Offering Memorandum

105 Madison Avenue

ENDICOTT, NY 13760

PRESENTED BY:

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MEET THE TEAM

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Property Information

PROPERTY SUMMARY

105 MADISON AVENUE

ENDICOTT, NY 13760

OFFERING SUMMARY	
SALE PRICE:	**$239,000**
BUILDING SIZE:	4,086 SF
LOT SIZE:	6,841 SF
PRICE / SF:	$58.49
CAP RATE:	10.60%

ABOUT:

105 Madison Avenue is a renovated, fully stabilized five-unit multifamily asset offered at a 13% cap rate offering consistent in-place income within a market seeing renewed investment. The property consists of a three-story, 4,086 square foot building situated on a 0.16-acre lot, with the added benefit of private off-street parking.

Located within Endicott’s Central Business District and designated Opportunity Zone and HUB Zone, the asset is positioned near Washington Avenue’s established retail and dining offerings, supporting tenant demand and long-term occupancy.

The surrounding market continues to attract capital, highlighted by its designation as a federal Technology Hub and recent funding initiatives, including a $160 million research and development grant and new manufacturing investment.

PROPERTY HIGHLIGHTS

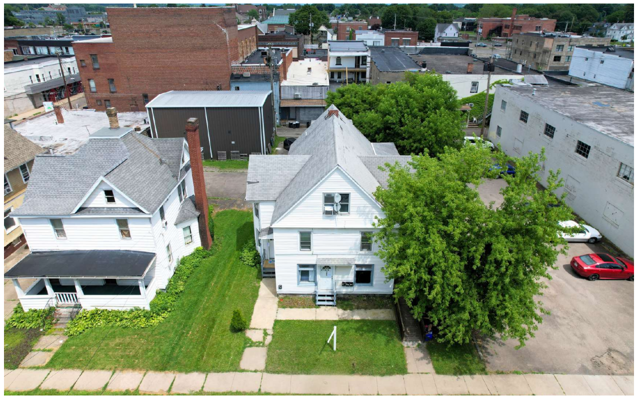
- Fully renovated 5-unit multifamily asset with stable in-place income
- 4,086 SF, three-story building with private off-street parking
- Located within Endicott's Central Business District
- Opportunity Zone and HUB Zone designations
- Walkable to Washington Avenue retail, dining, and daily amenities
- Positioned within a market supported by federal Technology Hub designation and recent large-scale investment

