

OFFERING MEMORANDUM

74 Carroll St

74 CARROLL ST

Binghamton, NY 13901

PRESENTED BY:

SCOTT WARREN, CCIM

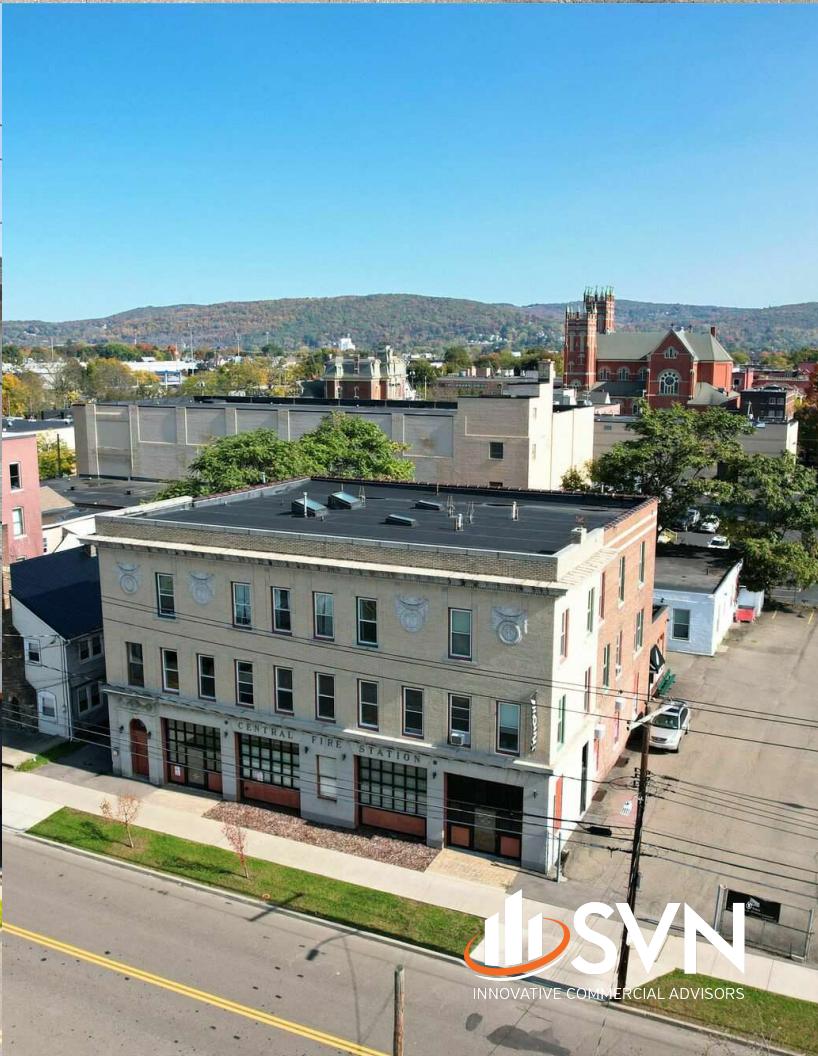
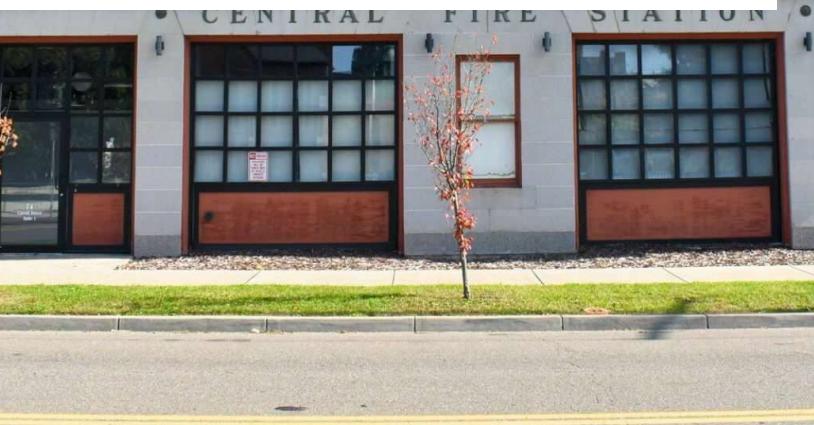
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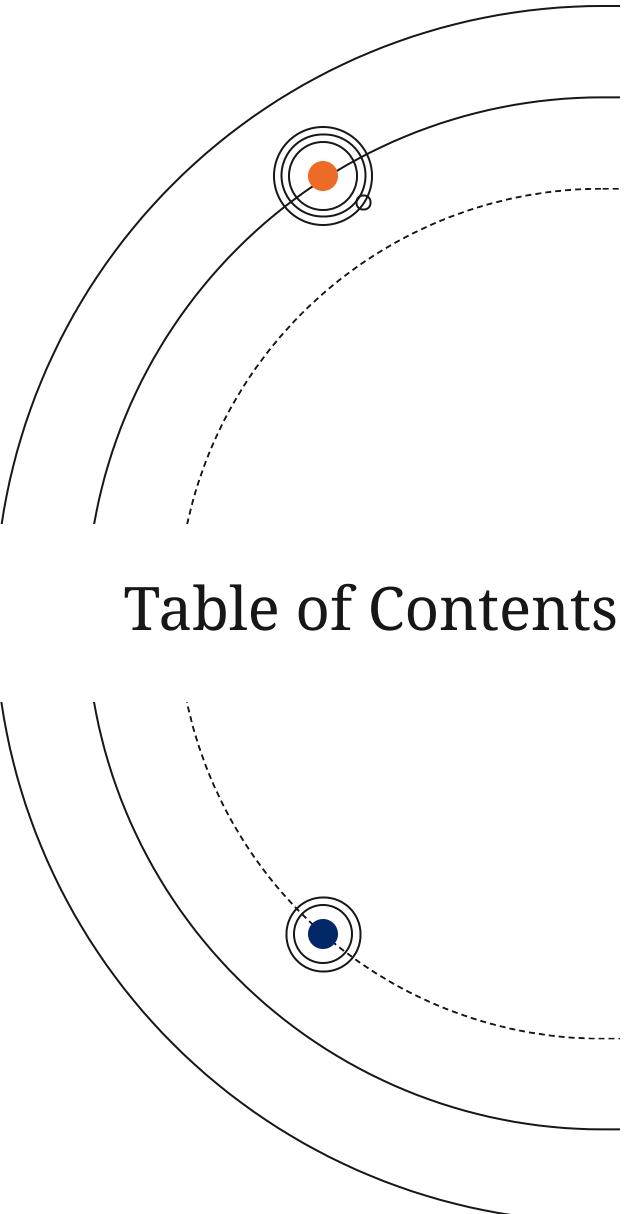


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DISCLAIMER

The material contained in this Proposal 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.

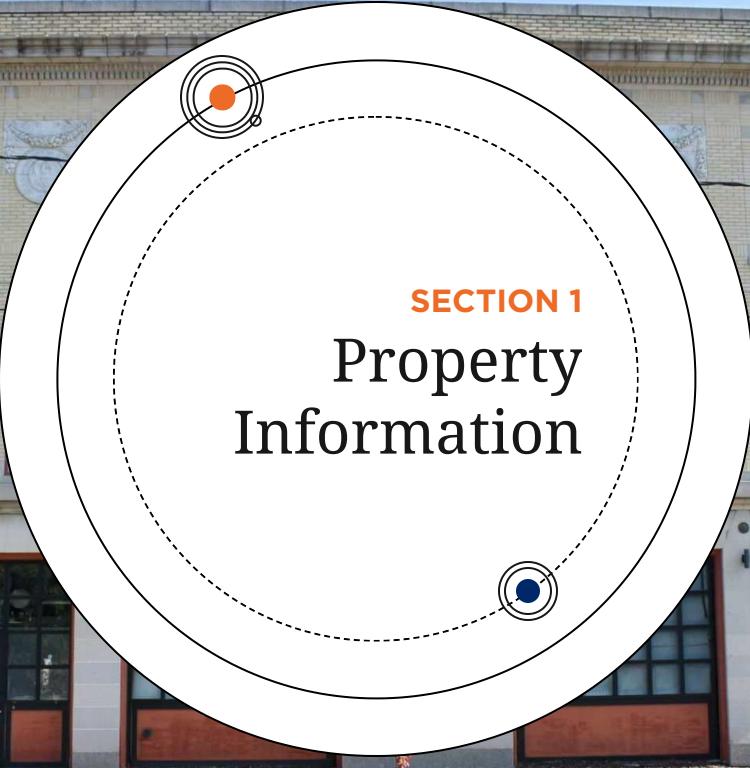
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal 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 Proposal 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 Proposal, 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.

