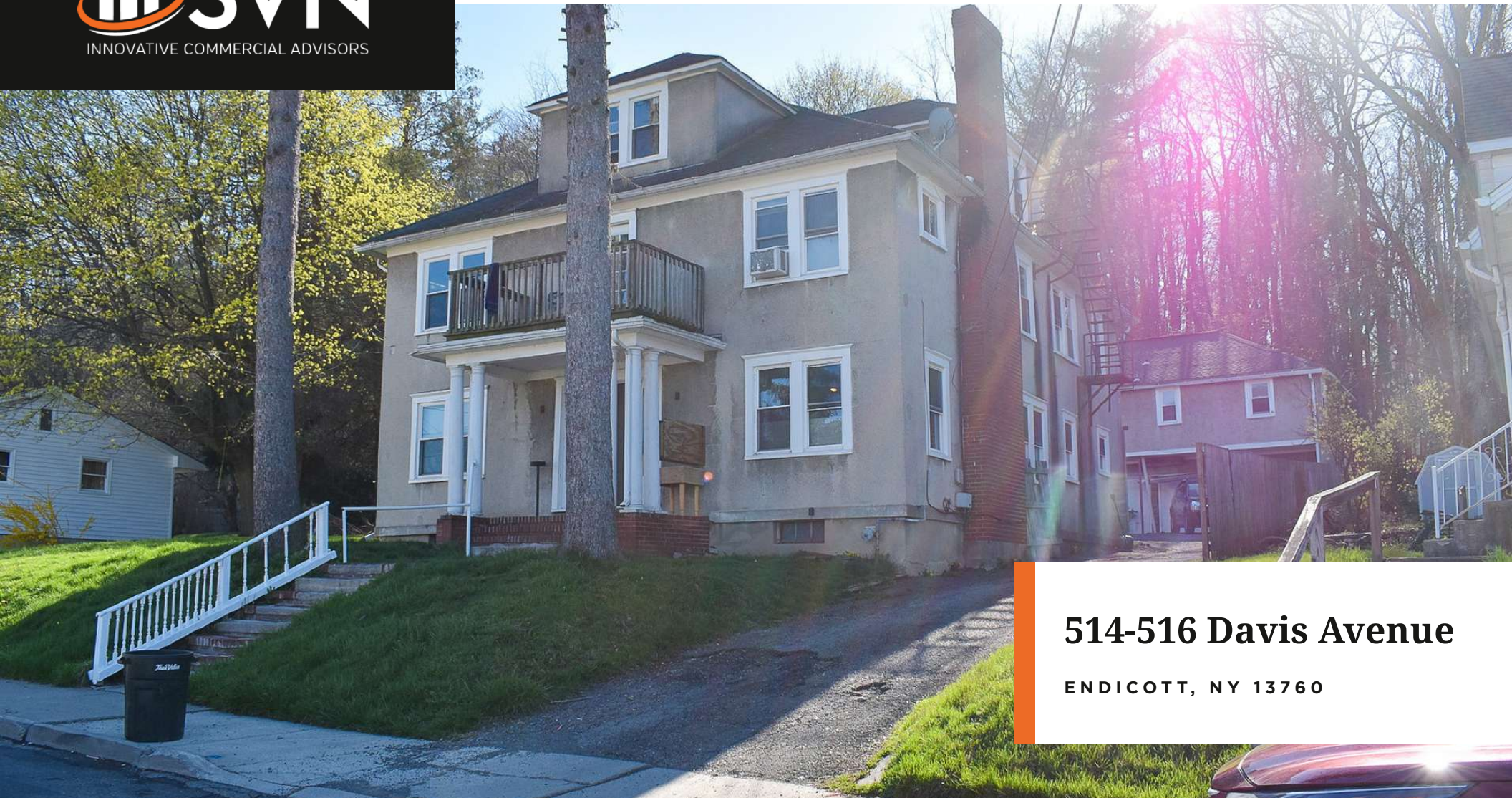




# Offering Memorandum



**514-516 Davis Avenue**

**ENDICOTT, NY 13760**

# TABLE OF CONTENTS

## THE TEAM

Meet The Team 4

## PROPERTY INFORMATION

Property Summary 6

Property Highlights 7

Property Photos 8

## LOCATION INFORMATION

Location Description 10

Retailer Map 11

Aerial Map 12

## DEMOGRAPHICS

Demographics Map & Report 14

Income & Expenses 15

The SVN Brand 16

The Shared Value Network® 17

Marketing Platform 18

Value Proposition 19