FULLY RENOVATED

PRIVATE PARKING

PRIME LOCATION

PROPERTY PHOTOS



Location Information

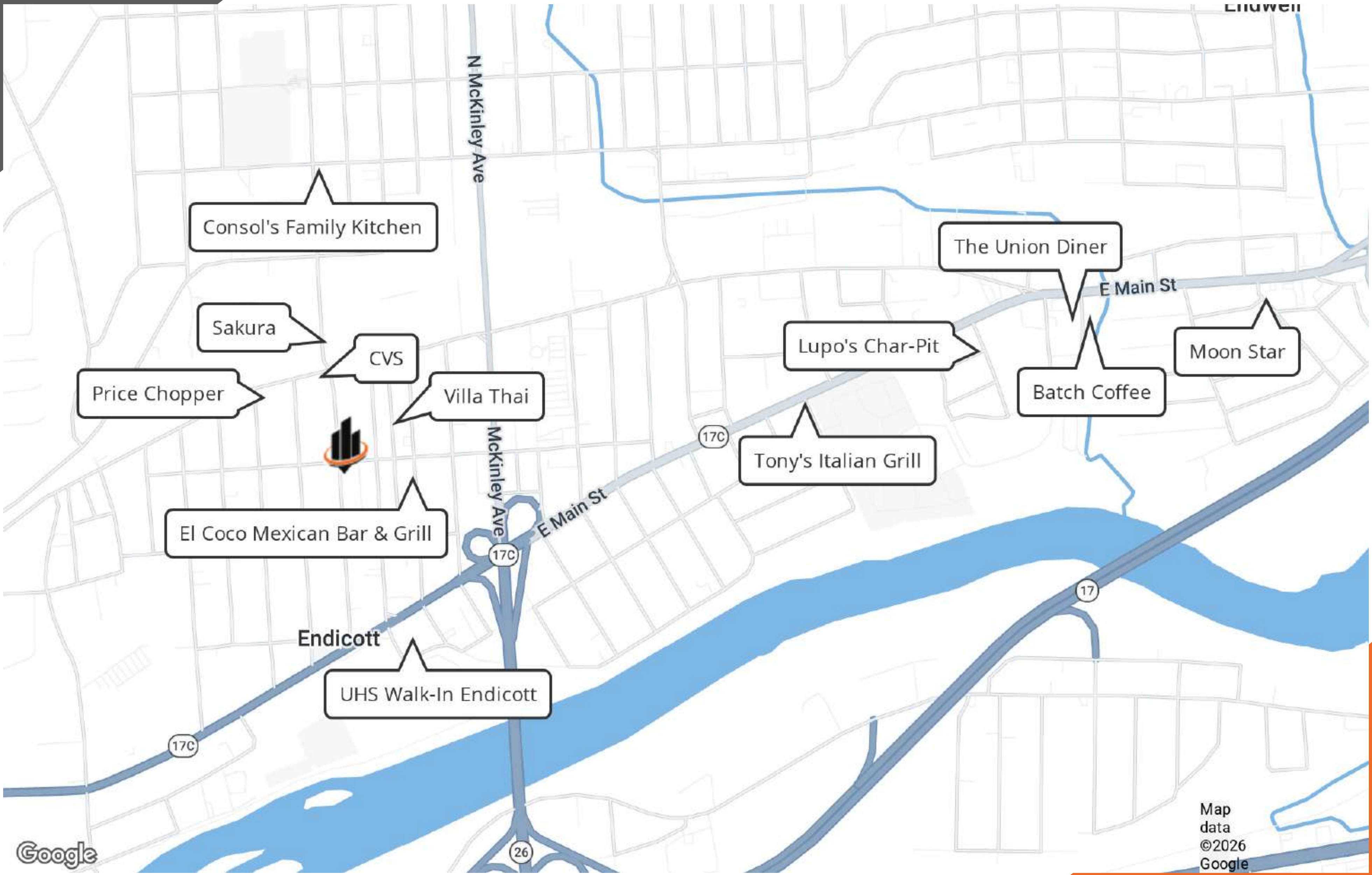
LOCATION DESCRIPTION

Positioned in a well-established residential pocket of Endicott, 105 Madison Avenue benefits from proximity to both neighborhood amenities and key commercial corridors. The property is within walking distance of Washington Avenue, Endicott's primary retail and dining area, providing convenient access to everyday services that support tenant demand.

