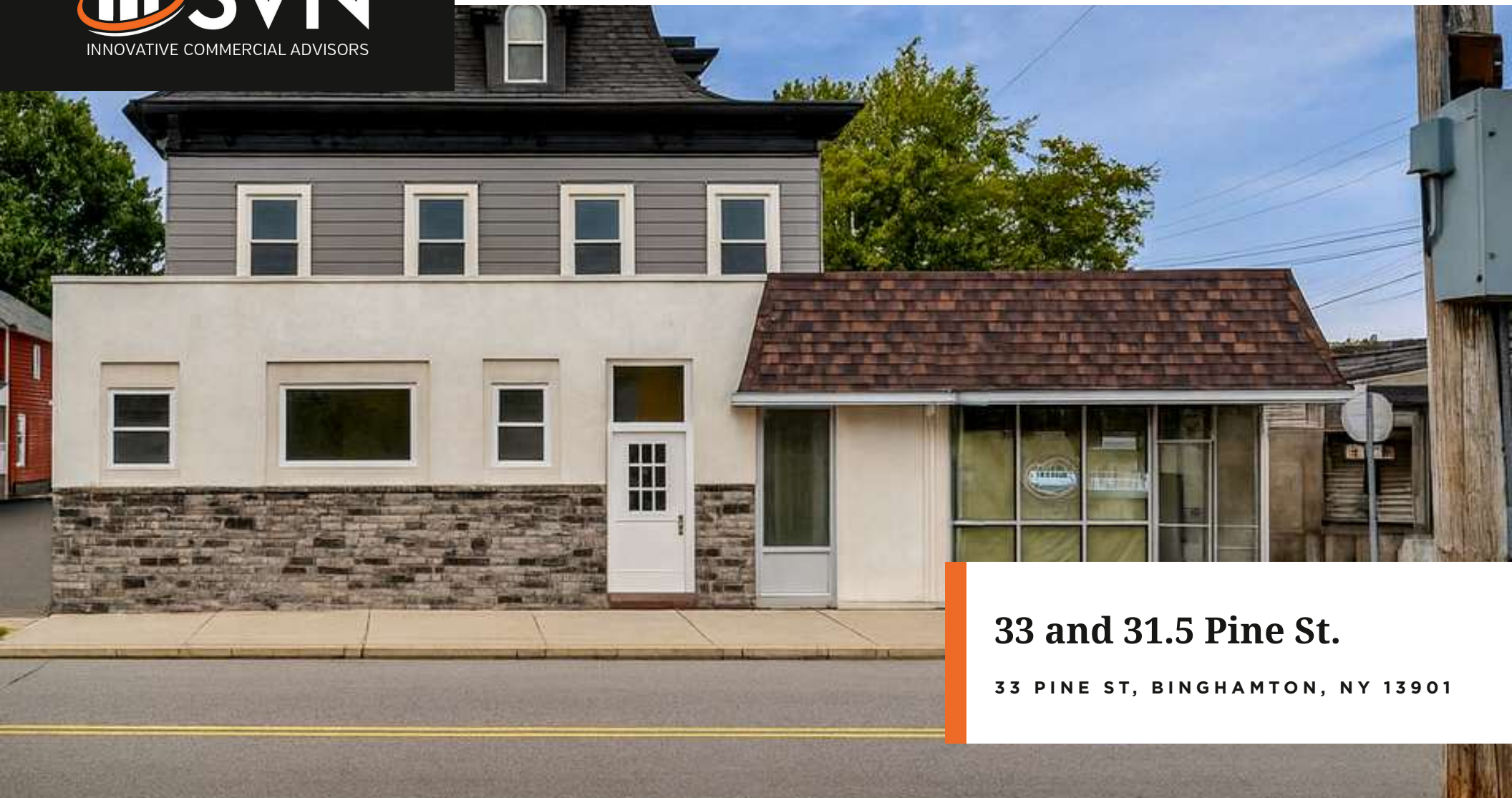




Offering Memorandum



33 and 31.5 Pine St.

