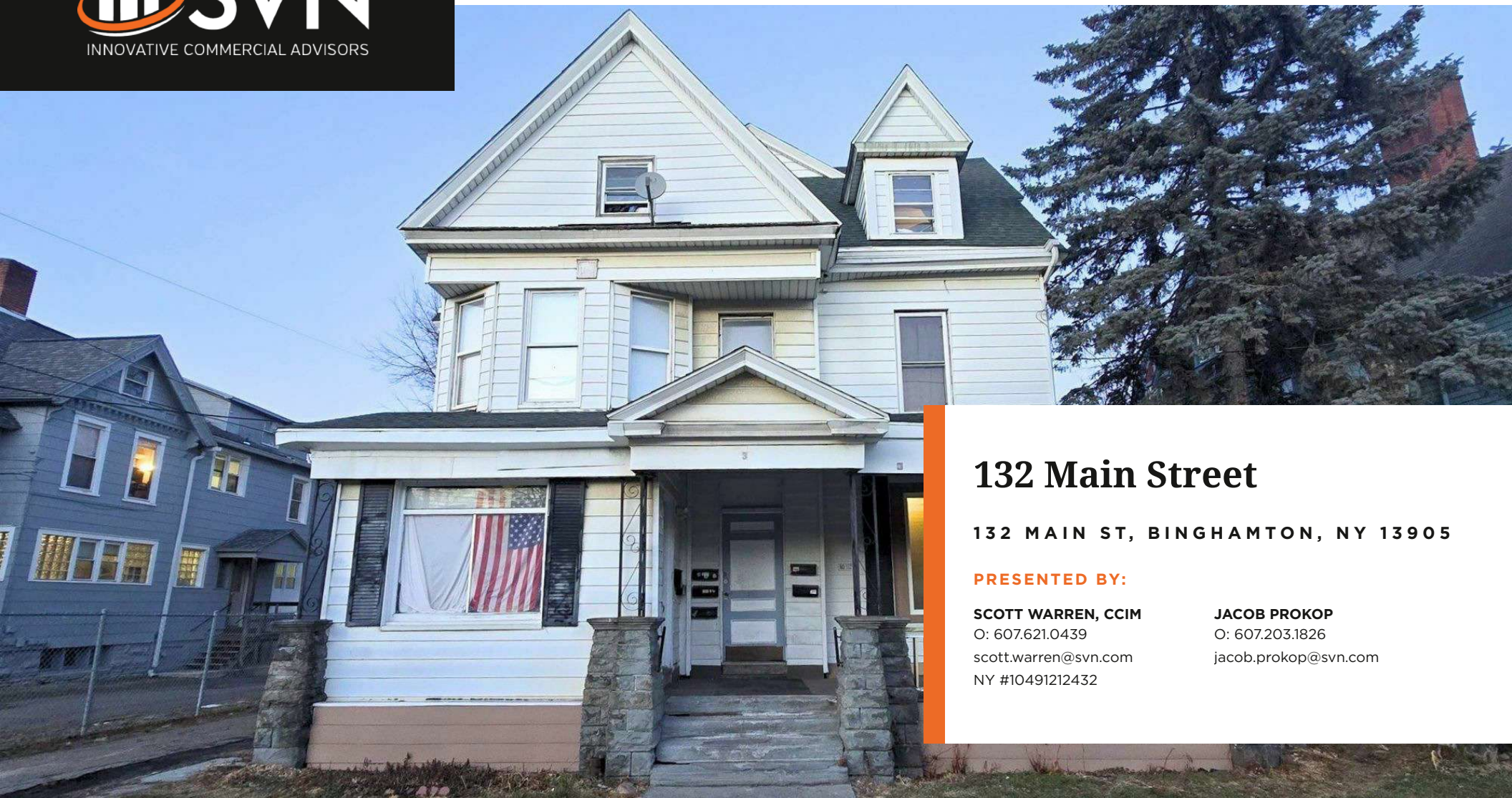




# Offering Memorandum



## 132 Main Street

132 MAIN ST, BINGHAMTON, NY 13905

### PRESENTED BY:

**SCOTT WARREN, CCIM**

O: 607.621.0439

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NY #10491212432

**JACOB PROKOP**

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# The Team



## MEET THE TEAM



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# Property Information



## PROPERTY SUMMARY

**132 MAIN STREET**

BINGHAMTON, NY 13905

### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$678,000</b>
<b>BUILDING SIZE:</b>	4,918 SF
<b>LOT SIZE:</b>	7,881 SF
<b>PRICE / SF:</b>	\$137.86
<b>CAP RATE:</b>	8.24%



## PROPERTY SUMMARY

Offered for sale is a well maintained 9-unit mixed use building with a proven rental profile. The unit mix includes three one bedroom units, one efficiency, three studios, one two bedroom unit, plus a separately leased office. The property has benefited from major capital improvements within the past five years, including a new roof, fire escape, plumbing, and electrical systems.

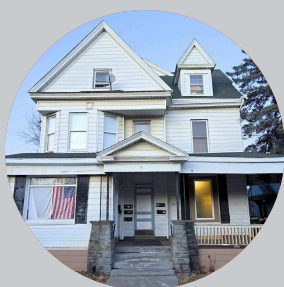
The building is professionally managed with an on-site superintendent in place and has demonstrated consistent performance supported by its Main Street setting, transit access, and commercial zoning that allows flexibility for multifamily or student housing use.





## PROPERTY HIGHLIGHTS

- 9-unit mixed use property with leased office
- Recent roof, fire escape, plumbing, and electrical upgrades
- Commercial zoning with multifamily or student housing flexibility
- On site superintendent and professional management



**PRIME LOCATION**



**RECENT UPDATES**

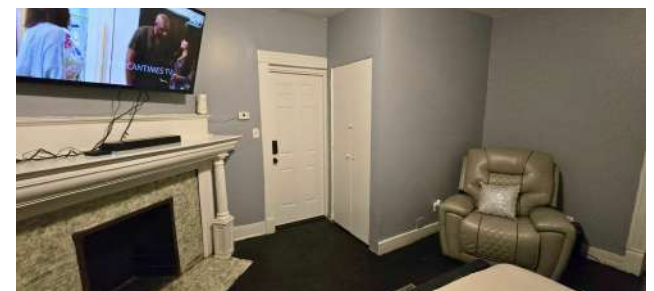
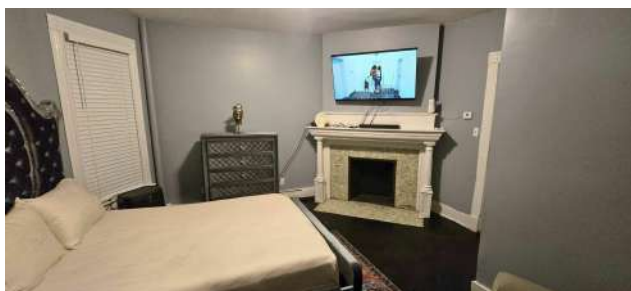
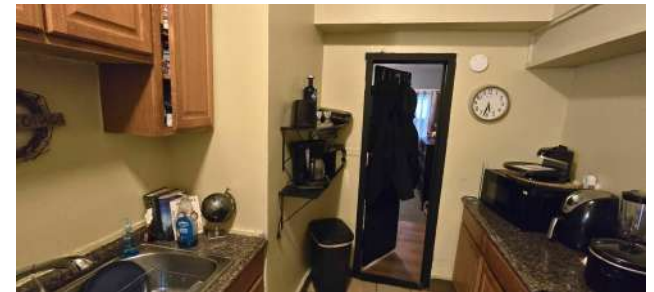