Disclaimer 20





# The Team

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# MEET THE TEAM



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# Property Information

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## PROPERTY SUMMARY

**514-516 DAVIS AVENUE**

ENDICOTT, NY 13760

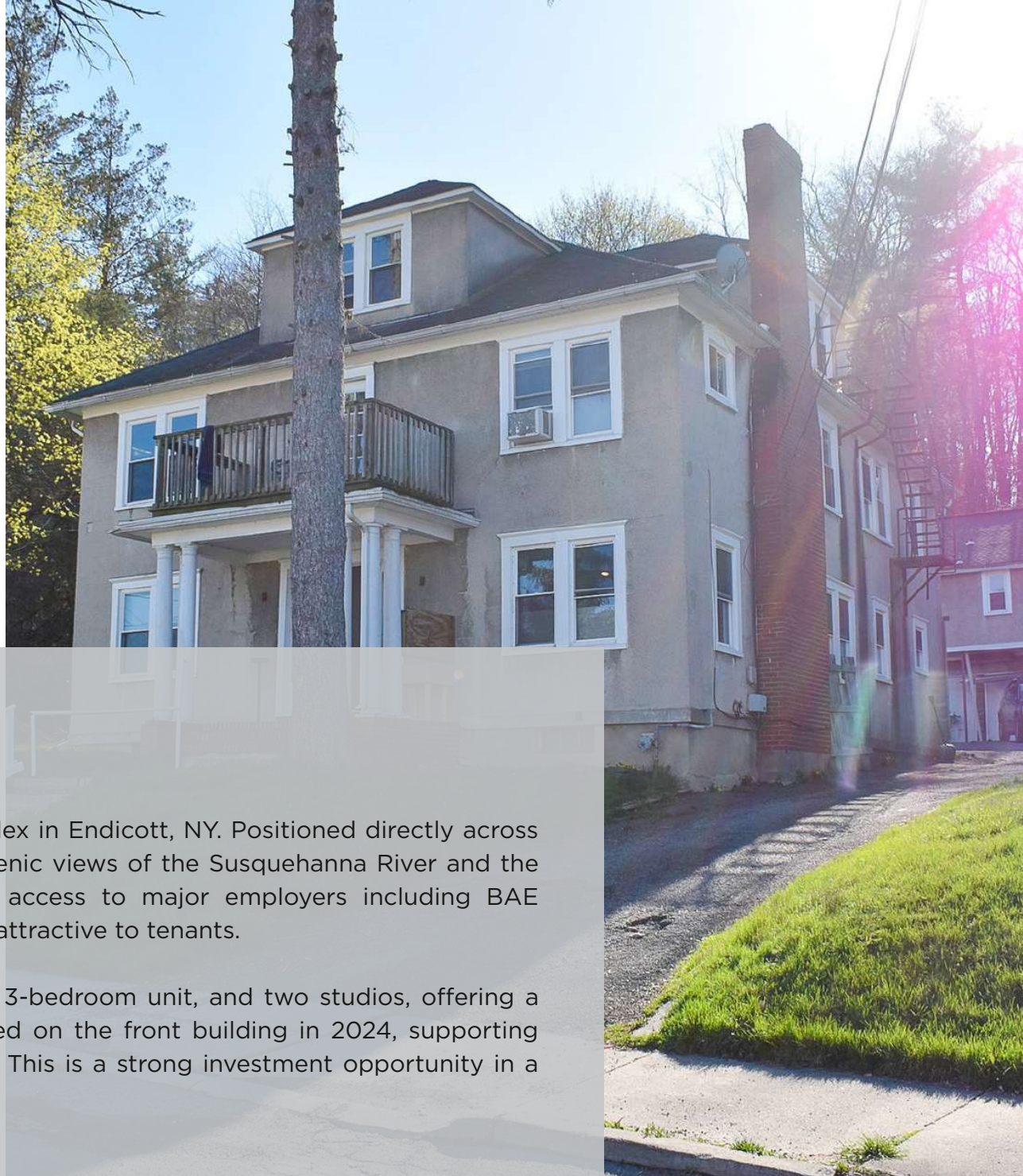
### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$399,000
<b>BUILDING SIZE:</b>	4,386 SF
<b>LOT SIZE:</b>	7,508 SF
<b>PRICE / SF:</b>	\$90.97
<b>CAP RATE:</b>	10.14%