33 PINE ST, BINGHAMTON, NY 13901

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The Team

MEET THE TEAM



Scott Warren, CCIM

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scott.warren@svn.com



Property Information

PROPERTY SUMMARY

33 AND 31.5 PINE ST.

33 PINE ST
BINGHAMTON, NY 13901

OFFERING SUMMARY

SALE PRICE:	\$905,000
BUILDING SIZE:	8,094 SF
LOT SIZE:	3,891 SF
PRICE / SF:	\$111.81
CAP RATE:	8.94%

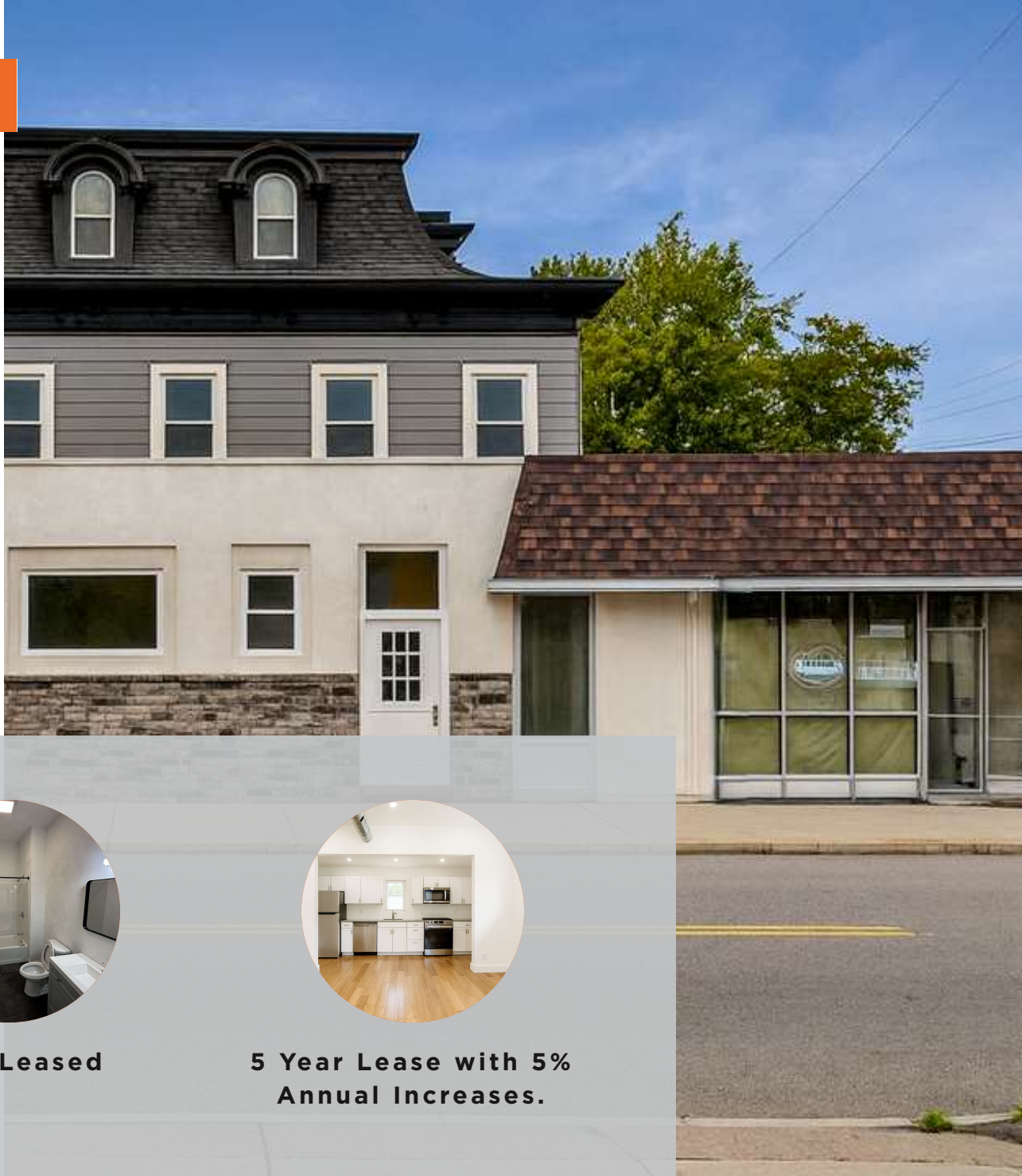
PROPERTY SUMMARY

This is a rare offering in the rapidly developing stadium district. One block from Mirabito stadium. 33 Pine is 13 Beds and has a permit from the City for congruent living. All beds have been leased for 5 years starting at \$450/Bed with 5% annual increases. This comes with a parking lot connected to 31.5 Pine. 31.5 Pine is a leased 4 Bedroom home. 33 Pine is all newly renovated. The tenant pays all expenses except Insurance and Taxes. The Commercial space has a new 3 year lease at \$1,000/M. This investment offers a high return, ease of management and long term stability and a low vacancy. Ability to bundle in 41.5 Fayette for a package deal.