**COMMERCIALLY  
ZONED**





# PROPERTY PHOTOS







# Location Information



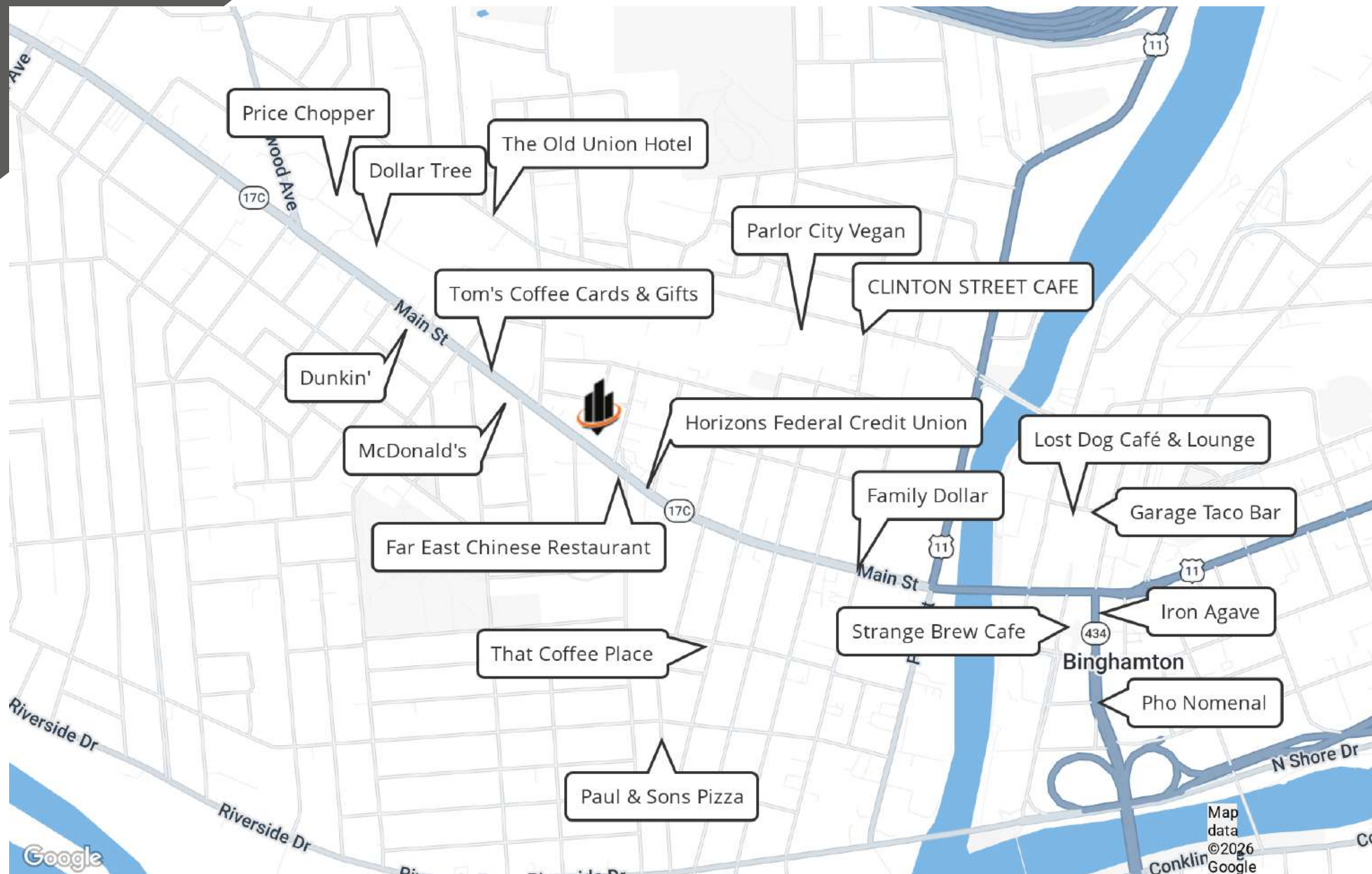
## LOCATION DESCRIPTION

Located on Main Street in Binghamton, 132 Main Street offers a centrally positioned location well suited for multifamily or student housing use. The property sits near the intersections of Crandall Street, Chestnut Street, and Jarvis Street, providing convenient access to downtown and surrounding neighborhoods. The area features a walkability score of 82, with grocery stores, restaurants, retail, fitness, and daily services within walking distance. Main Street carries average daily traffic counts of approximately 12,690 vehicles, supporting consistent activity. The property is served by both SUNY and public transportation bus routes, reinforcing strong rental demand. Commercial zoning allows flexibility for residential or mixed-use configurations, including student housing.