## PROPERTY SUMMARY

Offered for sale is a well-maintained 7-unit complex in Endicott, NY. Positioned directly across from Ideal Nursing Home, this property offers scenic views of the Susquehanna River and the surrounding valley. The location provides easy access to major employers including BAE Systems and the Huron Campus, making it highly attractive to tenants.

The complex features four 1-bedroom units, one 3-bedroom unit, and two studios, offering a balanced mix of layouts. A new roof was installed on the front building in 2024, supporting long-term value and reduced maintenance costs. This is a strong investment opportunity in a steadily developing area.



## PROPERTY HIGHLIGHTS

- 4,386 SF building with 7 well-maintained units
- New roof installed in 2024
- Zoned USF allowing flexible use options
- Located in Endicott's growing market near major employers
- Spacious units with picturesque river views
- Strong rental income potential and long-term value



**NEW ROOF/2024**



**FLEXIBLE USES**



**SPACIOUS UNITS**

# PROPERTY PHOTOS





# Location Information

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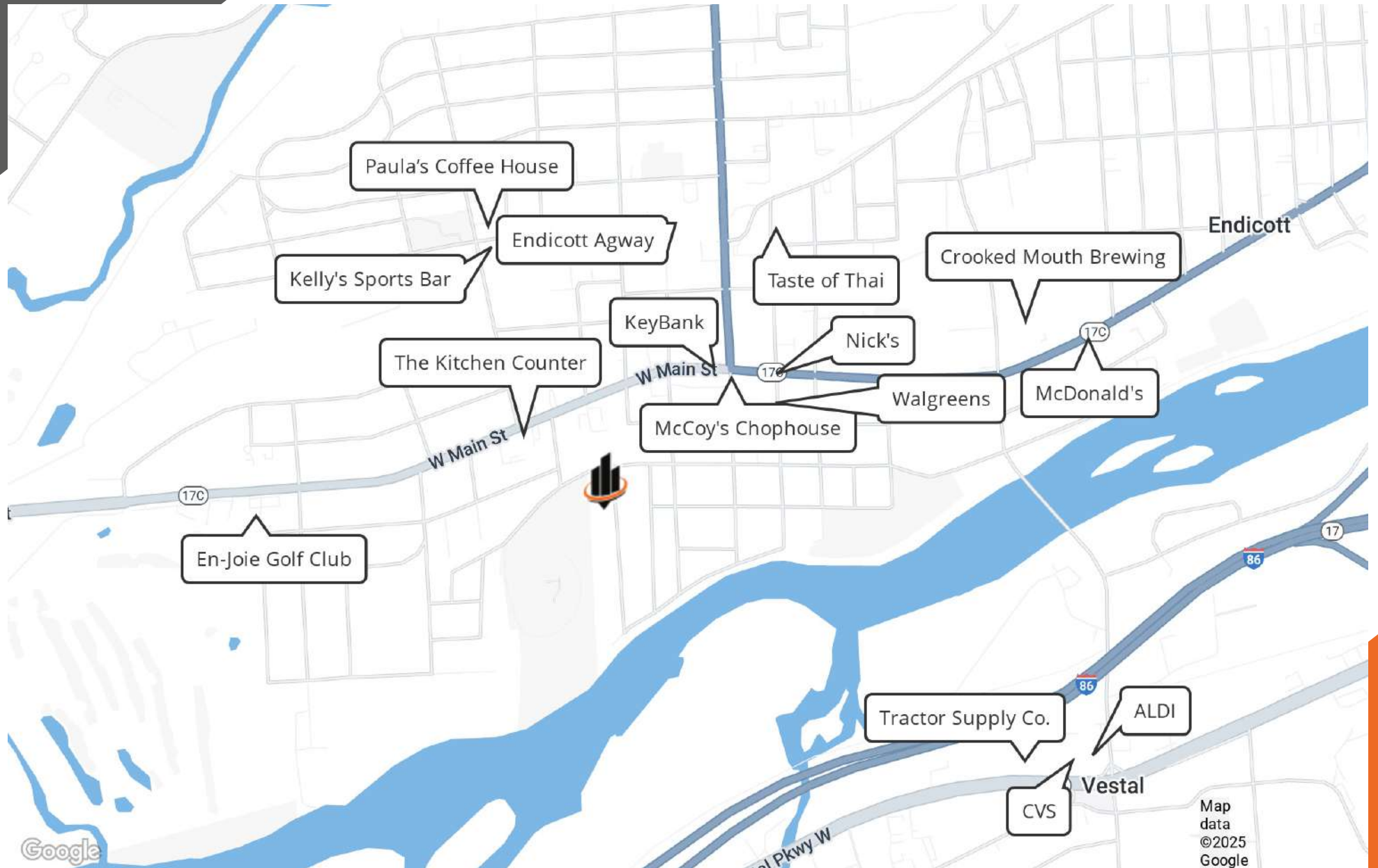
## LOCATION DESCRIPTION

This prime location offers significant benefits in a rapidly developing area. Situated directly across from Ideal Nursing Home, this multi-family property provides residents with breathtaking views of the Susquehanna River and the surrounding valley.