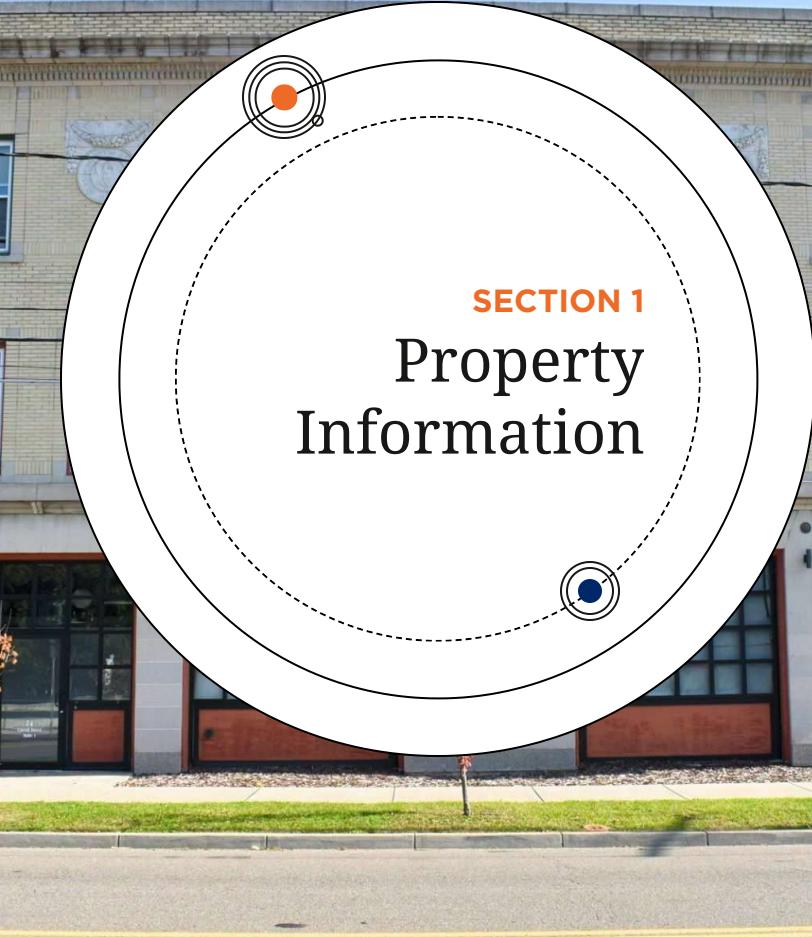
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal 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 Proposal 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.

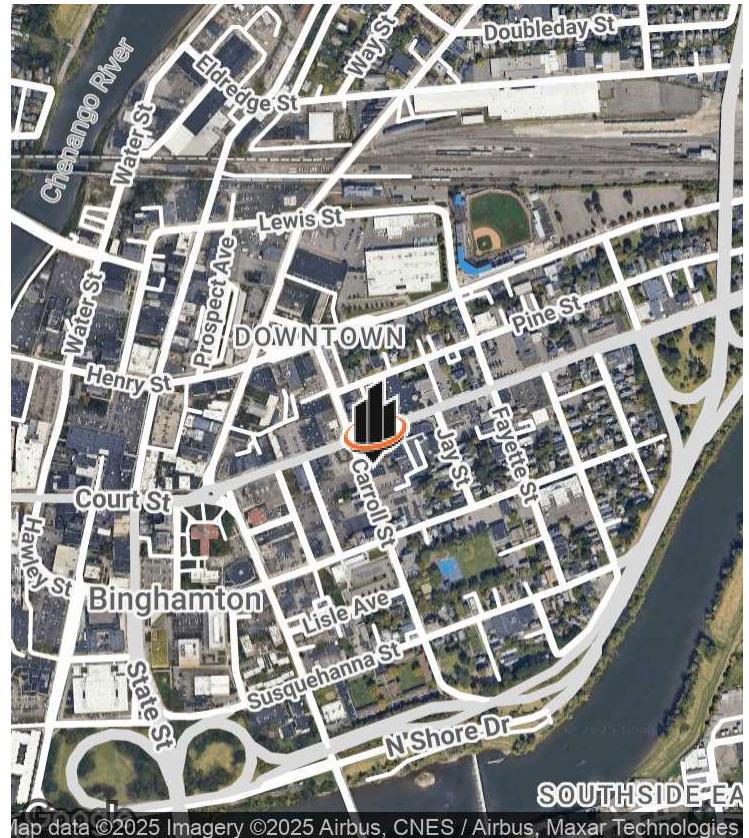
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Property
Information**



PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

SALE PRICE:	\$1,794,000
NUMBER OF UNITS:	7
LOT SIZE:	0.57 Acres
BUILDING SIZE:	13,020 SF
NOI:	\$146,581.00
CAP RATE:	8.17%

PROPERTY DESCRIPTION

This is a standout opportunity for investors targeting Downtown Binghamton's strong student housing market. This 13,000 SF building includes five fully leased residential units and two commercial spaces, with residential leases secured through the 2025-2026 academic year. The student housing component features 25 beds with high-end finishes, including central air, AC, two bathrooms per unit, and loft-style bedrooms in three of the five units. The building offers secure coded access to both the main entrance and individual units. Located just one building off Court Street, it's within walking distance to Binghamton's restaurants, nightlife, shops, and amenities. The property also includes ample off-street parking, and a newly signed three-year lease with a salon adds strength to the commercial portion. A must-see investment.

PROPERTY HIGHLIGHTS

- Prime Downtown Binghamton Student Housing.
- 5 Residential Units with 25 Beds.
- 2 Commercial Spaces. One new tenant with a 3 year lease.
- Ample off street parking.
- Central Air.
- 3 Units have loft bedrooms.
- 2 Bathrooms in each unit.
- Laundry in each unit.
- Central Air.
- Walking distance to Downtown Binghamton.

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

This prime location is ideally positioned to capitalize on Downtown Binghamton's thriving student housing market. Just one building off the busy Court Street corridor, it combines exceptional convenience with a strong walkability score of 84 and a daily traffic count of 7,280. The property is easily accessible via SUNY bus routes and within walking distance to the area's restaurants, shops, and amenities. Unlike many downtown sites, it also offers free street parking, with additional paid parking just one block to the west.