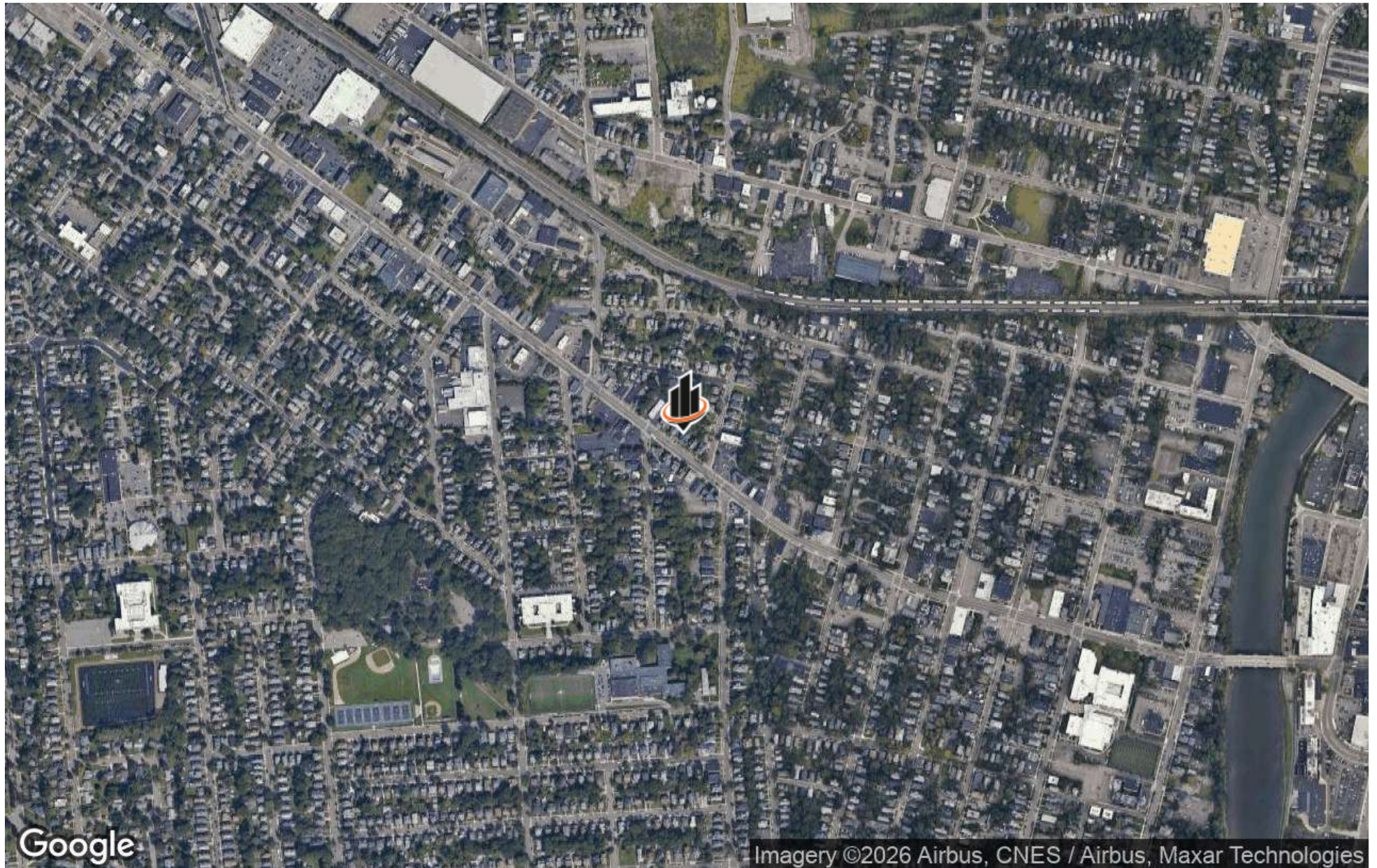


## REGIONAL MAP





## AERIAL MAP







# Demographics



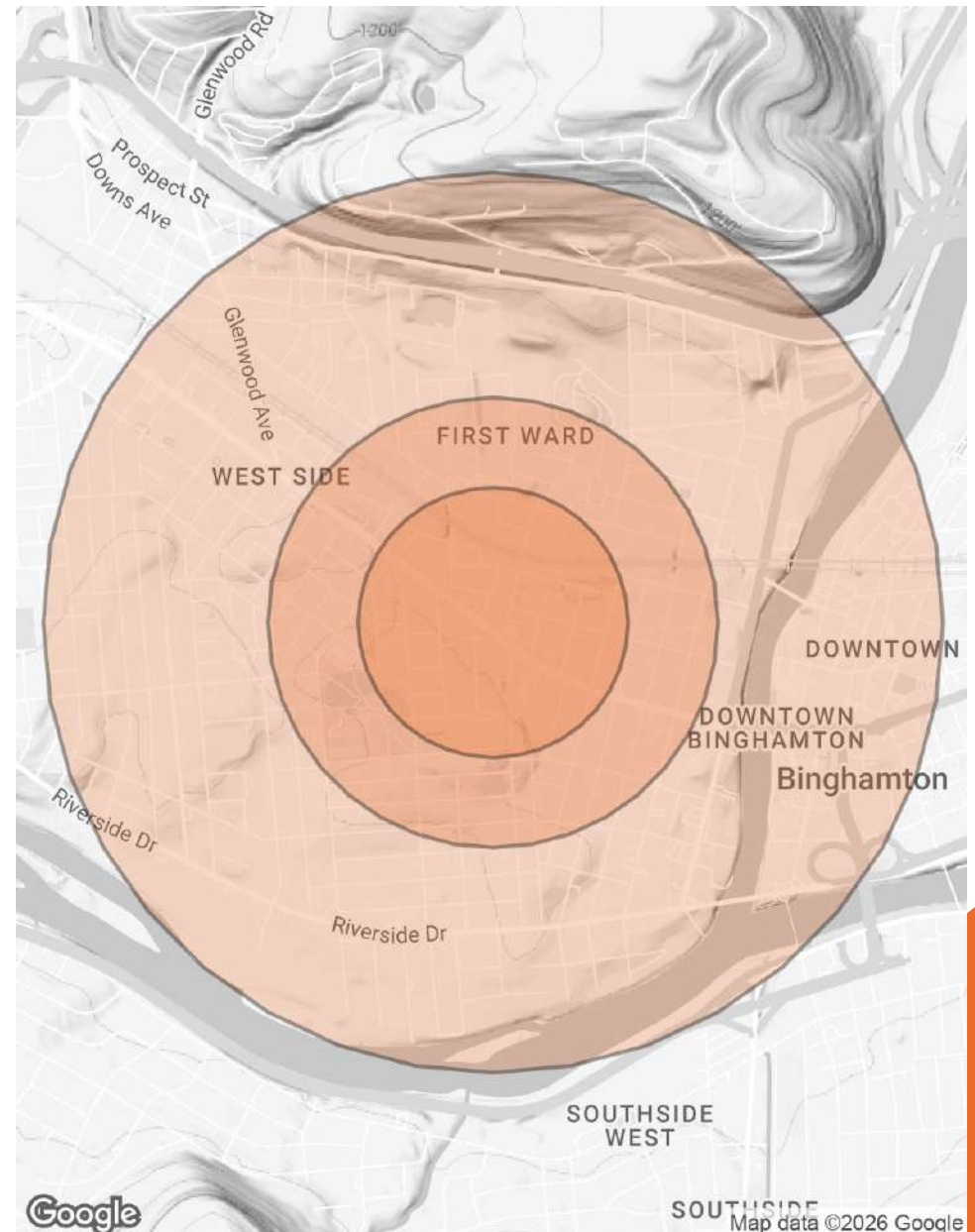
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,039	8,144	21,022
AVERAGE AGE	34	39	40
AVERAGE AGE (MALE)	34	37	38
AVERAGE AGE (FEMALE)	34	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	926	3,345	9,514
# OF PERSONS PER HH	2.2	2.4	2.2
AVERAGE HH INCOME	\$62,319	\$78,770	\$78,657
AVERAGE HOUSE VALUE	\$145,496	\$180,465	\$201,775

Demographics data derived from AlphaMap





A photograph of a two-story house with white horizontal siding and a dark roof. The house features a large front porch with a pedimented roof supported by columns. There are several windows, including a large dormer window on the right side of the roof. A satellite dish is visible on the roof. The house is set against a clear blue sky. A dark grey semi-transparent banner is overlaid on the bottom half of the image, containing the text "Sale Comparables" in white serif font. A vertical orange bar is on the left side of the image.