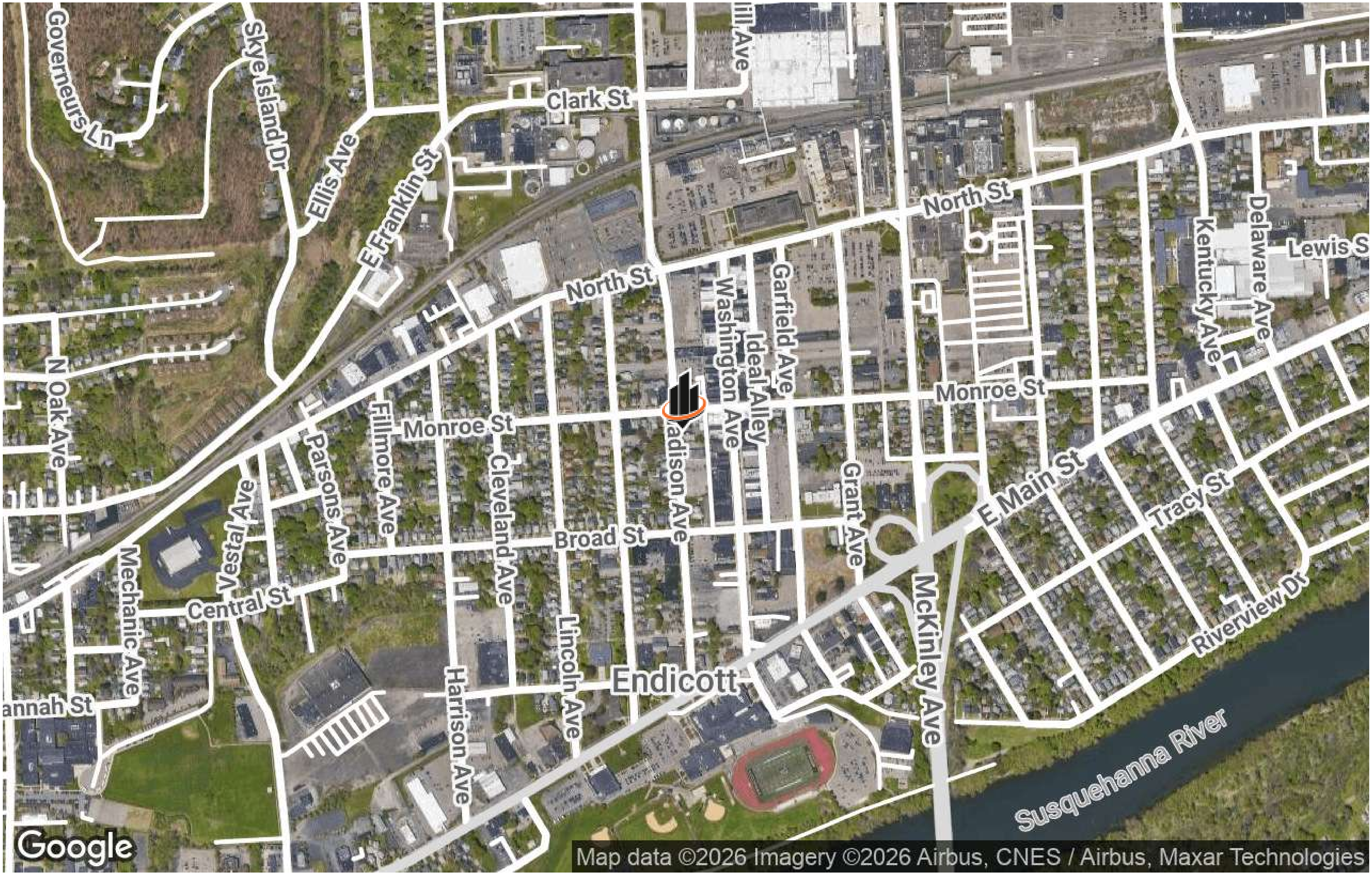
The surrounding market continues to see steady reinvestment, supported by its legacy as the birthplace of IBM and ongoing activity across the Southern Tier's manufacturing and technology sectors. Easy access to Main Street, Route 26, and Interstate 86 allows for efficient connectivity throughout Broome County and into the greater Binghamton area.

This combination of accessibility, local amenities, and established infrastructure supports long-term occupancy and stable performance.