COMPLETE HIGHLIGHTS

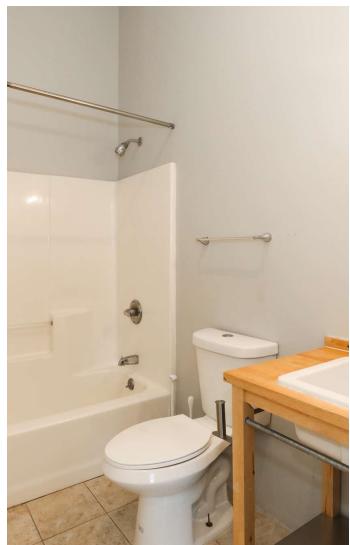
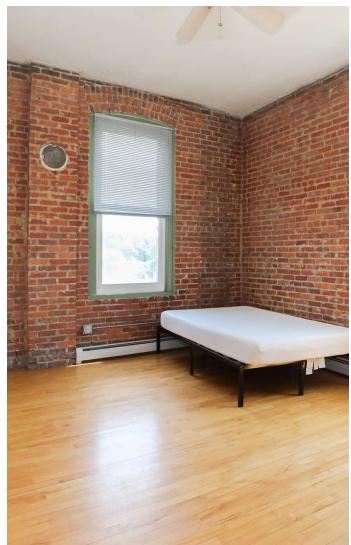
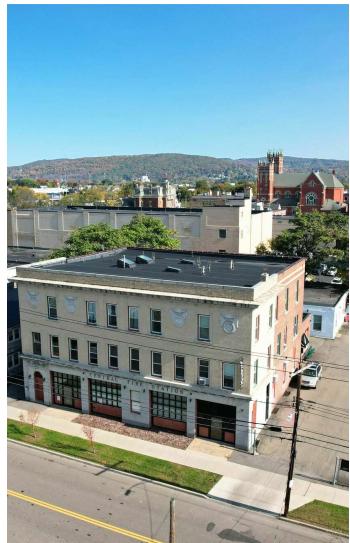
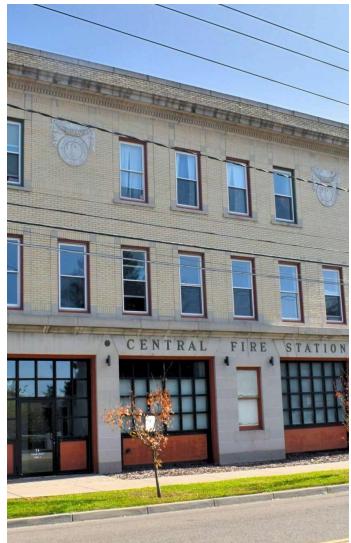


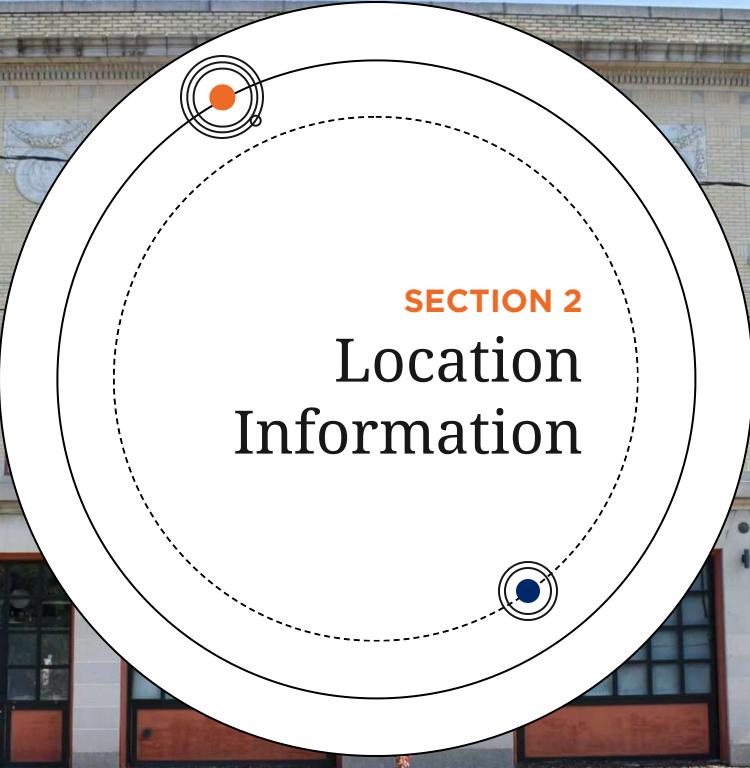
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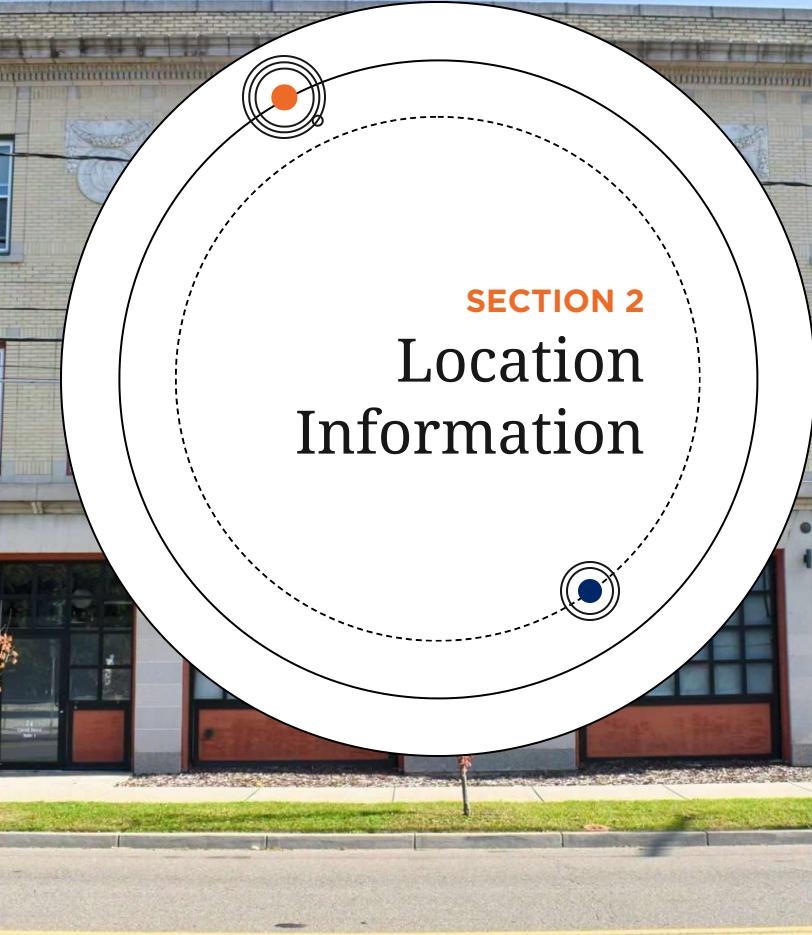
ADDITIONAL PHOTOS