# Sale Comparables

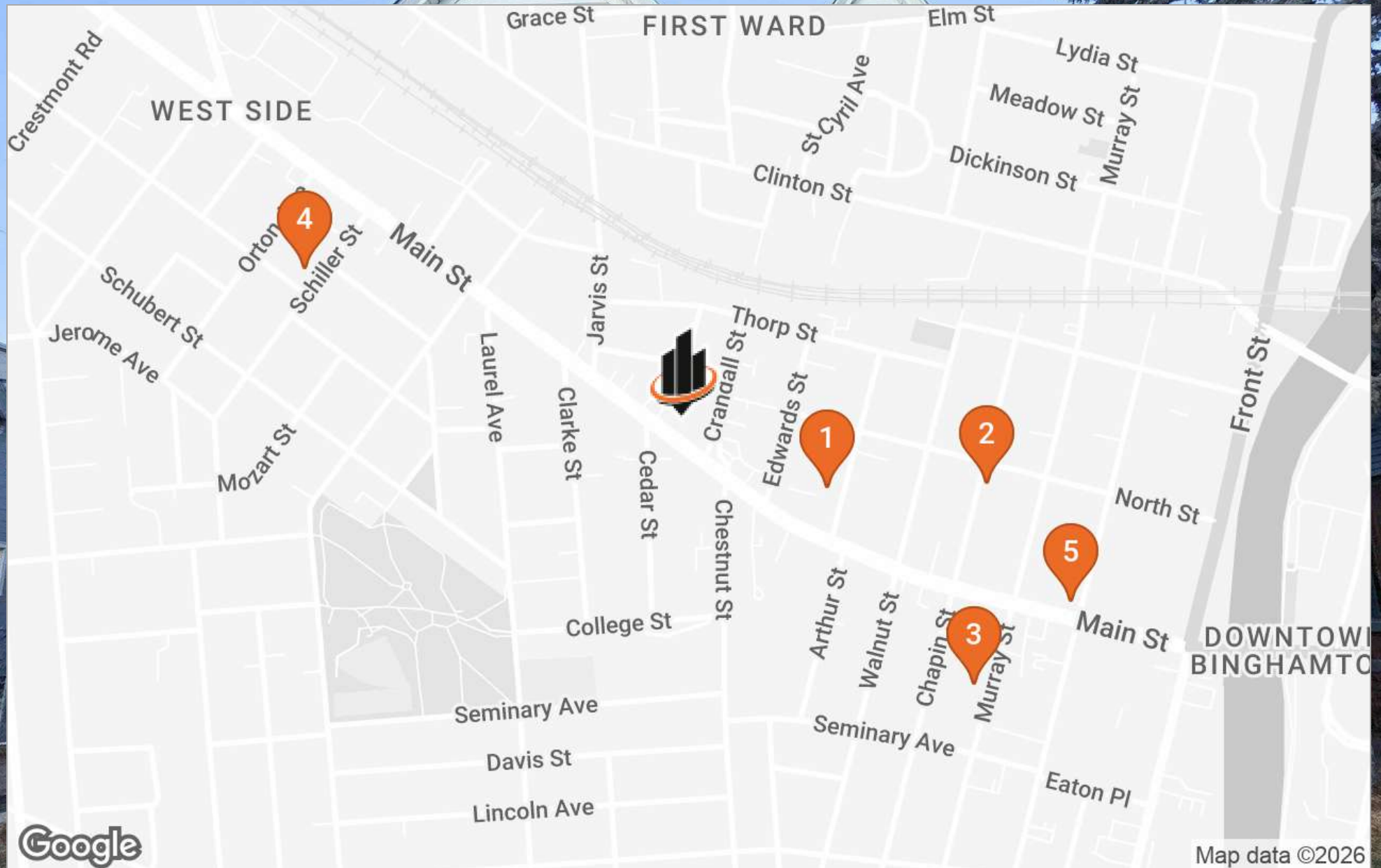


# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	<b>132 Main Street</b> 132 Main St Binghamton, NY	\$678,000	4,918 SF	7,881 SF	9	8.24%
1	<b>5 Mather St</b> 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	8,276 SF	6	7%
2	<b>162 Chapin Street</b> Binghamton, NY	\$1,200,000	14,052 SF	15,682 SF	20	8.80%
3	<b>101 Murray</b> 101 Murray Binghamton, NY	\$600,000	15,840 SF	7,405 SF	14	7%
4	<b>2 Grand Blvd</b> Binghamton, NY	\$690,000	8,334 SF	6,098 SF	10	8.60%
5	<b>50 Main St</b> 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	4,356 SF	21	8.40%
<b>AVERAGES</b>		<b>\$968,000</b>	<b>11,141 SF</b>	<b>8,363 SF</b>	<b>14</b>	<b>7.96%</b>



## SALE COMPS MAP & SUMMARY





## SALE COMPS



1

2



<b>PRICE:</b>	\$678,000	<b>BLDG SIZE:</b>	4,918 SF
<b>LOT SIZE:</b>	7,881 SF	<b>NO. UNITS:</b>	9
<b>CAP RATE:</b>	8.24%	<b>YEAR BUILT:</b>	1960



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



<b>PRICE:</b>	\$1,200,000	<b>BLDG SIZE:</b>	14,052 SF
<b>LOT SIZE:</b>	15,682 SF	<b>NO. UNITS:</b>	20
<b>CAP RATE:</b>	8.80%	<b>YEAR BUILT:</b>	1975



## SALE COMPS

3



### 3. 101 MURRAY

101 Murray  
Binghamton, NY 13905

PRICE:	\$600,000	BLDG SIZE:	15,840 SF
LOT SIZE	7,405 SF	NO. UNITS:	14
CAP RATE:	7%		

4



### 4. 2 GRAND BLVD

Binghamton, NY 13905

PRICE:	\$690,000	BLDG SIZE:	8,334 SF
LOT SIZE	6,098 SF	NO. UNITS:	10
CAP RATE:	8.60%	YEAR BUILT:	1970

5



### 5. 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





# Property Analysis



# PRO FORMA

Property Information	
SALE PRICE	\$678,000
NUMBER OF UNITS	9
PRICE/SF	\$137.86
LOT SIZE	7,881 SF
BUILDING SIZE	4,918 SF
PRICE/UNIT	\$75,333
CAP RATE	8.24%
YEAR BUILT	1960

Proposed Financing On Sale	
% DOWN	25%
DOWN PAYMENT	\$169,500
LOAN AMOUNT	\$508,500
INTEREST RATE	6.25%
LENGTH OF LOAN	25 Years
MONTHLY PAYMENT	\$3,354
ANNUAL DEBT SERVICE	40253.0
DEBT COVERAGE RATIO	1.39
PRO FORMA DCR	-

Proposed Returns	
	132 MAIN STREET
NET OPERATING INCOME	\$55,874
LESS: LOAN PAYMENT	\$40,253
BEFORE TAX CASH FLOW	\$15,621
CASH-ON-CASH RETURN	\$9.22
PRINCIPAL REDUCTION YR 1	\$8,718.74
TOTAL YEAR 1 RETURN	\$24,340.23

Cap Rates	
	132 MAIN STREET
8.24%	-%



## RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	1	\$925	\$939	-
2	1	1	\$650	\$869	-
3	2	1	\$1,200	\$1,188	-
4	1	1	\$750	\$869	-
5	1	1	\$800	\$869	-
6	1	1	\$700	\$869	-
7	1	1	\$750	\$939	-
8	1	1	\$750	\$939	-
Office	-	1	\$800	\$800	-
<b>TOTALS</b>			<b>\$7,325</b>	<b>\$8,281</b>	<b>\$0.00</b>
<b>AVERAGES</b>			<b>\$814</b>	<b>\$920</b>	



