

APARTMENT-MORE THAN 4 FAMILY PROPERTY FO

Whitney Point Prime 5-Unit Investment

6 Dedrick Hill Rd,
Binghamton, NY 13905

OFFERING MEMORANDUM



WILLIAM "BILL" LIDELL
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Apartment-More than 4 Family Property For Sale

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Property Information

6 Dedrick Hill Rd,
Binghamton, NY 13905





PROPERTY SUMMARY

Apartment-More than 4 Family Property For Sale



PROPERTY DESCRIPTION

Opportunity knocks with this HUGE 5-unit multi-family home in the Whitney Point School District! Located just 7 miles from Upper Front Street, this property is in the middle of a complete renovation, with so many new features that will make life and maintenance so much easier for the new owner. This includes brand new electric with each unit having its own 100-amp panel box, new heating units, new plumbing, updated septic, almost all new windows and doors, and many more renovations on the interior! The units still need finishing on the inside, but the entire building is more than 7000 Square Feet! Utilities are separate for each unit, making expenses low and profit potential through the roof! With two 3 bedroom, two 2 bedroom, and one 1 bedroom unit the potential gross revenue could be north of \$5000 per month! Do not wait! Call today to set up a showing!

PROPERTY HIGHLIGHTS

- -5-unit multi-family property with over 7,000 sq. ft. of space.
- -Units still need interior finishing, allowing for customization.
- -Brand new electrical system, each unit has its own 100-amp panel box.

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OFFERING SUMMARY

Sale Price:	\$387,500
Number of Units:	5
Lot Size:	0.71 Acres
Building Size:	7,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	27	79
Total Population	27	68	195
Average HH Income	\$89,324	\$89,324	\$89,324



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LOCATION DESCRIPTION

Located in the Whitney Point School District, this massive 5-unit multi-family property sits just 7 miles from Upper Front Street, offering easy access to shopping, dining, and major roadways. Positioned in a growing rental market, this property presents a fantastic investment opportunity with strong income potential.

EXTERIOR DESCRIPTION

CABLE AVAILABLE, DECK OPEN, ENCLOSED PORCH, INSULATED WINDOWS, OPEN PORCH

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COMPLETE HIGHLIGHTS

Apartment—More than 4 Family Property For Sale



PROPERTY HIGHLIGHTS

- -5-unit multi-family property with over 7,000 sq. ft. of space.
- -Units still need interior finishing, allowing for customization.
- -Brand new electrical system, each unit has its own 100-amp panel box.
- -New heating units, plumbing, and updated septic for efficiency.
- -Nearly all new windows and doors for energy savings.
- -Separate utilities for each unit, keeping expenses low.
- -Unit breakdown: Two 3-bedroom, two 2-bedroom, and one 1-bedroom.
- -Potential gross revenue over \$5,000/month once fully rented.