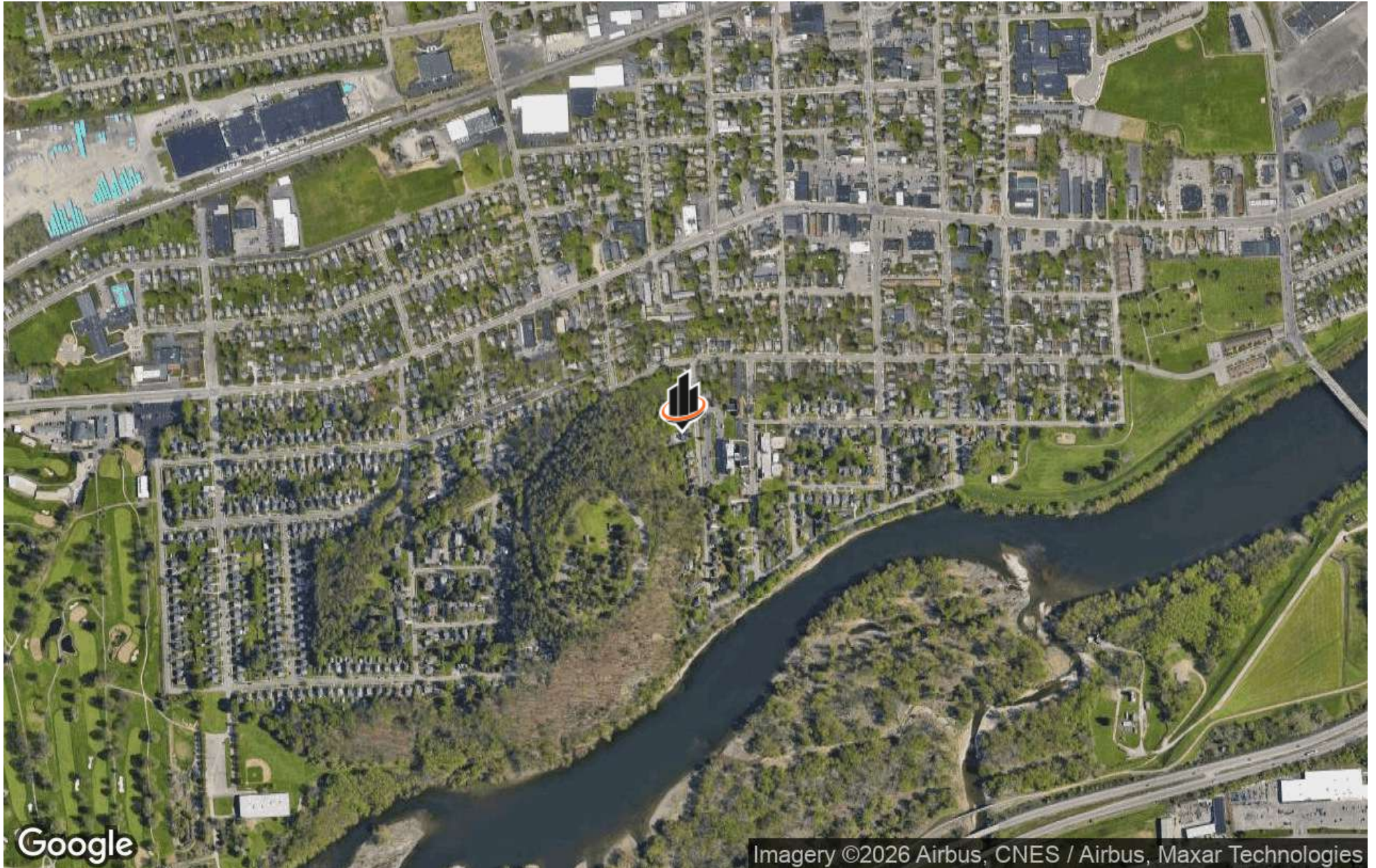
Enjoy the convenience of a central location, just minutes away from BAE Systems and the Huron Campus. This property combines scenic beauty with close proximity to key economic developments, making it an ideal choice for those seeking a vibrant and connected community.



# RETAILER MAP



# AERIAL MAP





# Demographics

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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	581	2,332	8,809
AVERAGE AGE	46	44	43
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	286	1,094	4,059
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$80,168	\$84,174	\$84,492
AVERAGE HOUSE VALUE	\$132,038	\$131,820	\$143,074

2020 American Community Survey (ACS)



# INCOME & EXPENSES



INCOME SUMMARY	514-516 DAVIS
VACANCY COST	(\$3,768)
<b>GROSS INCOME</b>	<b>\$71,592</b>
EXPENSES SUMMARY	514-516 DAVIS
PROPERTY MANAGEMENT	\$7,159
TAXES	\$10,270
INSURANCE	\$3,669
ELECTRIC	\$600
GAS	\$2,000
WATER AND SEWER	\$3,844
REPAIRS AND MAINTENANCE	\$3,580
<b>OPERATING EXPENSES</b>	<b>\$31,122</b>
<b>NET OPERATING INCOME</b>	<b>\$40,470</b>