RETAILER MAP



AERIAL MAP



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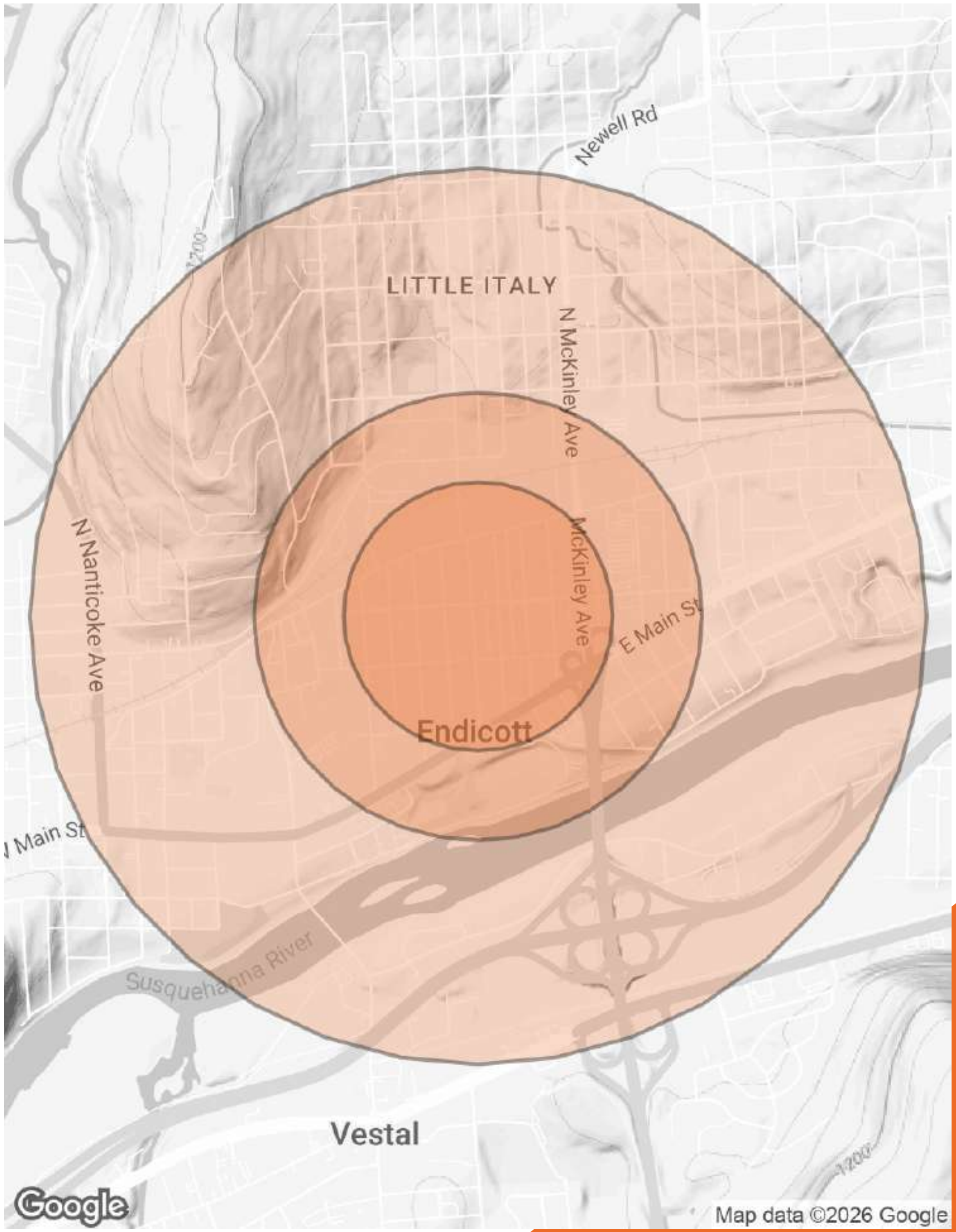
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,677	3,149	12,295
AVERAGE AGE	37	38	41
AVERAGE AGE (MALE)	37	38	40
AVERAGE AGE (FEMALE)	37	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	731	1,377	5,504
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	$52,609	$54,490	$63,016
AVERAGE HOUSE VALUE	$138,596	$148,316	$146,530