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ADDITIONAL PHOTOS

Apartment-More than 4 Family Property For Sale



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Location Information

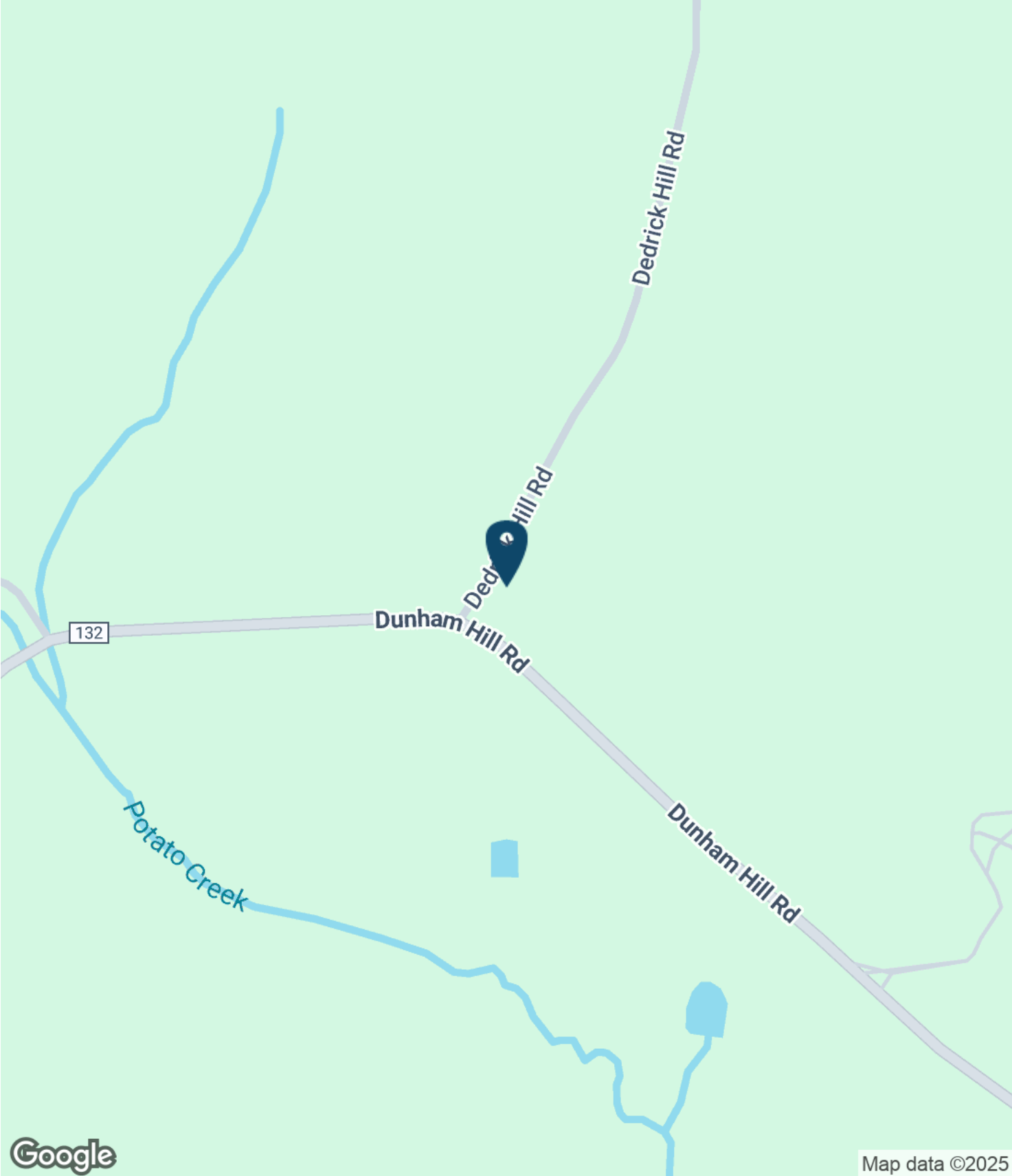
6 Dedrick Hill Rd,
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LOCATION MAP