## 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**

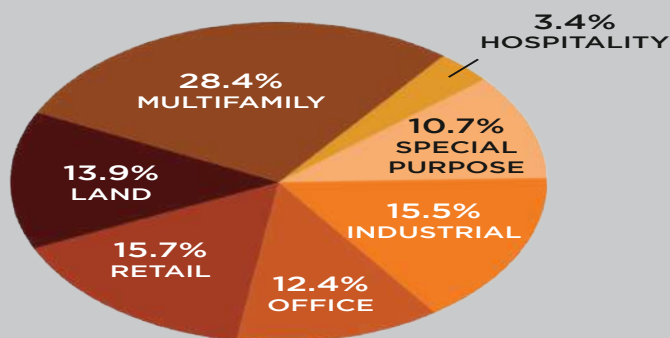
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

# THE SHARED VALUE NETWORK®

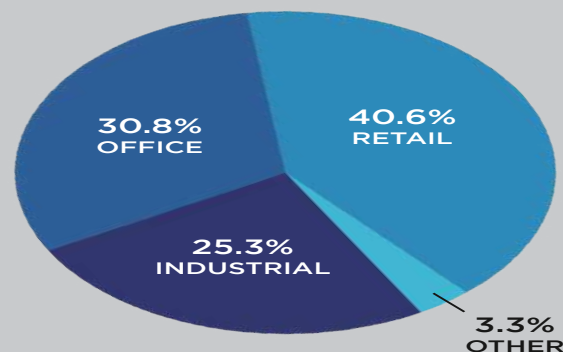
# WORK®

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.

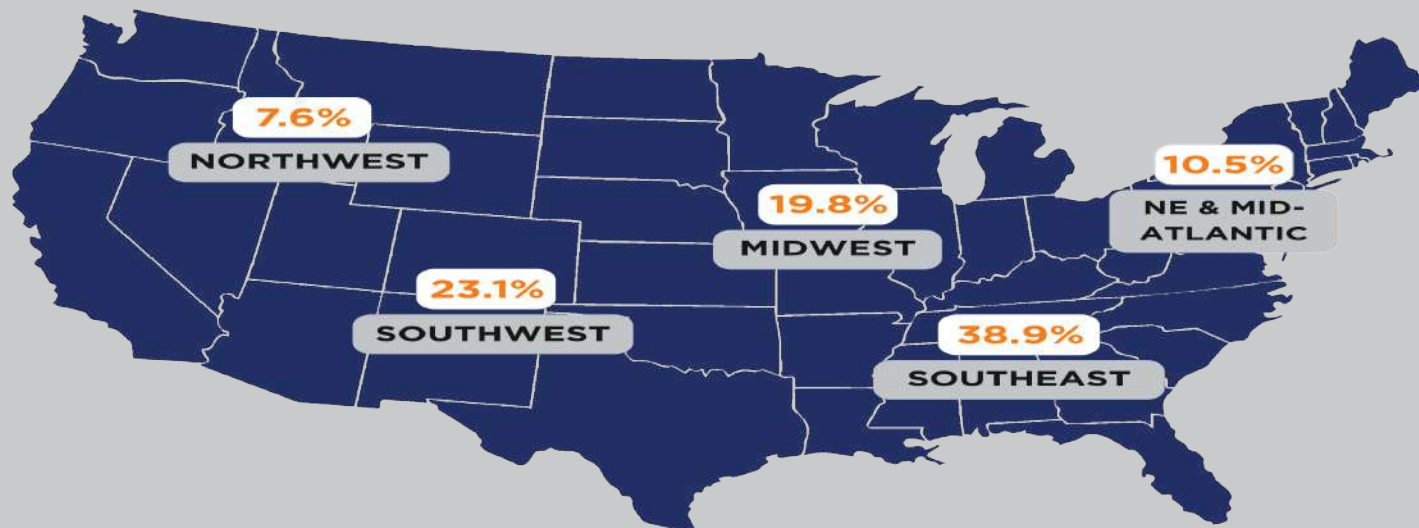
## SALES



## LEASING



## TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

## 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

# 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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