PROPERTY HIGHLIGHTS

- 3 INCOME SOURCES. MAIN BUILDING HAS 13 BEDS, A 4 BEDROOM HOME LEASED TO STUDENTS AND COMMERCIAL SPACE.
- 100% LEASED.
- 13 BEDS LEASED FOR 5 YEARS WITH 5% INCREASES.
- TENANTS PAY ALL EXPENSES EXCEPT INSURANCE AND TAXES.
- STABLE INCOME WITH GROWTH POTENTIAL.



Excellent location



Fully Leased



5 Year Lease with 5% Annual Increases.

PROPERTY PHOTOS





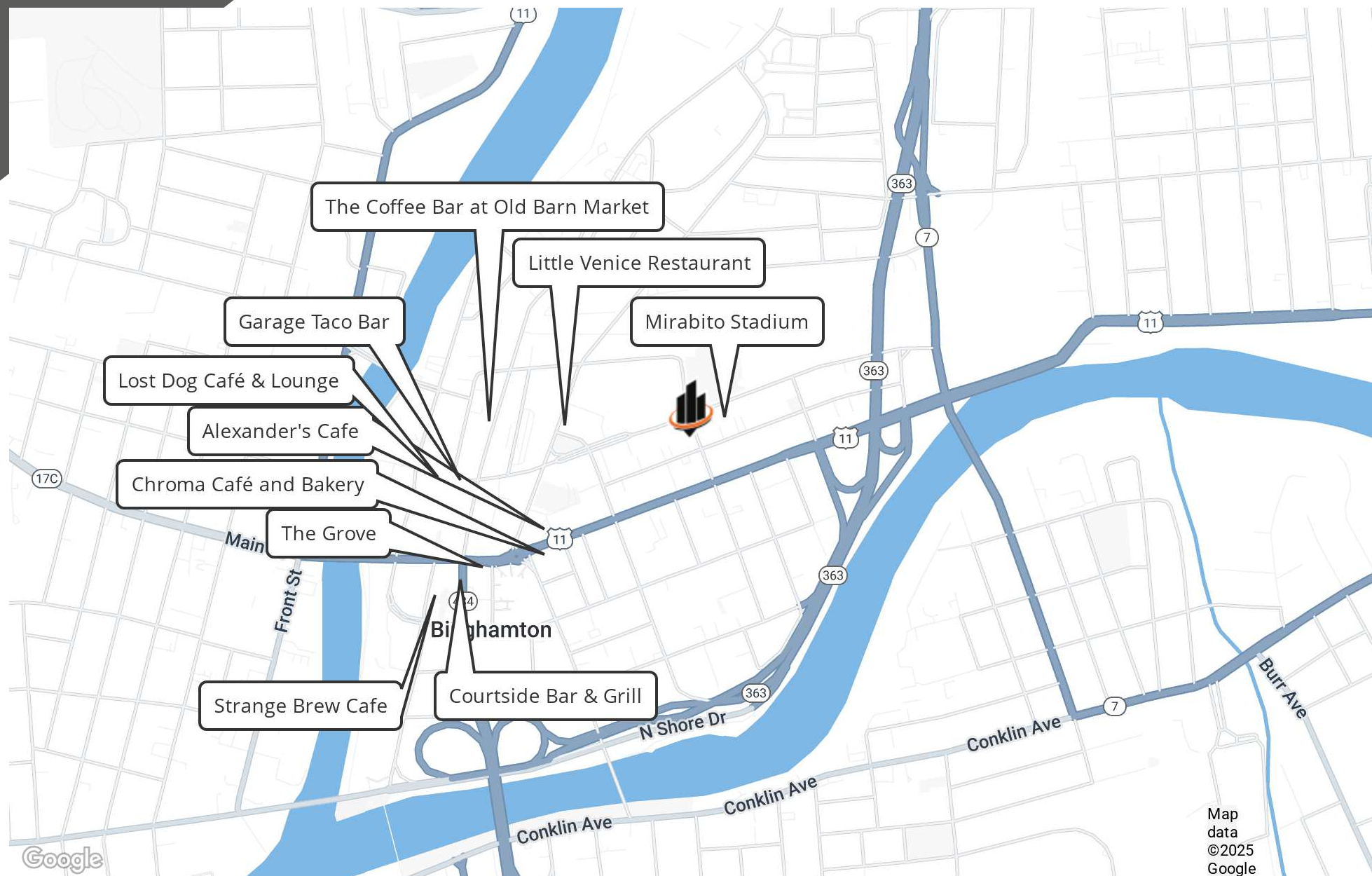
Location Information

LOCATION DESCRIPTION

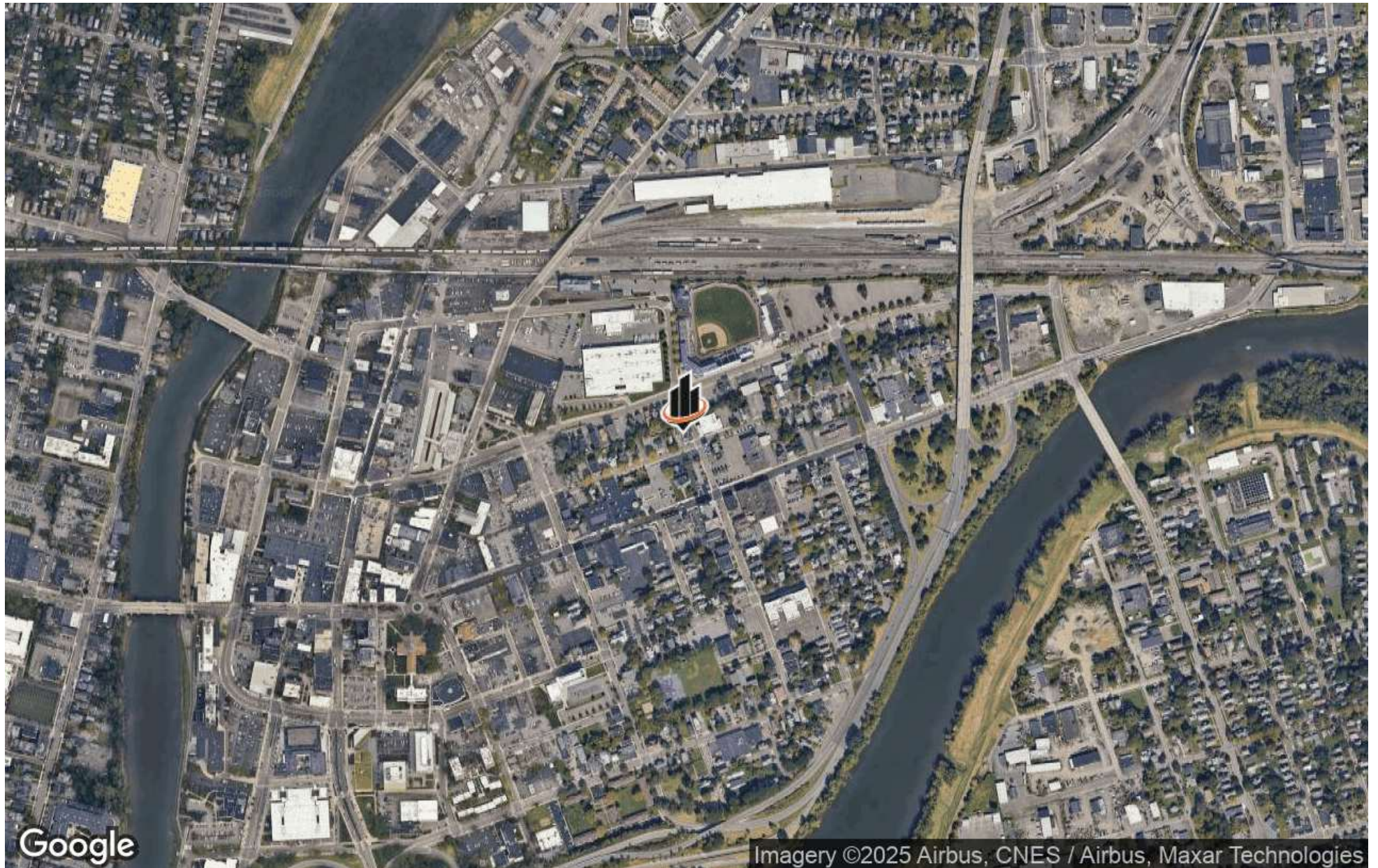


Ideally situated in the rapidly developing Binghamton Stadium district. This complex is one block from Mirabito stadium. This has a very walkable score of 79 and is walking distance to public and Student transportation.