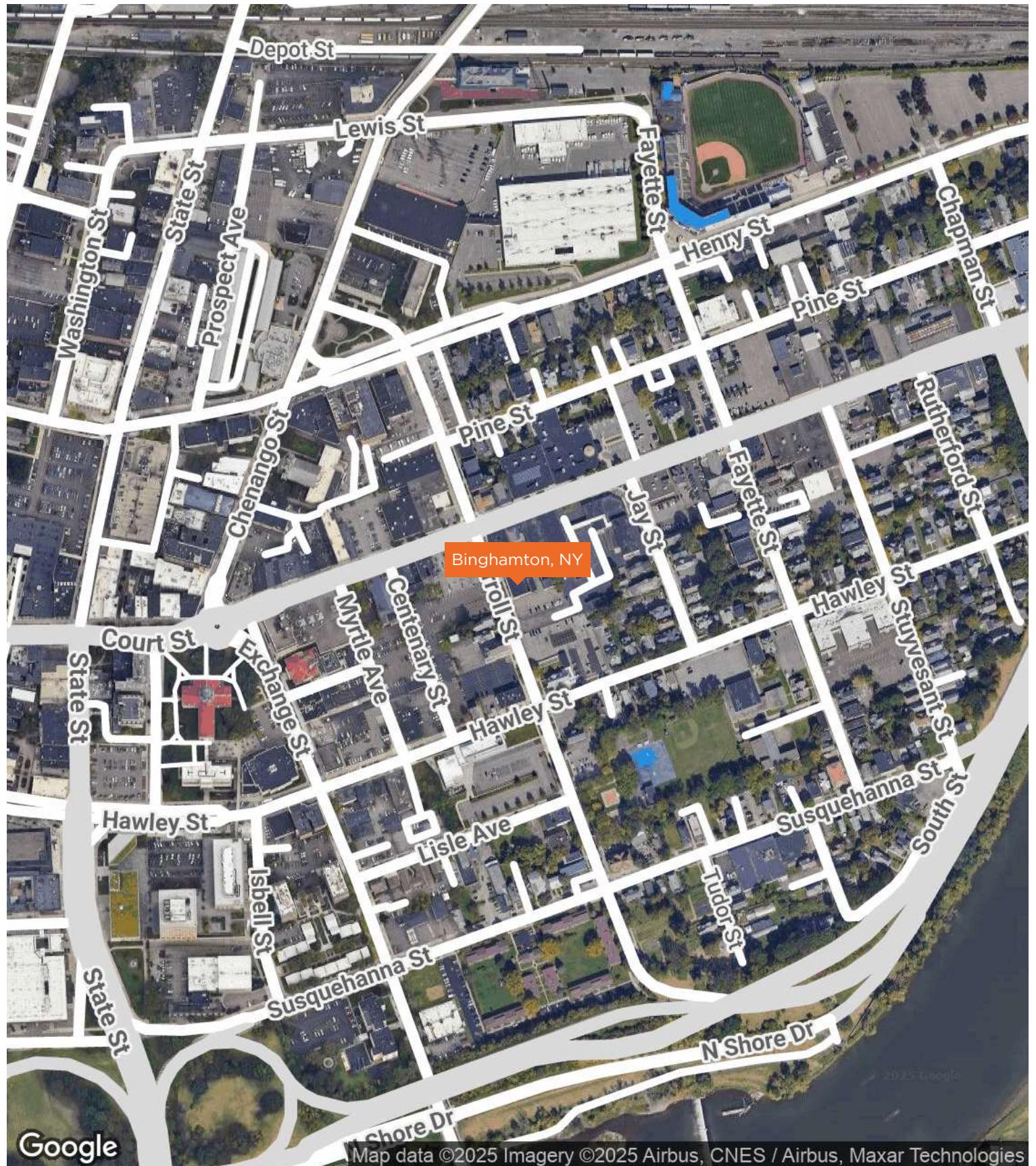


SECTION 2

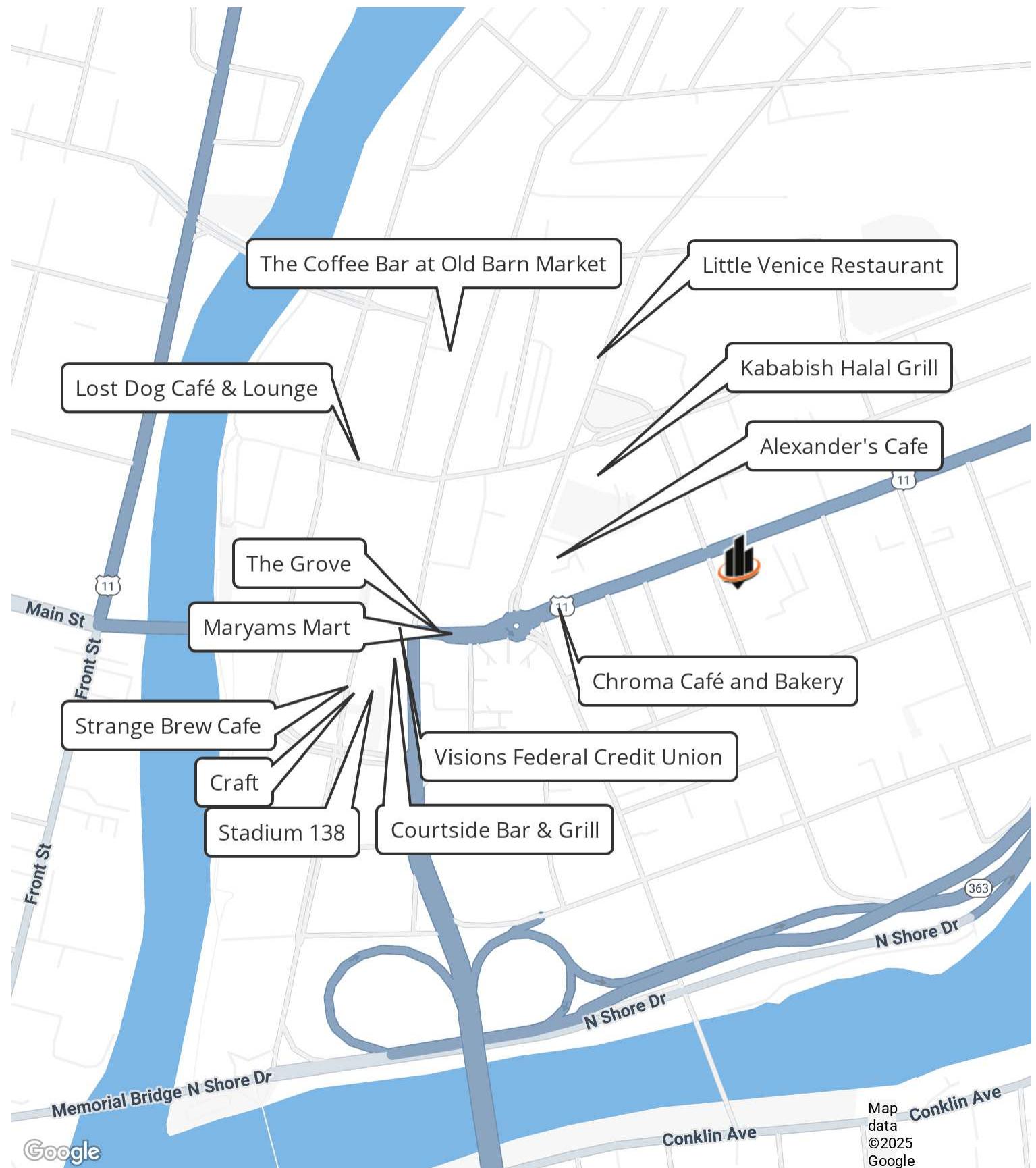
Location Information



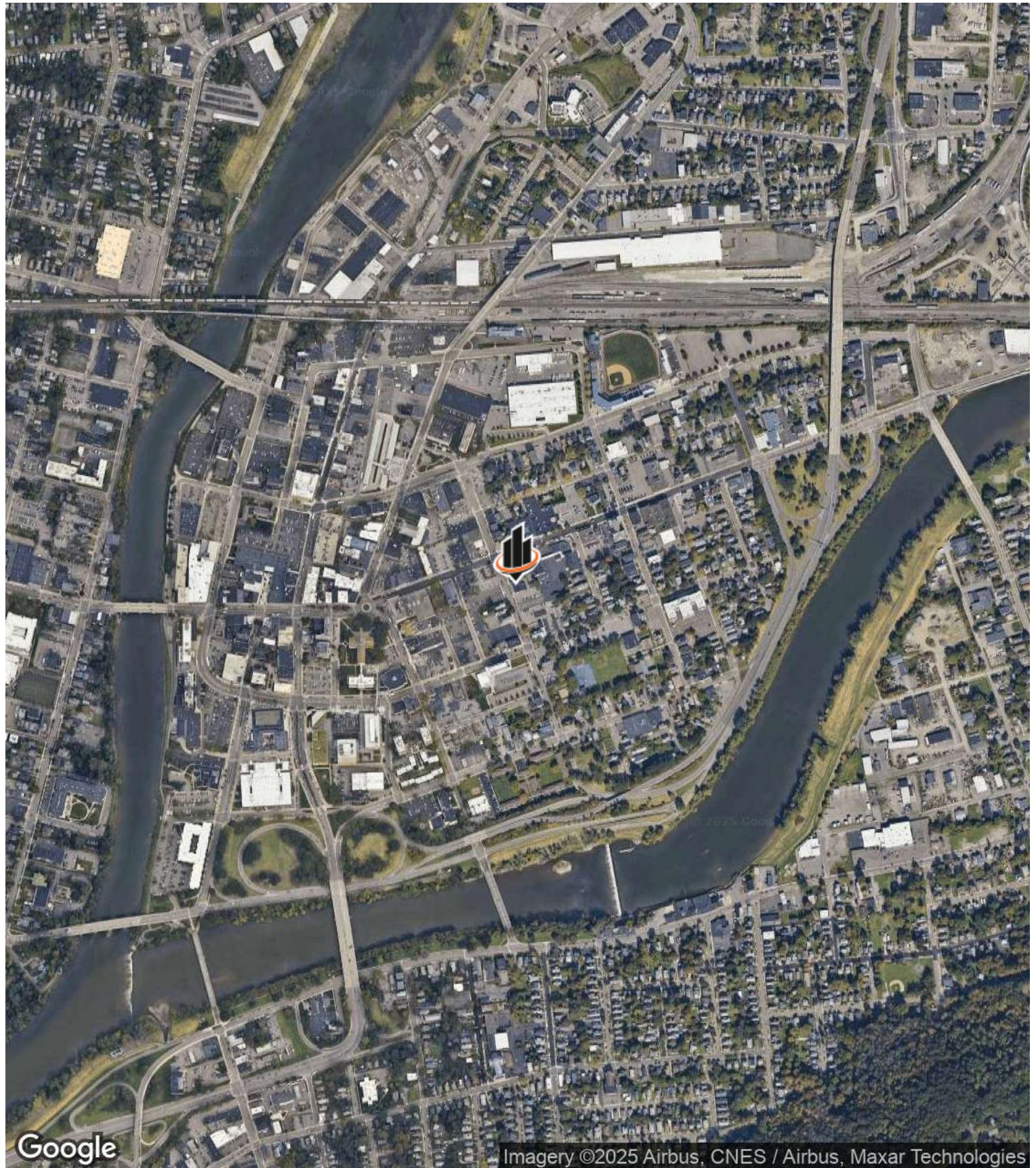
REGIONAL MAP



LOCATION MAP

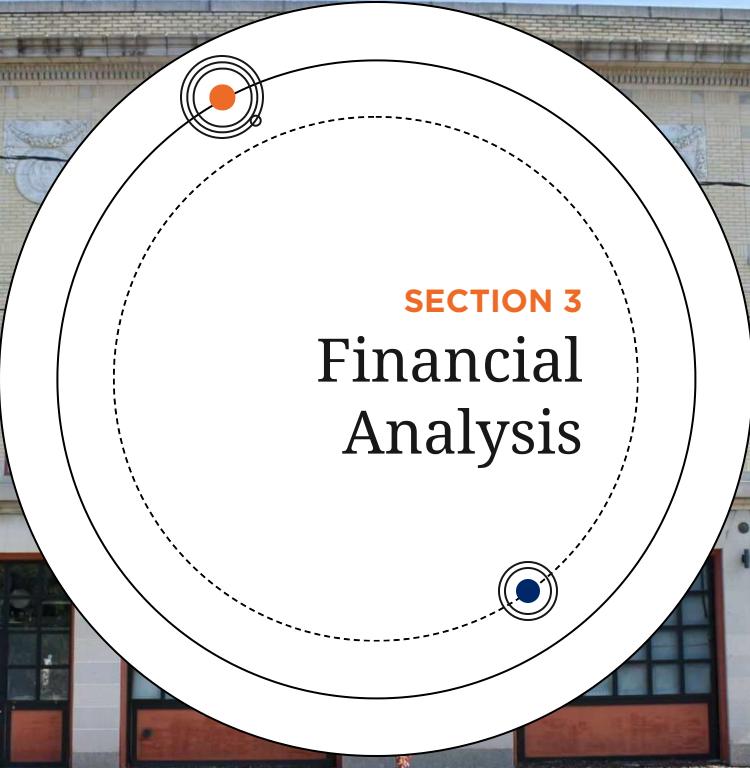


AERIAL MAP



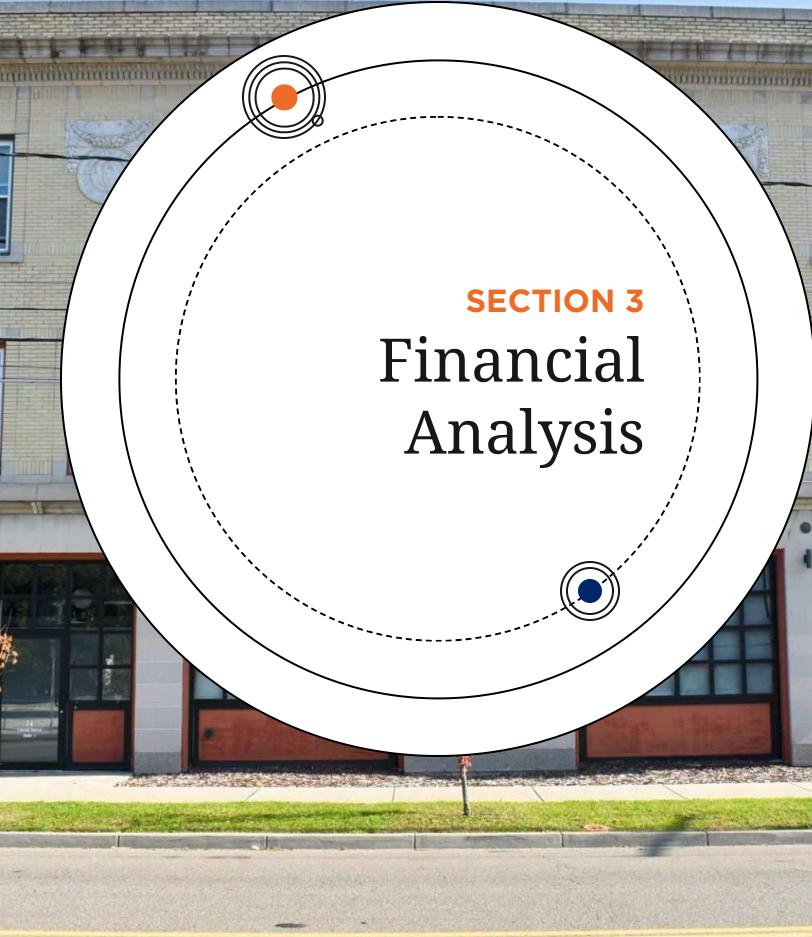
Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



SECTION 3

Financial Analysis



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

74 CARROLL STREET

PRICE	\$1,794,000
PRICE PER SF	\$138
PRICE PER UNIT	\$256,286
GRM	7.35
CAP RATE	8.17%
CASH-ON-CASH RETURN (YR 1)	8.17%
TOTAL RETURN (YR 1)	\$146,581

OPERATING DATA

74 CARROLL STREET

GROSS SCHEDULED INCOME	\$244,200
TOTAL SCHEDULED INCOME	\$244,200
VACANCY COST	\$12,210
GROSS INCOME	\$231,990
OPERATING EXPENSES	\$85,409
NET OPERATING INCOME	\$146,581
PRE-TAX CASH FLOW	\$146,581

FINANCING DATA

74 CARROLL STREET

DOWN PAYMENT	\$1,794,000
--------------	-------------

INCOME & EXPENSES

INCOME SUMMARY

74 CARROLL STREET

VACANCY COST

(\$12,210)

GROSS INCOME

\$231,990

EXPENSES SUMMARY

74 CARROLL STREET

MANAGEMENT (ESTIMATED 8%, CURRENT OWNER SELF MANAGES)