## INCOME & EXPENSES



INCOME SUMMARY		132 MAIN STREET
VACANCY COST		(\$4,395)
GROSS INCOME		\$102,527
EXPENSES SUMMARY		132 MAIN STREET
MANAGEMENT (ACTUAL)		\$7,032
TAXES		\$8,933
UTILITIES ELECTRIC AND GAS (BILLED BACK TO TENANTS)		\$13,785
UTILITIES WATER AND SEWER (BILLED BACK TO THE TENANTS)		\$5,237
INSURANCE		\$6,636
REPAIRS AND MAINTENANCE		\$3,840
CONTRACT SERVICES		\$1,190
OPERATING EXPENSES		\$46,652
NET OPERATING INCOME		\$55,874



## 5-Year Cash Flow Analysis

Fiscal Year Beginning January 2026

### INITIAL INVESTMENT

Purchase Price	\$678,000
+ Acquisition Costs	\$13,560
- Mortgage(s)	\$508,500
+ Loan Fees Points	\$0
Initial Investment	\$183,060

### MORTGAGE DATA

### 1ST LIEN

Loan Amount	\$508,500
Interest Rate (30/360)	6.250%
Amortization Period	25 Years
Loan Term	5 Years
Loan Fees Points	0.00%
Periodic Payment	\$3,354.42
Annual Debt Service	\$40,253

### CASH FLOW

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)	\$87,900	\$90,537	\$93,253	\$96,051	\$98,932
- Vacancy / Credit Loss	\$4,395	\$4,527	\$4,663	\$4,803	\$4,947
EFFECTIVE RENTAL INCOME	\$83,505	\$86,010	\$88,590	\$91,248	\$93,985
+ Other Income	\$19,021	\$19,592	\$20,179	\$20,785	\$21,408
GROSS OPERATING INCOME (GOI)	\$102,526	\$105,602	\$108,769	\$112,033	\$115,393
- Operating Expenses	\$46,652	\$48,052	\$49,493	\$50,978	\$52,507
NET OPERATING INCOME (NOI)	\$55,874	\$57,550	\$59,276	\$61,055	\$62,886
NET OPERATING INCOME (NOI)	\$55,874	\$57,550	\$59,276	\$61,055	\$62,886
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$40,253	\$40,253	\$40,253	\$40,253	\$40,253
CASH FLOW BEFORE TAXES	\$15,621	\$17,297	\$19,023	\$20,802	\$22,633
Loan Balance	\$499,781	\$490,502	\$480,625	\$470,114	\$458,926
Loan-to-Value (LTV) - 1st Lien	73.82%	70.37%	66.94%	63.53%	60.23%
Debt Service Coverage Ratio	1.39	1.43	1.47	1.52	1.56
Before Tax Cash on Cash	8.53%	9.45%	10.39%	11.36%	12.36%
Return on Equity	10.90%	10.08%	9.44%	8.93%	8.54%
Equity Multiple	0.87	1.12	1.38	1.67	1.97

### SALES PROCEEDS

Projected Sales Price (EOY 5)	\$762,000
Cost of Sale	\$38,100
Mortgage Balance 1st Lien	\$458,926
Sales Proceeds Before Tax	\$264,974

### INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	16.56%
Acquisition CAP Rate	8.24%
Year 1 Cash-on-Cash	8.53%
Gross Rent Multiplier	7.71
Price Per Square Foot	\$137.86
Loan to Value	75.00%
Debt Service Coverage Ratio	1.39



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## Cash Flow Details

Fiscal Year Beginning January 2026

### INCOME

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
POTENTIAL RENTAL INCOME (PRI)	\$87,900	\$90,537	\$93,253	\$96,051	\$98,932
- Vacancy / Credit Loss	\$4,395	\$4,527	\$4,663	\$4,803	\$4,947
EFFECTIVE RENTAL INCOME (ERI)	\$83,505	\$86,010	\$88,590	\$91,248	\$93,985
+ Other Income Utility Bill Back	\$19,021	\$19,592	\$20,179	\$20,785	\$21,408
TOTAL OTHER INCOME	\$19,021	\$19,592	\$20,179	\$20,785	\$21,408
GROSS OPERATING INCOME (GOI)	\$102,526	\$105,602	\$108,769	\$112,033	\$115,393

### EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$46,652	\$48,052	\$49,493	\$50,978	\$52,507
NET OPERATING INCOME (NOI)	\$55,874	\$57,550	\$59,276	\$61,055	\$62,886



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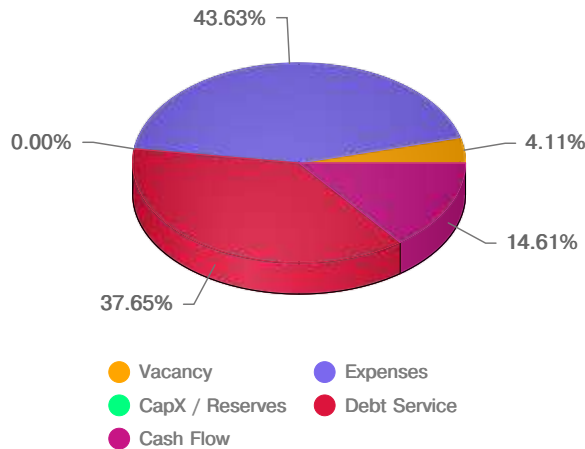
## 5-Year Cash Flow Analysis

Fiscal Year Beginning January 2026

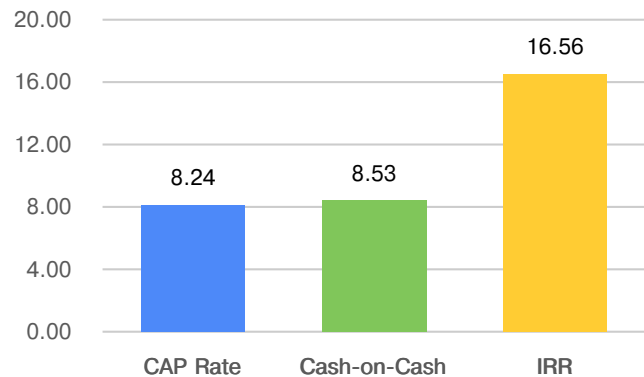
### ASSUMPTION / INPUTS

Purchase Price	\$678,000
Year 1 Potential Income	\$87,900
Vacancy & Credit Loss	5.00%
Year 1 Expenses	\$46,652
Acquisition CAP Rate	8.24%
Sale Price - CAP Rate	8.50%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	3.00%
Loan Fees Points	0.00%
Cost of Sale upon Disposition	5.00%



### Investment Performance (%)



### 5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$691,560)	0	\$508,500	0	(\$183,060)
1	\$55,874	1	(\$40,253)	1	\$15,621
2	\$57,550	2	(\$40,253)	2	\$17,297
3	\$59,276	3	(\$40,253)	3	\$19,023
4	\$61,055	4	(\$40,253)	4	\$20,802
5	\$786,786	5	(\$499,179)	5	\$287,607
Property IRR/Yield = 9.31%		Effective Loan Rate = 6.19%		Equity IRR / Yield = 16.56%	