REGIONAL MAP



AERIAL MAP





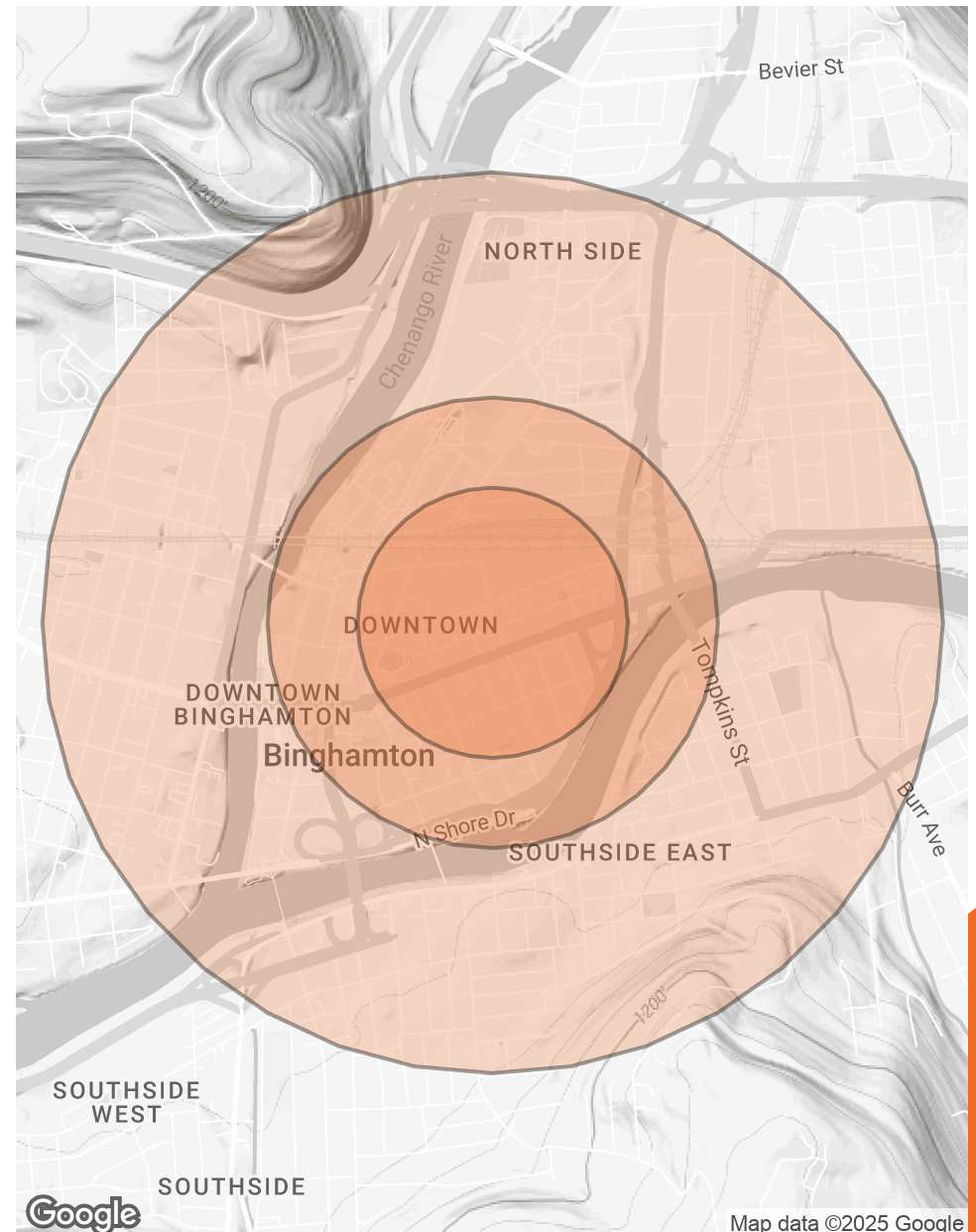
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,062	4,645	17,571
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	36	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,110	2,425	8,075
# OF PERSONS PER HH	1.9	1.9	2.2
AVERAGE HH INCOME	\$29,811	\$32,569	\$56,369
AVERAGE HOUSE VALUE	\$127,599	\$183,636	\$194,663

