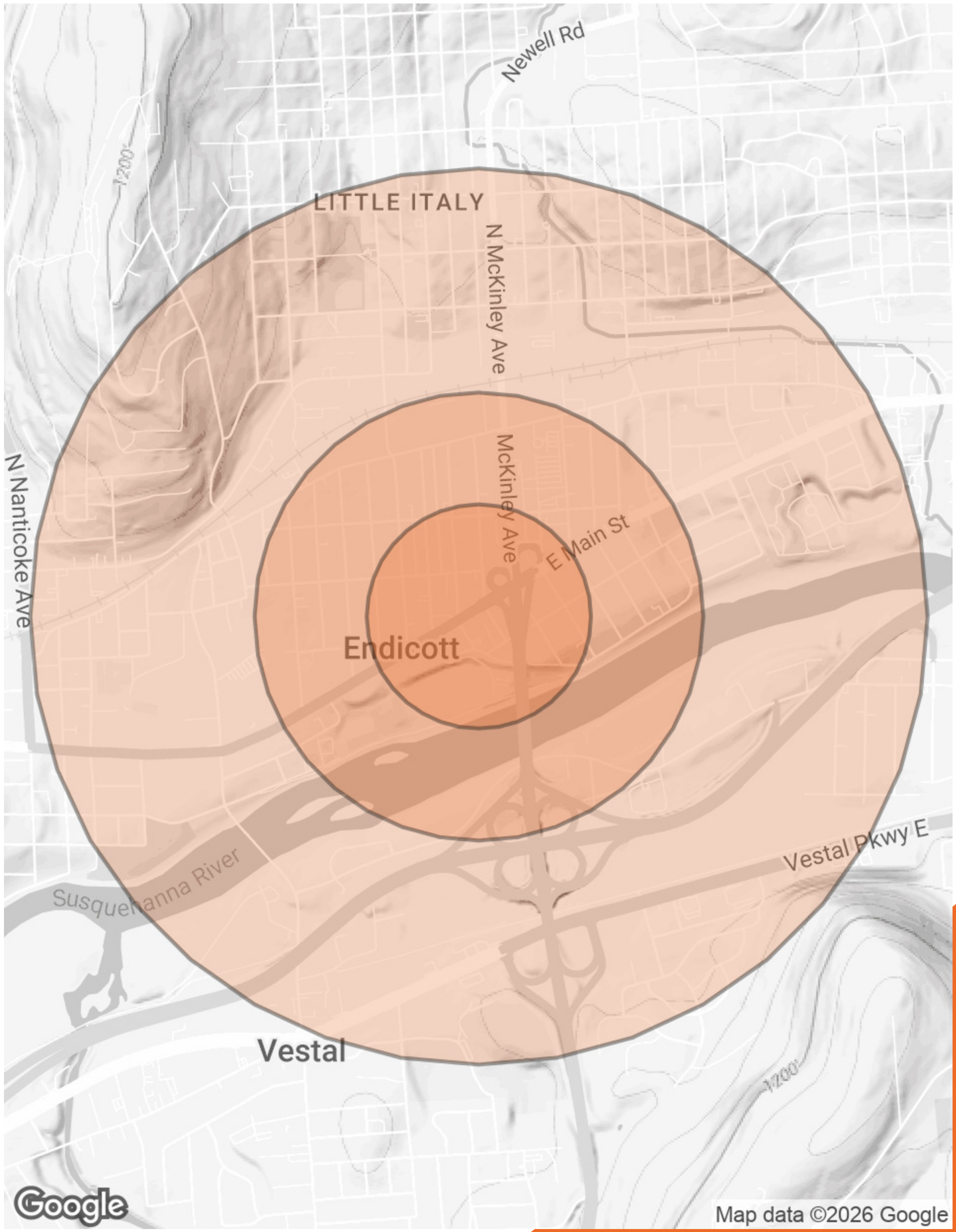
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,009	3,802	11,351
AVERAGE AGE	39.3	36.9	37.2
AVERAGE AGE (MALE)	40.8	38.5	37.8
AVERAGE AGE (FEMALE)	37.3	33.7	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	484	1,697	5,233
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	$54,561	$52,580	$58,607
AVERAGE HOUSE VALUE	$108,495	$107,045	$121,547

2023 American Community Survey (ACS)



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Property Analysis

INCOME & EXPENSES

INCOME SUMMARY	
VACANCY COST	($3,825)
GROSS INCOME	**$72,675**

EXPENSES SUMMARY	
MANAGEMENT	$7,268
TAXES	$7,574
INSURANCE	$2,850
ELECTRIC	$1,500
GAS	$1,500
WATER/SEWER	$2,000
REPAIRS/MAINTENANCE	$3,634
OPERATING EXPENSES	**$26,325**

NET OPERATING INCOME	**$46,350**

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

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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.

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Collective Strength, Accelerated Growth

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