Positive Leverage! Leverage INCREASED the Yield by 7.25%



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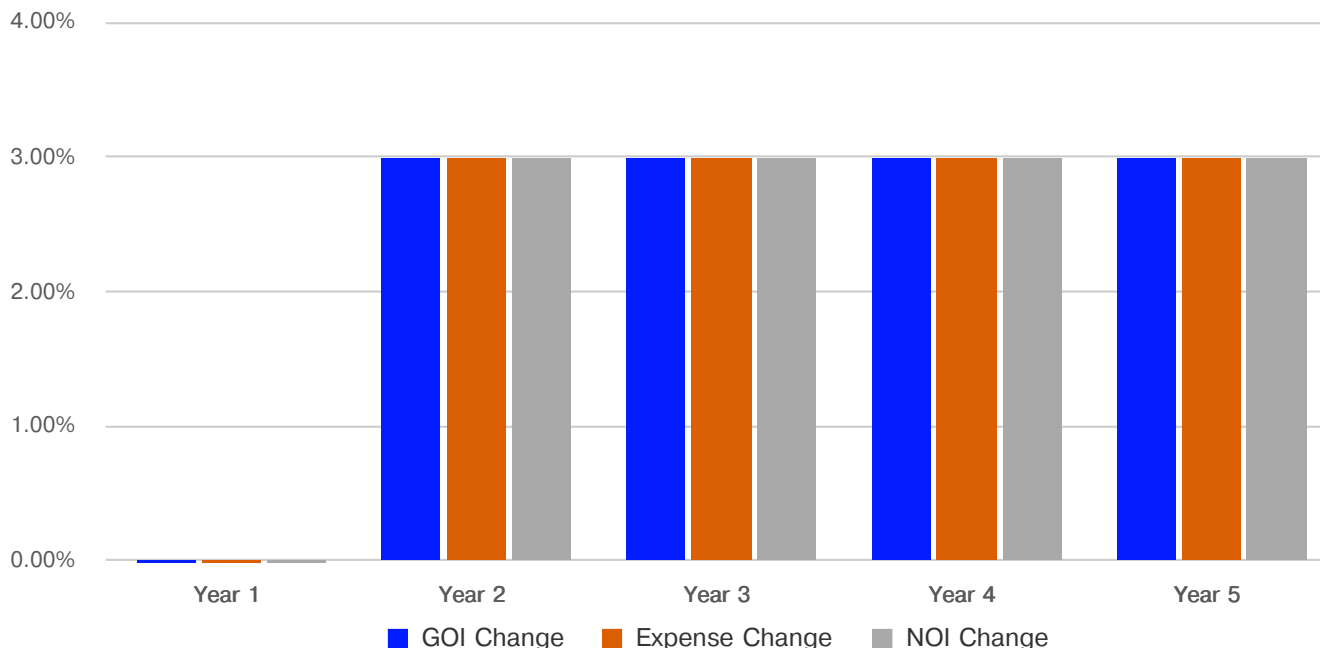
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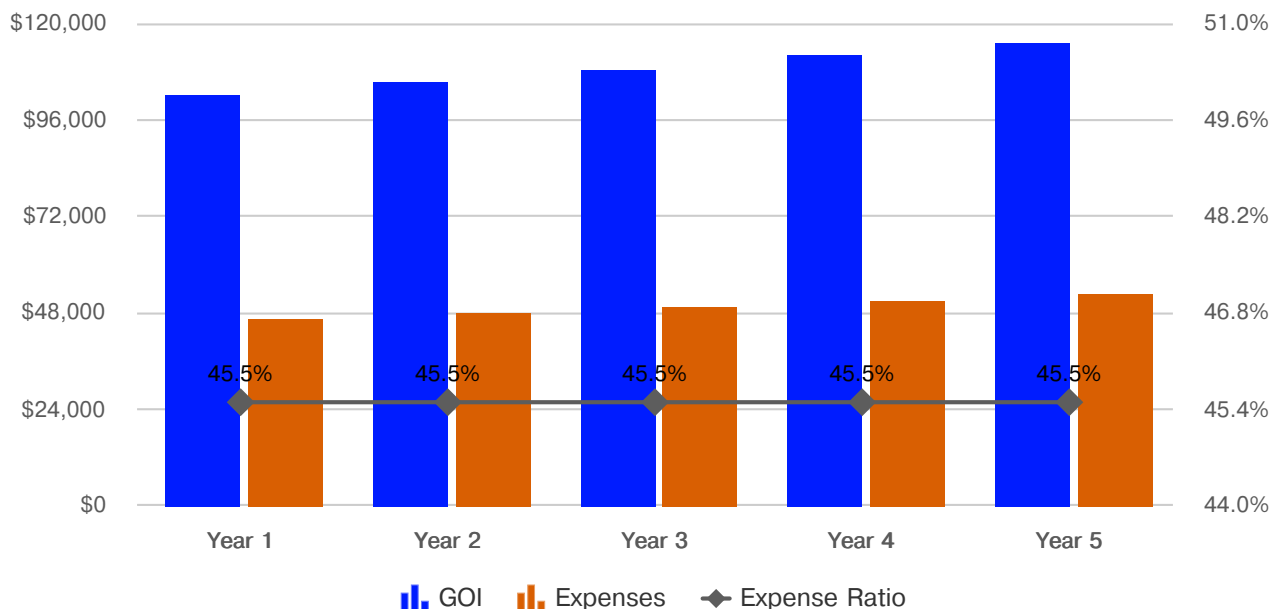
# Annual GOI, Expense and NOI Percent Change, Expense Ratio % of GOI