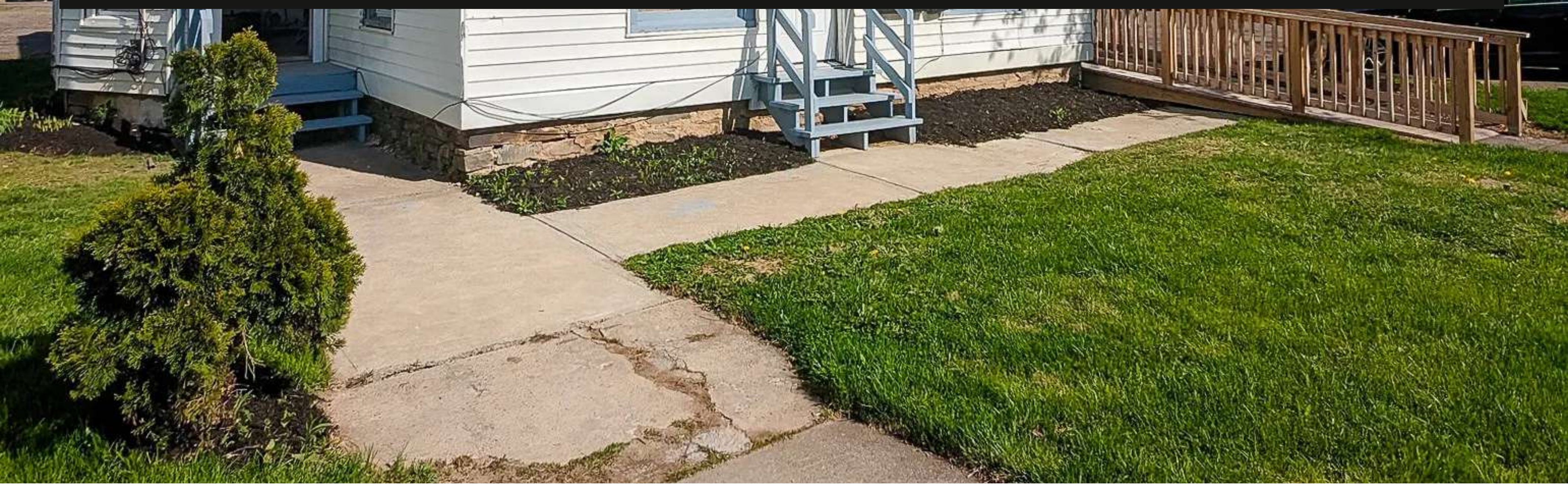
2020 American Community Survey (ACS)



Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS
★	**105 Madison Avenue** 105 Madison Ave Endicott, NY	$239,000	4,086 SF	5
1	**322 W Franklin Street** Endicott, NY	$325,000	4,176 SF	6
2	**108 Robble Ave** Endicott, NY	$310,000	3,012 SF	3
3	**308 Grant Ave** Endicott, NY	$435,000	6,700 SF	8
4	**1706 Tracy Street** Endicott , NY	$450,000	6,236 SF	6
	AVERAGES	**$380,000**	**5,031 SF**	**5**