Apartment-More than 4 Famiy Property For Sale



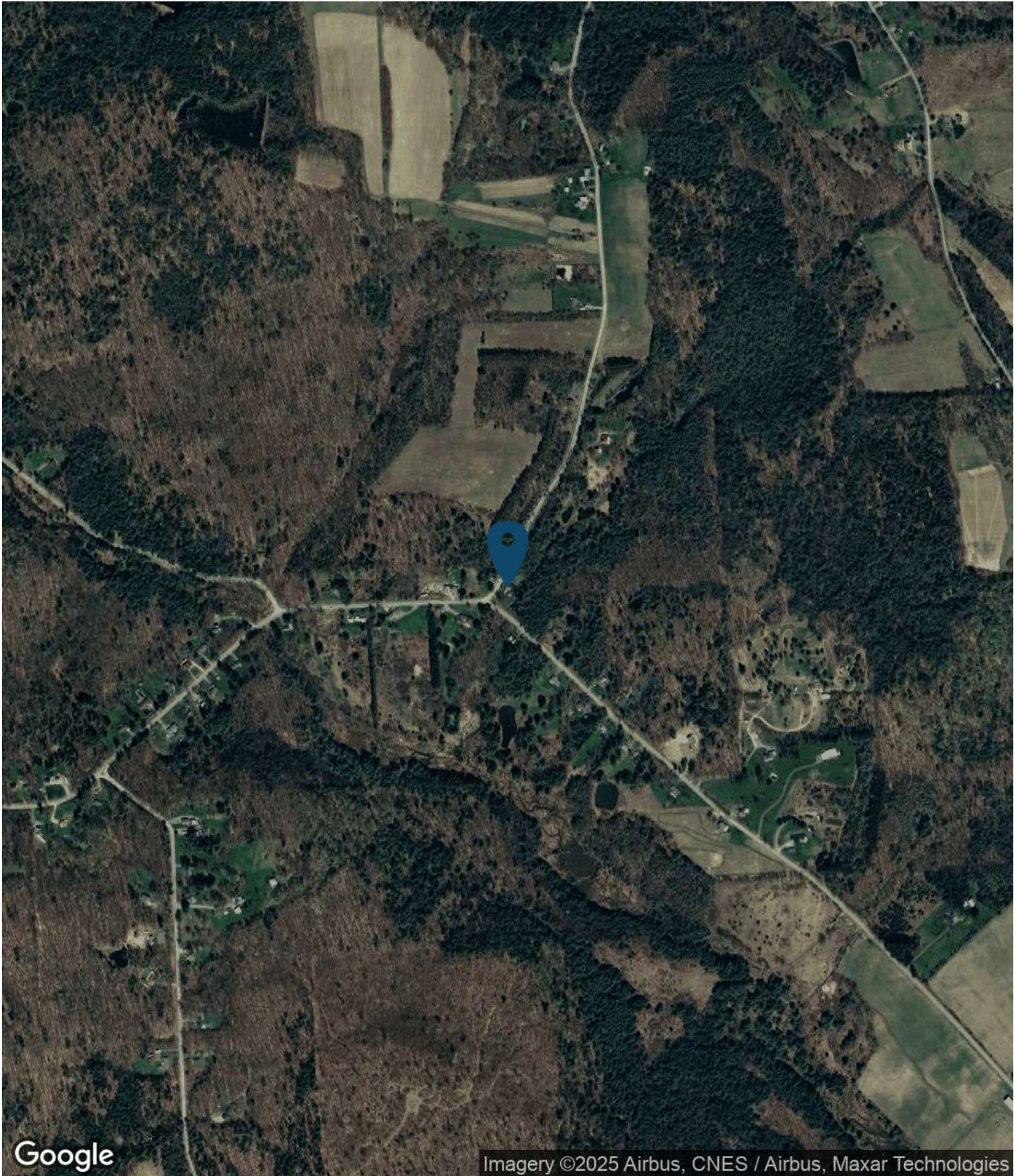
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AERIAL MAP

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Financial Analysis

6 Dedrick Hill Rd,
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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