Demographics data derived from AlphaMap



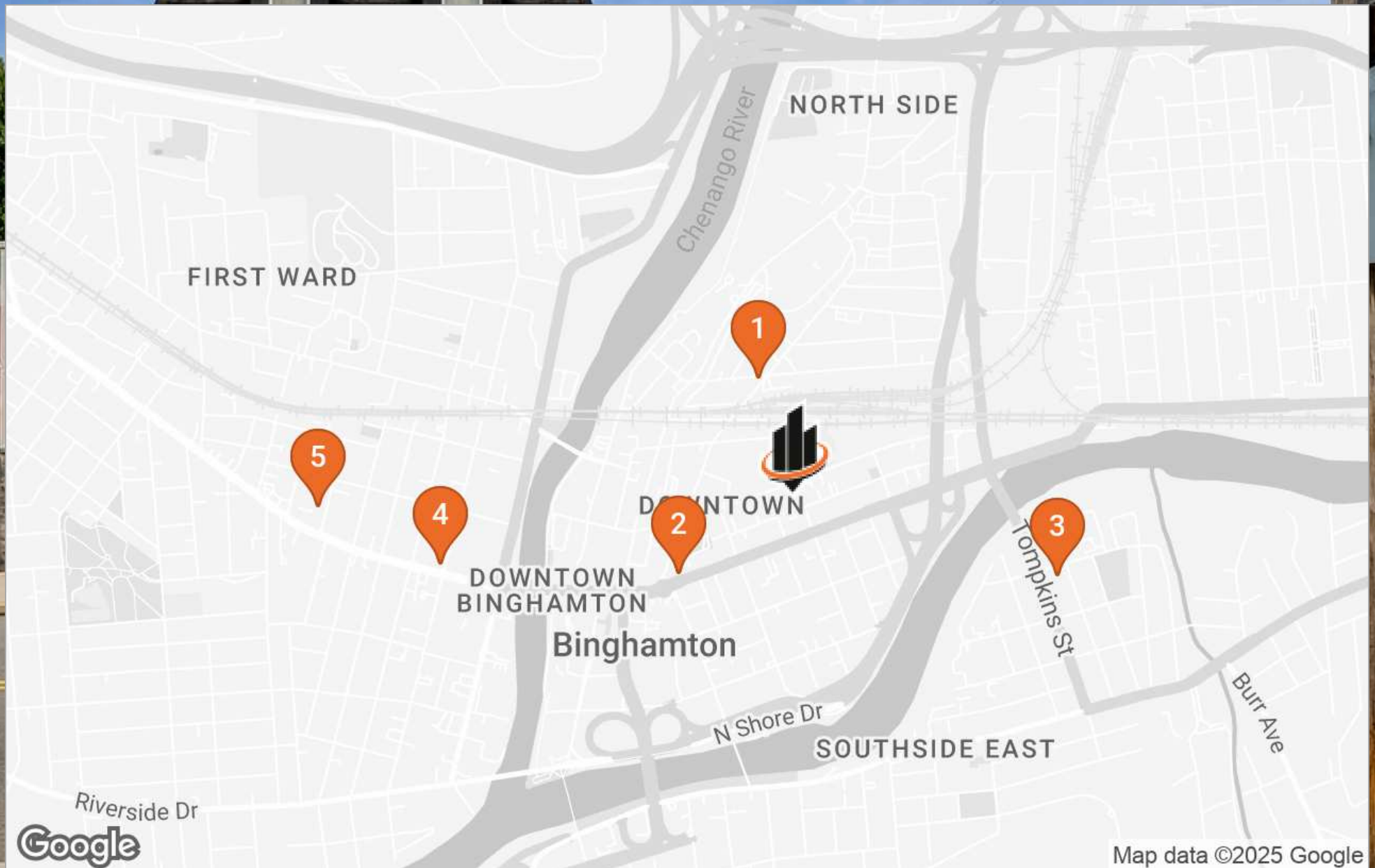


Sale Comparables

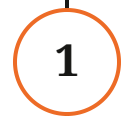
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	33 and 31.5 Pine St. 33 Pine St Binghamton, NY	\$905,000	8,094 SF	3,891 SF	2	8.94%
1	213 Chenango 213 Chenango Binghamton, NY	\$2,350,000	20,000 SF	21,780 SF	10	7%
2	101 Court St Binghamton, NY	\$1,050,000	7,680 SF	2,178 SF	19	9.18%
3	27 Tompkins Street 27 Tompkins Street Binghamton, NY	\$895,000	22,960 SF	24,829 SF	24	5.70%
4	50 Main St 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	4,356 SF	21	8.40%
5	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	8,276 SF	6	7%
	AVERAGES	\$1,329,000	13,624 SF	12,284 SF	16	7.46%