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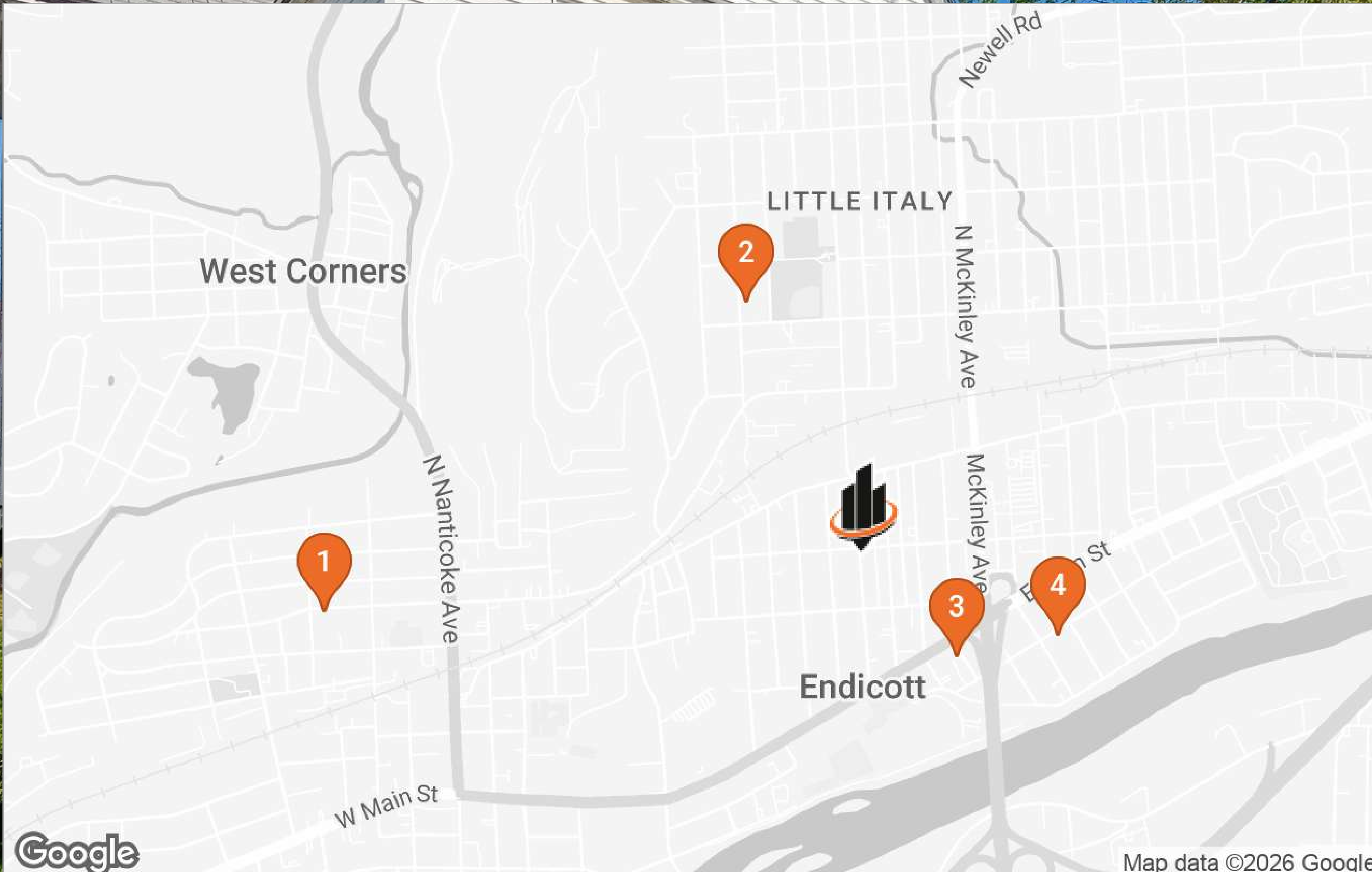
SALE COMPS MAP & SUMMARY



SALE COMPS

★ **105 MADISON AVENUE**
105 Madison Ave
Endicott, NY 13760

PRICE:	$239,000	**BLDG SIZE:**	4,086 SF
LOT SIZE:	6,841 SF	**NO. UNITS:**	5
CAP RATE:	12.90%	**YEAR BUILT:**	1980

1. 322 W FRANKLIN STREET
Endicott, NY 13760

PRICE:	$325,000	**BLDG SIZE:**	4,176 SF
NO. UNITS:	6		

2. 108 ROBBLE AVE
Endicott, NY 13850

PRICE:	$310,000	**BLDG SIZE:**	3,012 SF
NO. UNITS:	3		

SALE COMPS

3

3. 308 GRANT AVE
Endicott, NY 13760

PRICE:	$435,000	**BLDG SIZE:**	6,700 SF
NO. UNITS:	8		

4

4. 1706 TRACY STREET
Endicott , NY 13760

PRICE:	$450,000	**BLDG SIZE:**	6,236 SF
LOT SIZE	6,970 SF	**NO. UNITS:**	6
CAP RATE:	9.50%	**YEAR BUILT:**	1920

Property Analysis

INCOME & EXPENSES

INCOME SUMMARY	105 MADISON AVENUE
VACANCY COST	($2,790)
GROSS INCOME	**$53,010**

EXPENSES SUMMARY	105 MADISON AVENUE
PROPERTY MANAGEMENT	$5,136
PROPERTY TAX	$5,927
INSURANCE	$1,565
GAS	$2,500
ELECTRICITY	$2,500
WATER AND SEWER	$2,000
REPAIRS AND MAINTENANCE	$2,568
OPERATING EXPENSES	**$22,196**