Fiscal Year Beginning January 2026

## Annual GOI, Expense and NOI Percent Change



## Expense Ratio % of GOI



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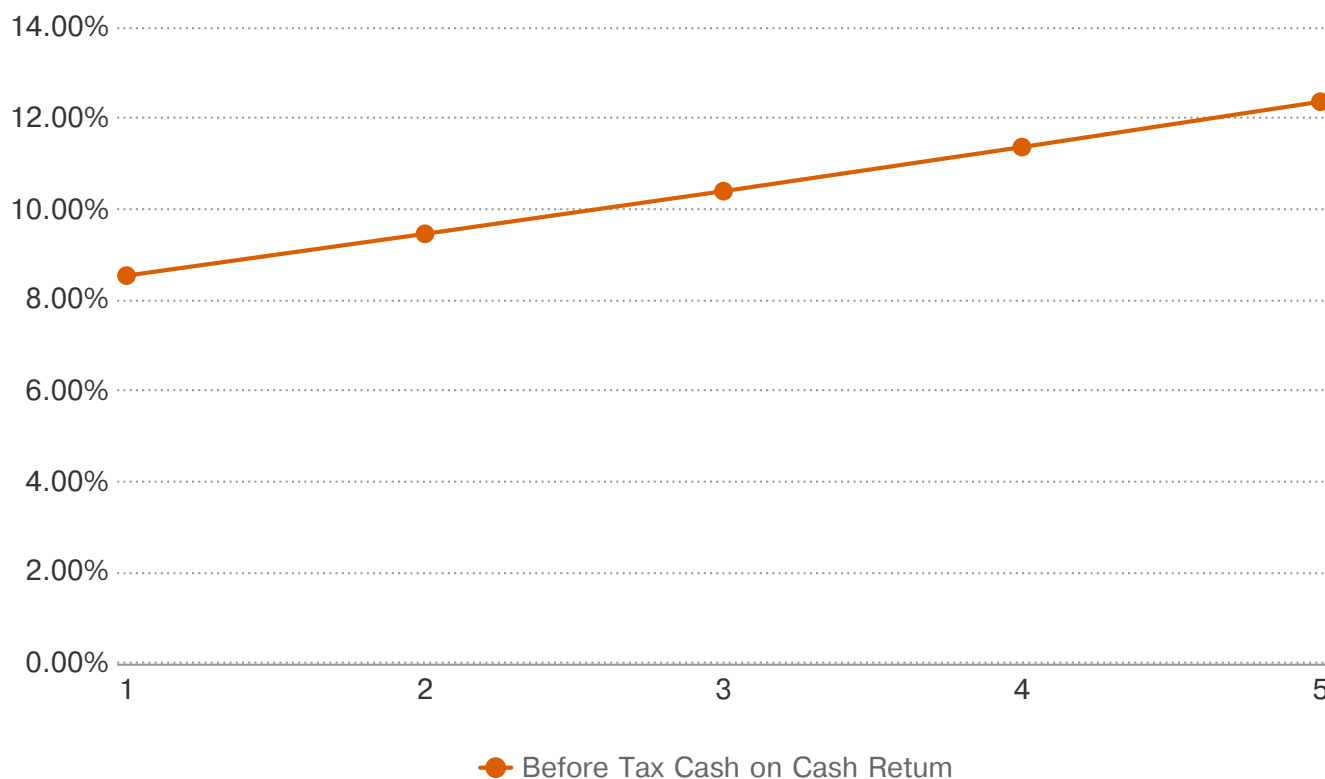
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## Cash-on-Cash Analysis

Fiscal Year Beginning January 2026

### Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	8.53%	9.45%	10.39%	11.36%	12.36%



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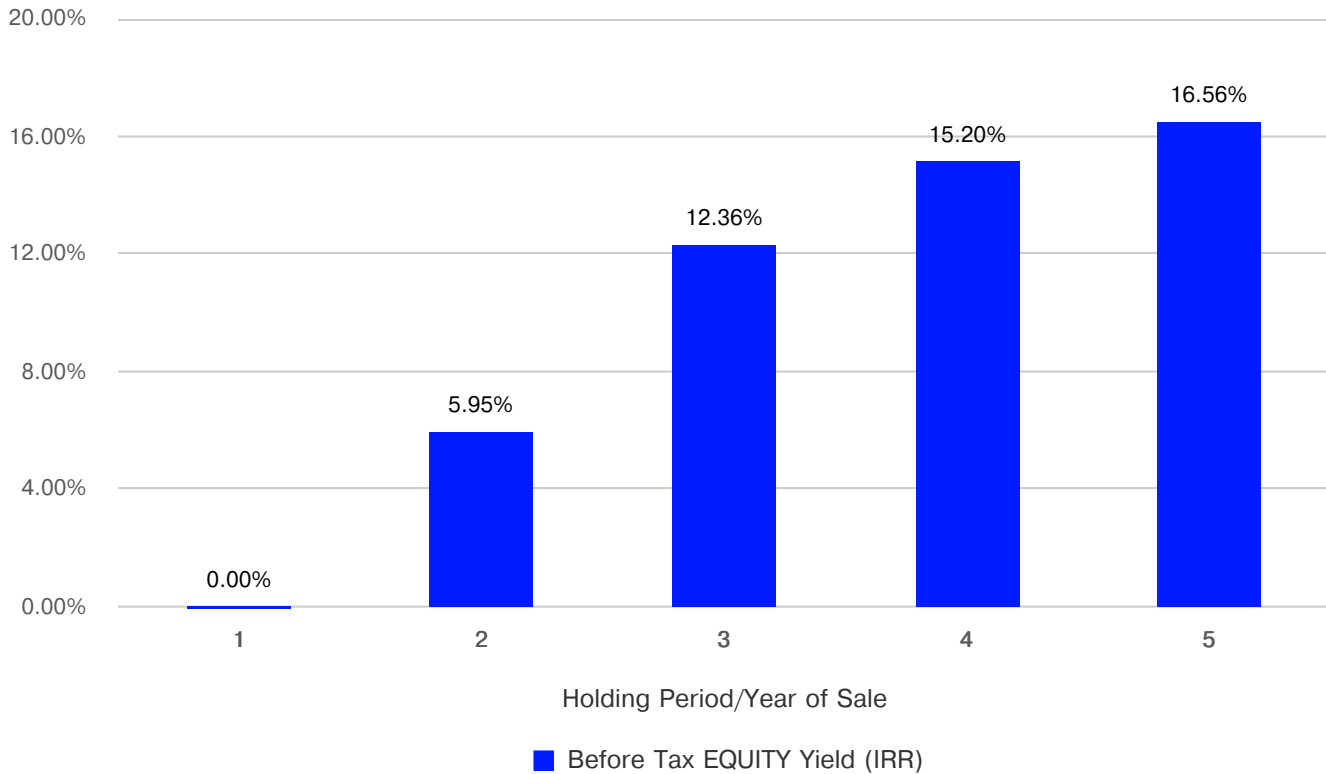
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## Optimal Holding Period Analysis

Fiscal Year Beginning January 2026

Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	16.56%

### Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	0.00%	5.95%	12.36%	15.20%	16.56%