\$18,559

TAXES

\$41,739

UTILITIES E&G

\$8,829

UTILITIES W&S

\$3,648

INSURANCE

\$6,817

REPAIRS AND MAINTENANCE

\$827

LEASING, ADVERTISING, OFFICE

\$2,319

SUPPLIES

\$223

INTERNET AND CABLE

\$2,448

OPERATING EXPENSES

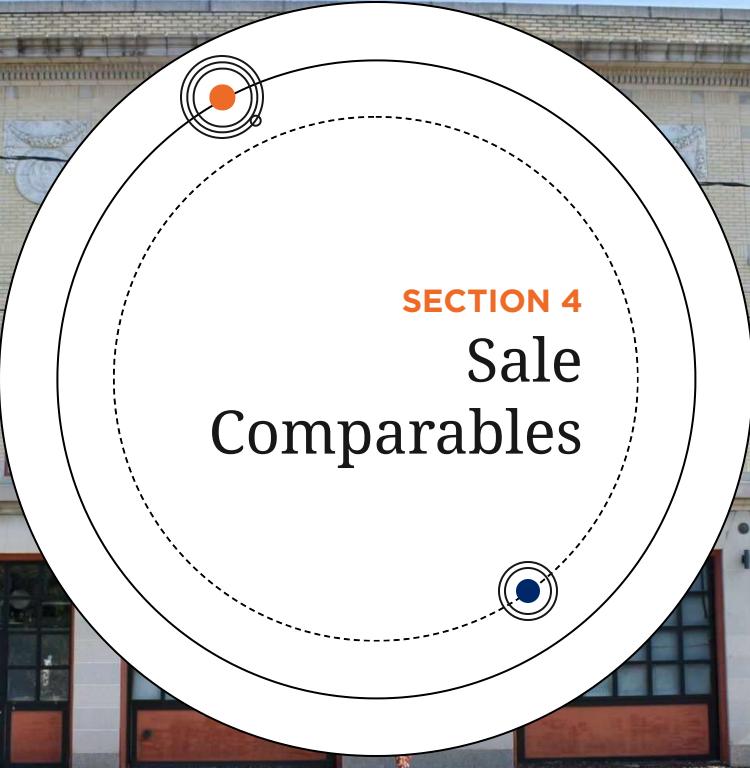
\$85,409

NET OPERATING INCOME

\$146,581

RENT ROLL

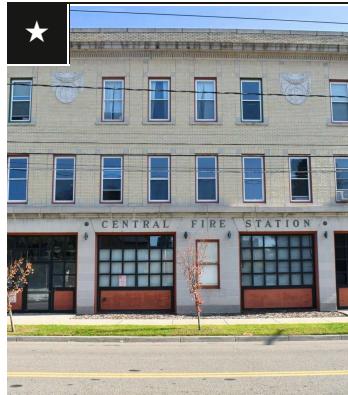
UNIT	BEDROOMS	BATHROOMS	RENT	LEASE END
R1	4	2	\$3,160.00	05/25/2025
R2	6	2	\$4,590.00	05/26/2025
R3	5	2	\$3,825.00	05/27/2025
R4	5	2	\$3,375.00	05/28/2025
74 1/2	5	2	\$3,250.00	05/29/2025
C1	-	0.5	\$800.00	05/30/2025
C2	-	0.5	\$1,354.00	02/28/2028
TOTALS			\$20,354.00	
AVERAGES			\$2,907.71	



SECTION 4

Sale Comparables

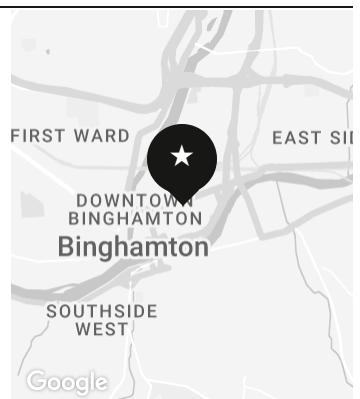




74 CARROLL ST

74 Carroll St, Binghamton, NY 13901

PRICE:	\$1,794,000	BLDG SIZE:	13,020 SF
CAP RATE:	8.17%	YEAR BUILT:	1970
PRICE/SF:	\$137.79	OCCUPANCY:	100%
NOI:	\$146,581		