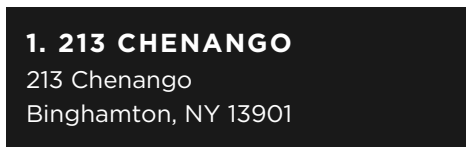
SALE COMPS MAP & SUMMARY



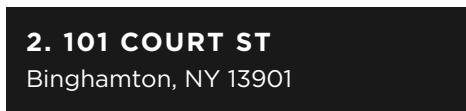
SALE COMPS



PRICE:	\$905,000	BLDG SIZE:	8,094 SF
LOT SIZE:	3,891 SF	NO. UNITS:	2
CAP RATE:	8.94%	YEAR BUILT:	1970



PRICE:	\$2,350,000	BLDG SIZE:	20,000 SF
LOT SIZE	21,780 SF	NO. UNITS:	10
CAP RATE:	7%	YEAR BUILT:	1900



PRICE:	\$1,050,000	BLDG SIZE:	7,680 SF
LOT SIZE	2,178 SF	NO. UNITS:	19
CAP RATE:	9.18%	YEAR BUILT:	1960

3

3. 27 TOMPKINS STREET

27 Tompkins Street
Binghamton, NY 13903

PRICE:	\$895,000	BLDG SIZE:	22,960 SF
LOT SIZE	24,829 SF	NO. UNITS:	24
CAP RATE:	5.70%	YEAR BUILT:	1975

4

4. 50 MAIN ST

50 Main Street
Binghamton, NY 13905

PRICE:	\$1,725,000	BLDG SIZE:	8,925 SF
LOT SIZE	4,356 SF	NO. UNITS:	21
CAP RATE:	8.40%	YEAR BUILT:	1900

5

5. 5 MATHER ST

5 Mather Street
Binghamton, NY 13905

PRICE:	\$625,000	BLDG SIZE:	8,556 SF
LOT SIZE	8,276 SF	NO. UNITS:	6
CAP RATE:	7%	YEAR BUILT:	1965



Property Analysis

PRO FORMA

Property Information	
SALE PRICE	\$905,000
NUMBER OF UNITS	2
PRICE/SF	\$111.81
LOT SIZE	3,891 SF
BUILDING SIZE	8,094 SF
PRICE/UNIT	\$452,500
CAP RATE	8.94%
YEAR BUILT	1970

Proposed Financing On Sale	
% DOWN	-
DOWN PAYMENT	\$181,000
LOAN AMOUNT	\$724,000
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	63503.0
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns	
33 AND 31.5 PINE ST BINGHAMTON	
NET OPERATING INCOME	\$80,911
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$17,408
CASH-ON-CASH RETURN	\$9.62
PRINCIPAL REDUCTION YR 1	\$18,785.00
TOTAL YEAR 1 RETURN	\$36,193.00

Cap Rates	
33 AND 31.5 PINE ST BINGHAMTON	
8.94%	-%

INCOME & EXPENSES



INCOME SUMMARY

33 AND 31.5 PINE ST BINGHAMTON

VACANCY COST

(\$2,655)

GROSS INCOME

\$103,545

EXPENSES SUMMARY

33 AND 31.5 PINE ST BINGHAMTON

MANAGEMENT (ESTIMATED AT 7%)