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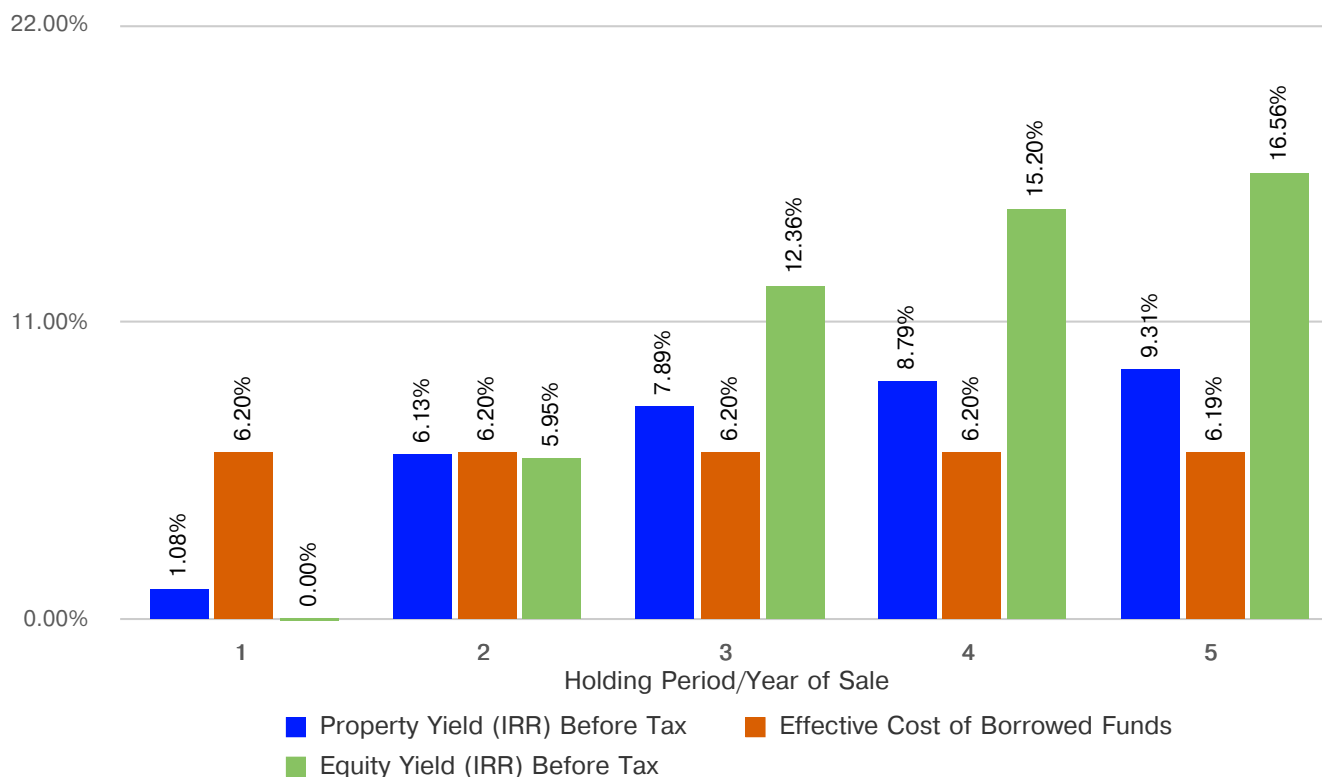
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## Impact of Leverage Analysis

Fiscal Year Beginning January 2026

### Impact of Leverage Analysis (Before Tax)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	1.08%	6.13%	7.89%	8.79%	9.31%
Effective Cost of Borrowed Funds	6.20%	6.20%	6.20%	6.20%	6.19%
Equity Yield (IRR) Before Tax	0.00%	5.95%	12.36%	15.20%	16.56%
Impact of Leverage on Yield	↓ 1.08%	↓ 0.18%	↑ 4.47%	↑ 6.41%	↑ 7.25%



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# 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.

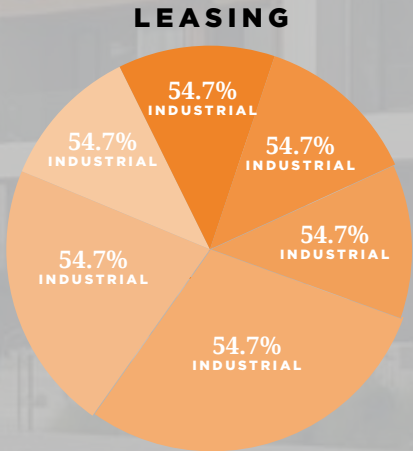
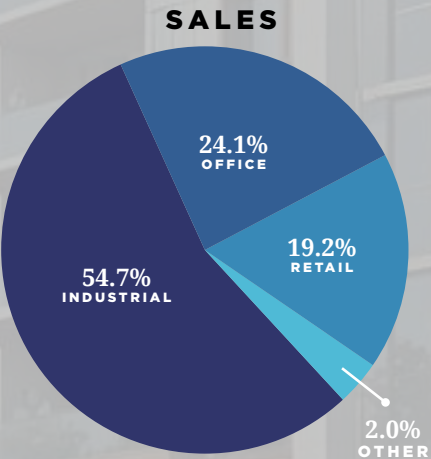
Comprehensive **training & support**

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

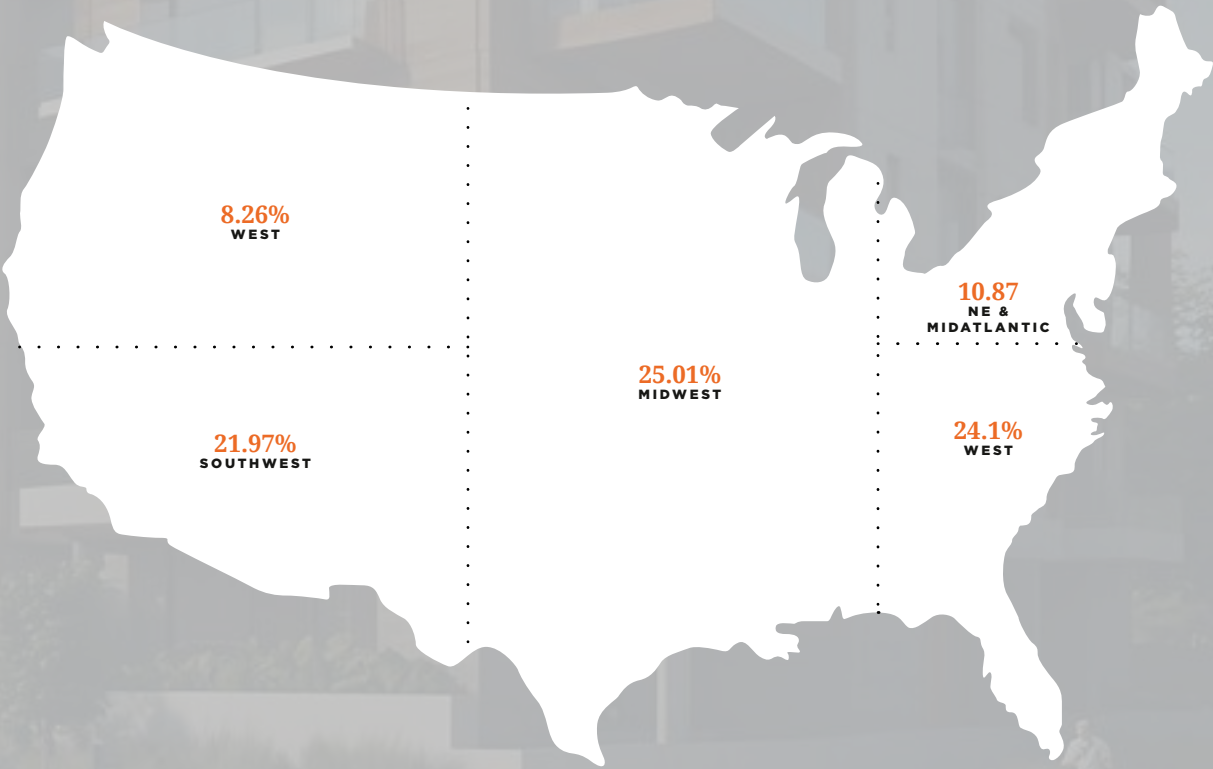


# THE SHARED VALUE NETWORK®

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



# SVN<sup>®</sup> 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



## VALUE PROPOSITION

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.



## 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

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