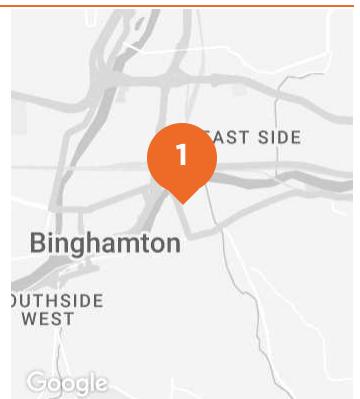


1

27 TOMPKINS STREET

27 Tompkins Street, Binghamton, NY 13903

PRICE:	\$895,000	BLDG SIZE:	22,960 SF
CAP RATE:	5.70%	YEAR BUILT:	1975
PRICE/SF:	\$38.98		

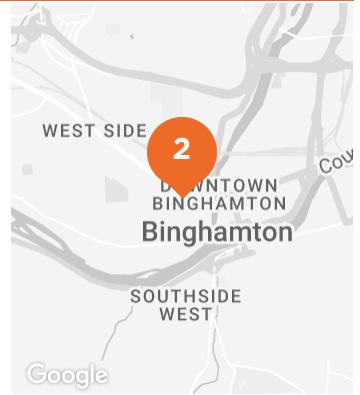


2

101 MURRAY

101 Murray, Binghamton, NY 13905

PRICE:	\$600,000	BLDG SIZE:	15,840 SF
CAP RATE:	7%	PRICE/SF:	\$37.88

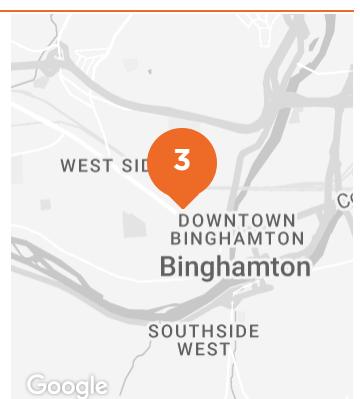


3

5 MATHER ST

5 Mather Street, Binghamton, NY 13905

PRICE:	\$625,000	BLDG SIZE:	8,556 SF
CAP RATE:	7%	YEAR BUILT:	1965
PRICE/SF:	\$73.05	OCCUPANCY:	100%



4

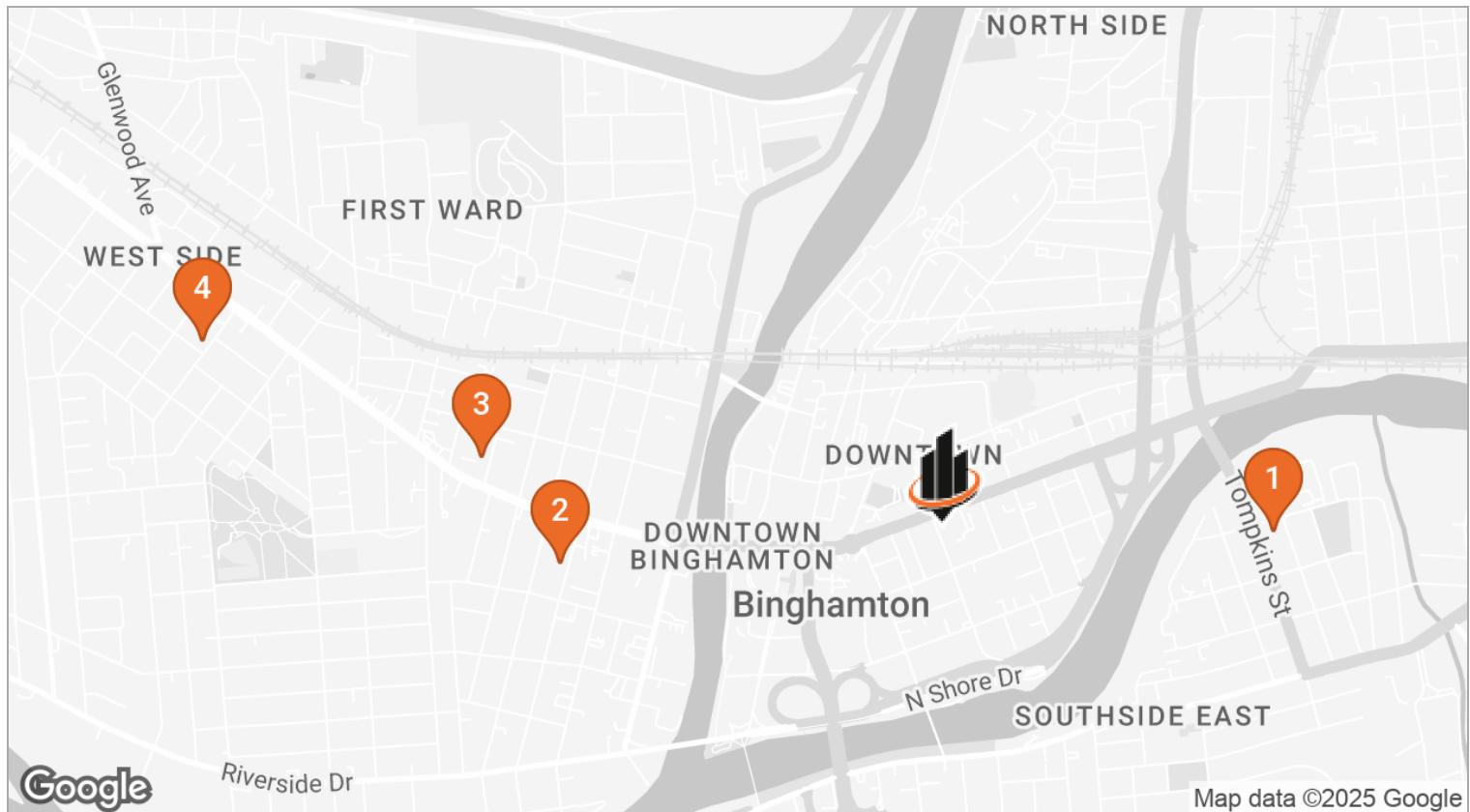
2 GRAND BLVD

Binghamton, NY 13905

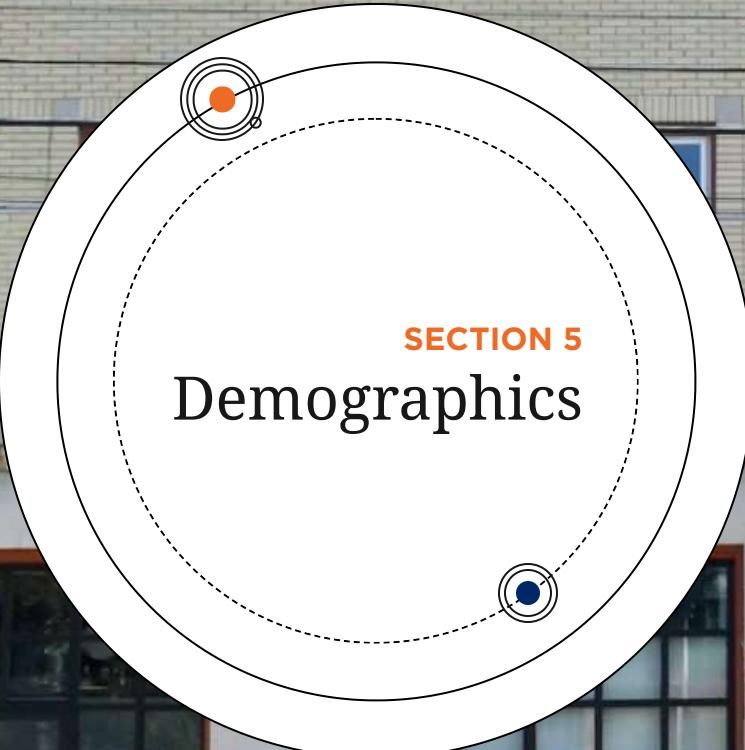
PRICE: \$690,000 **CAP RATE:** 8.60%
YEAR BUILT: 1970



SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
★	74 Carroll St 74 Carroll St Binghamton, NY	\$1,794,000	13,020 SF	7	8.17%	\$137.79
1	27 Tompkins Street 27 Tompkins Street Binghamton, NY	\$895,000	22,960 SF	24	5.70%	\$38.98
2	101 Murray 101 Murray Binghamton, NY	\$600,000	15,840 SF	14	7%	\$37.88
3	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	6	7%	\$73.05
4	2 Grand Blvd Binghamton, NY	\$690,000	-	10	8.60%	-
AVERAGES		\$702,500	15,785 SF	13	7.07%	\$49.97



SECTION 5

Demographics





It turns out, you don't have Area Analytics enabled!

(be sure to toggle **"Display area analytics on this listing?"** to **"ON"** in the [Area Analytics Tab](#))



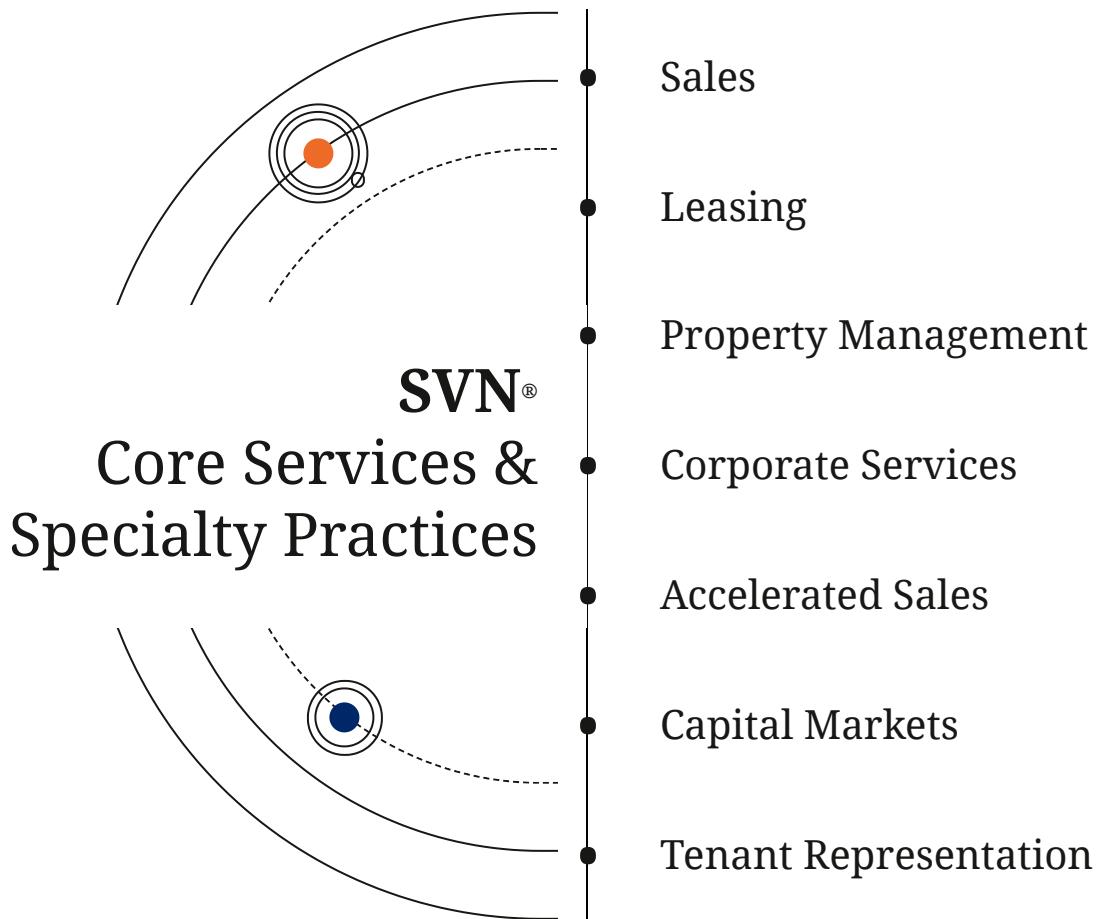
SECTION 6

About SVN



SVN CORE SERVICES & SPECIALTY PRACTICES

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.



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

 Hospitality

 Industrial

 Land

 Multifamily

 Office

 Retail

 Special Purpose

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SVN® marketing strategy

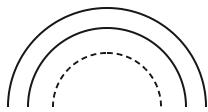
CUSTOM MARKETING STRATEGY MEETS MULTIPLE
MEDIA CHANNELS TO

Maximize the value of your property



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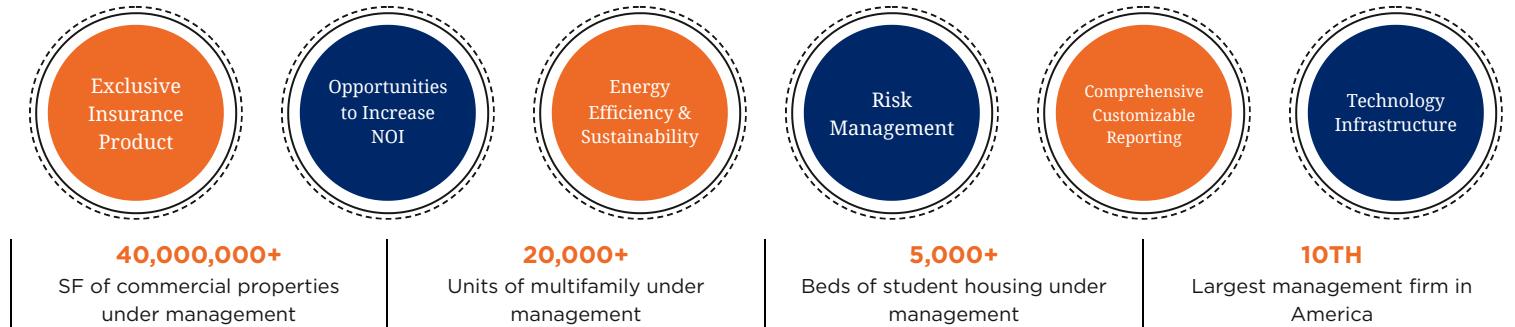