\$7,248

TAXES

\$6,470

INSURANCE

\$3,600

MAINTENANCE, REPAIRS AND TRASH

\$5,316

OPERATING EXPENSES

\$22,634

NET OPERATING INCOME

\$80,911

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

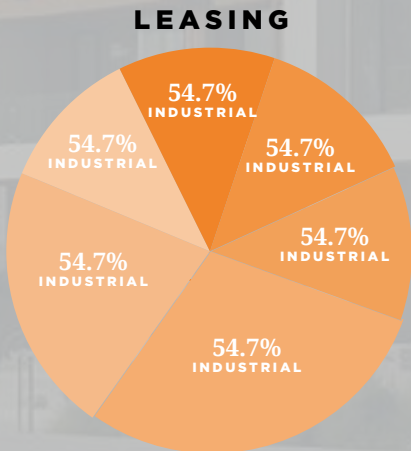
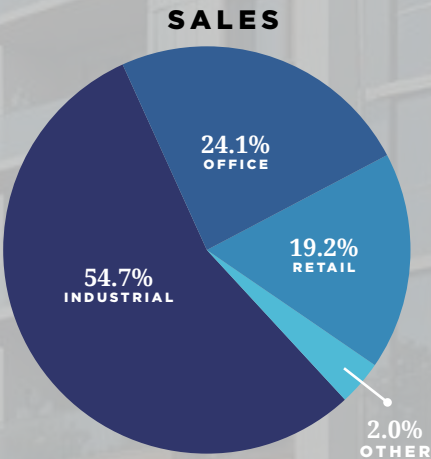
More offices in the US than any other CRE company.

Comprehensive **training & support**

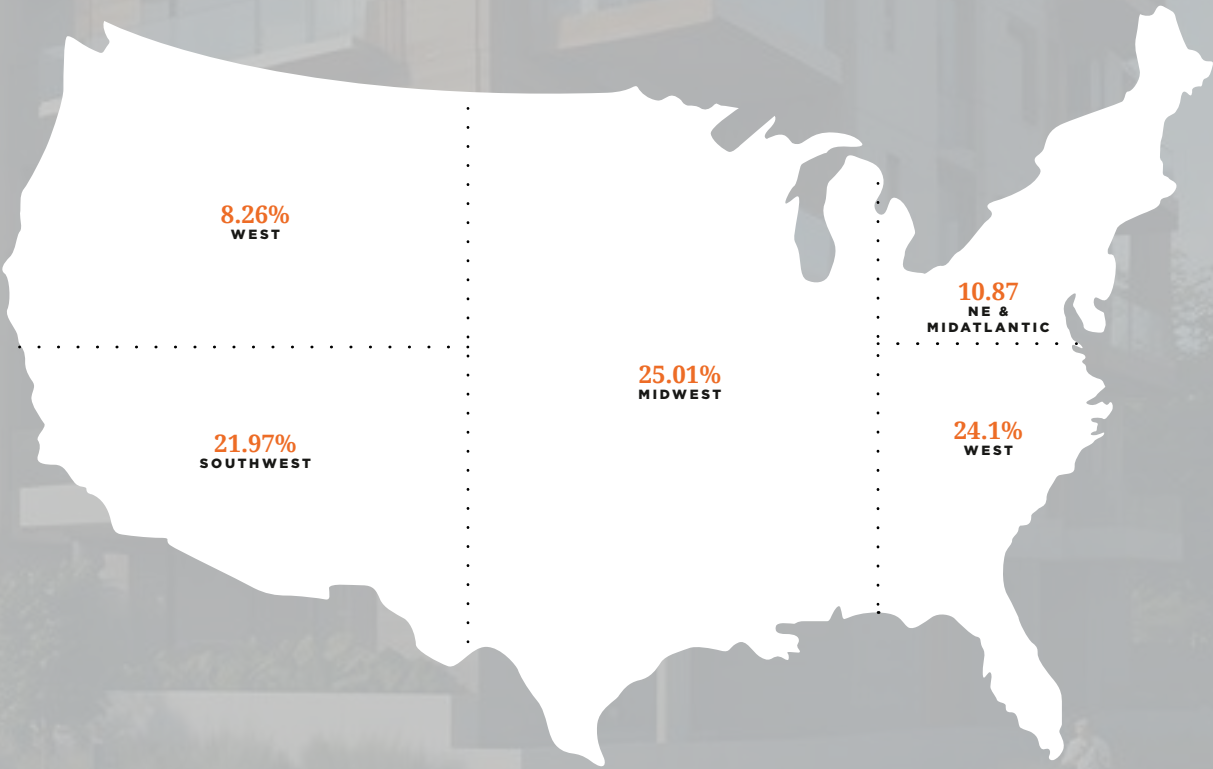
Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

THE SHARED VALUE NETWORK®

SVN was founded on the belief that **proactively cooperating and collaborating** with the global 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** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN Difference.



TRANSACTION VOLUME
UNITED STATES NATIONAL DISTRIBUTION



CORE SERVICES:

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

SPECIALITY PRACTICES:

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

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

PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

LEASE ADMINISTRATION

REPAIRS & MAINTENANCE

COLLECTIONS & BILL PAYMENTS

TENANT RELATIONS & OVERSIGHT



Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.

VALUE PROPOSITION

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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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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



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