NET OPERATING INCOME	**$30,814**

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- Founded in 1987
- A **globally recognized** brand
- Local **independent ownership** combined with a **global support** network
- **225+ Offices** across the globe (and expanding)
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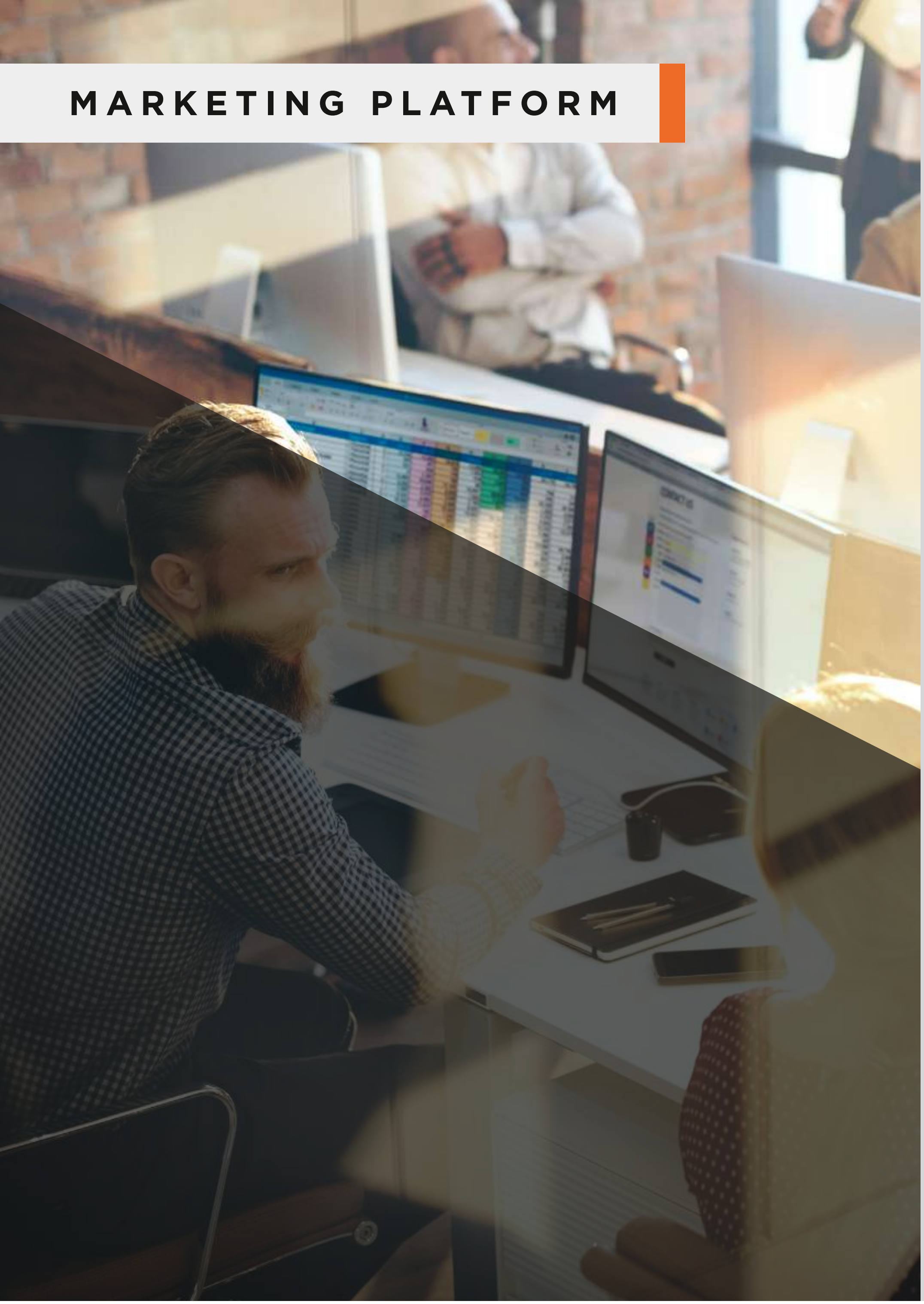
- OFFICE
- RETAIL

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

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