Price	\$387,500
Price per SF	\$55
Price per Unit	\$77,500

OPERATING DATA

FINANCING DATA

Demographics

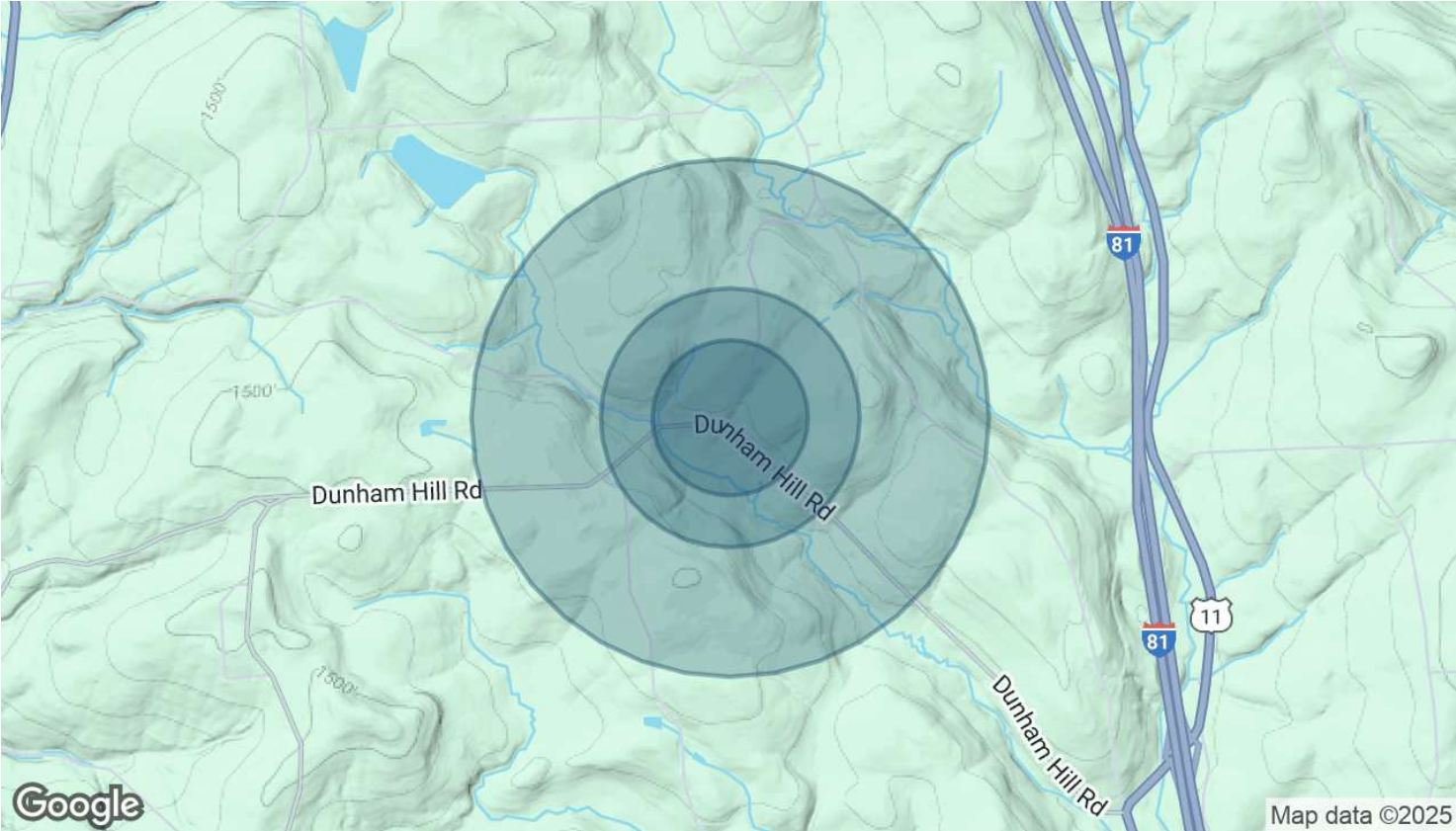
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	27	68	195
Average Age	44	44	43
Average Age (Male)	44	44	44
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	27	79
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,324	\$89,324	\$89,324
Average House Value	\$163,241	\$163,241	\$163,241

Demographics data derived from AlphaMap

Advisor Bios

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Binghamton, NY 13905





WILLIAM "BILL" LIDELL

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PROFESSIONAL BACKGROUND

My name is William "Bill" Lidell. During my first 2 years in business as a Licensed Real Estate Salesperson I have covered a breadth of work with over 50 sales totaling over \$9 million! This includes residential, commercial, and land sales! As a lifelong member of the Whitney Point and Greater Binghamton Community. I am here to help people achieve their goals in Real Estate! My work ethic is backed by honesty and integrity! Looking to buy, sell, rent, lease, or invest? No matter the situation I am here to provide guidance throughout the real estate process.

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