SVN® marketing timeline



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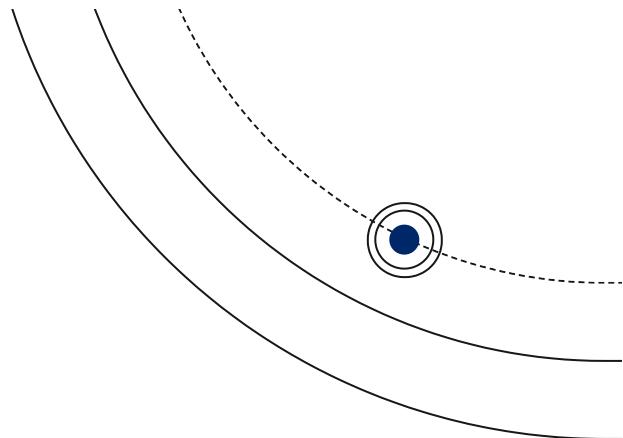




Global Reach. Local Expertise

Whether you own a single asset or multiple assets spread out across multiple markets in multiple states, we can help. Our network of over 2,000 Advisors and staff in 200 global offices spread across 500+ markets provide expertise in primary, secondary, and tertiary markets to manage, lease, and sell your asset.

SVN® property management



Retail



Office



Industrial



Multifamily



Self-Storage



Medical Office



SFR/BFR Portfolio

Exclusive insurance product

SVN® Property Management clients have access to our exclusive Master Insurance Program, which has provided significant savings to property owners on their premiums as well as more comprehensive coverage on their asset.

Opportunities to increase NOI

Property owners can increase NOI by leveraging national vendor relationships and our community of Advisors who assist with leasing.

Risk management

Our SVN® Property Management professionals put your asset first through the consistent monitoring and documenting of the condition and activity at your property, regardless of the type of lease on the property.

Comprehensive, customizable reporting

We provide our clients with comprehensive, customizable reports each month. Whether you are an individual property investor or an institutional investor with a portfolio, we report the timely information you need to make important decisions.

Technological infrastructure

At SVN® we pride ourselves on partnering with the best-in-class products and vendors to assist our Advisors and staff more efficiently.

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SVN TRANSACTION VOLUME

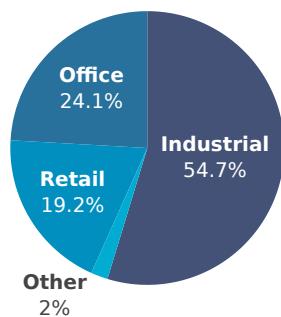
SVN® transaction volume USA | 2023



PRODUCT TYPE

national distribution by product volume***

Leasing**



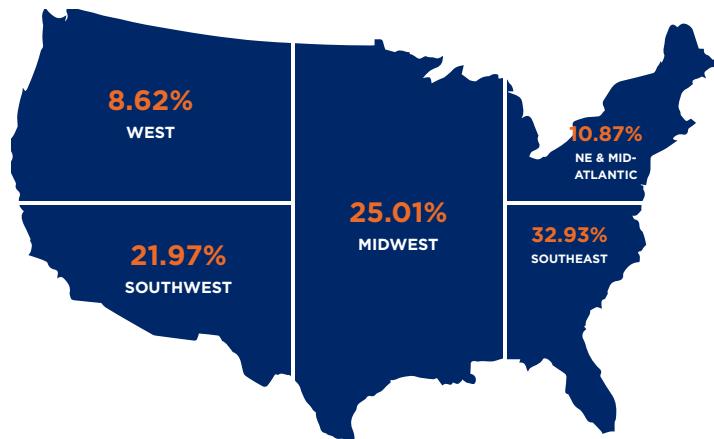
*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

TRANSACTION VOLUME

united states national distribution*



\$14.9B

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

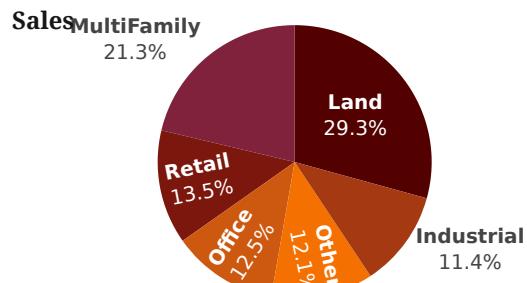
CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

Sales



About SVN®

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

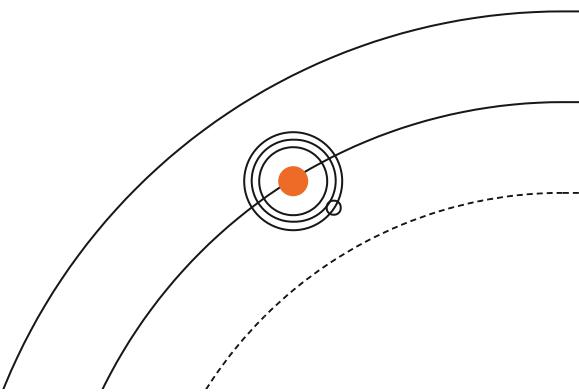
The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

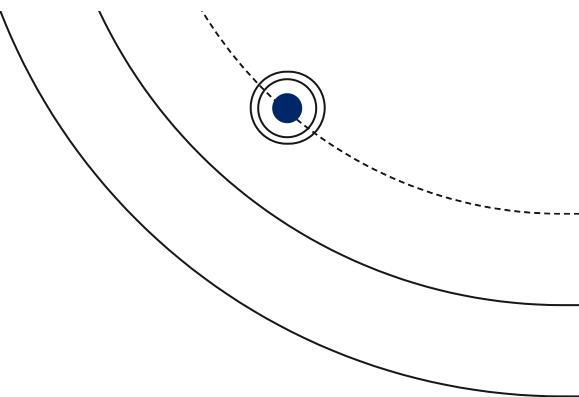
This is the SVN Difference.

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SVN® benchmarks USA | 2023



200+
OFFICE OWNERS

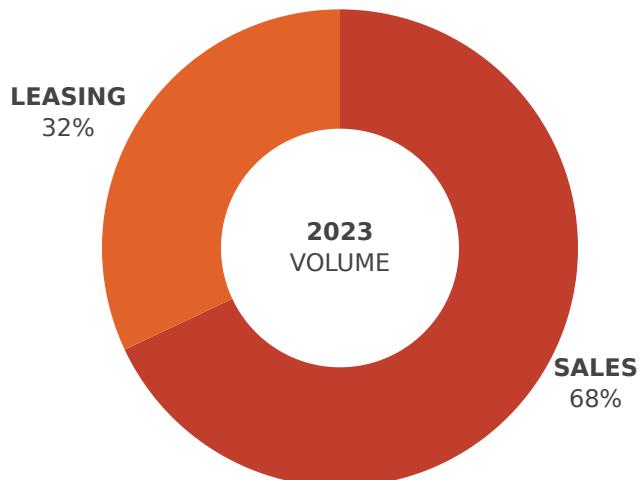
2,200
ADVISORS & STAFF

\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture**. We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together**.



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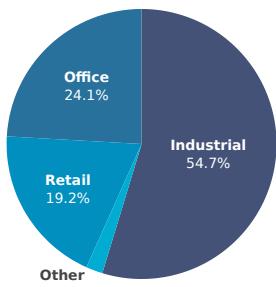


SVN® benchmarks USA | 2023

PRODUCT TYPE

national distribution by product volume***

Leasing**

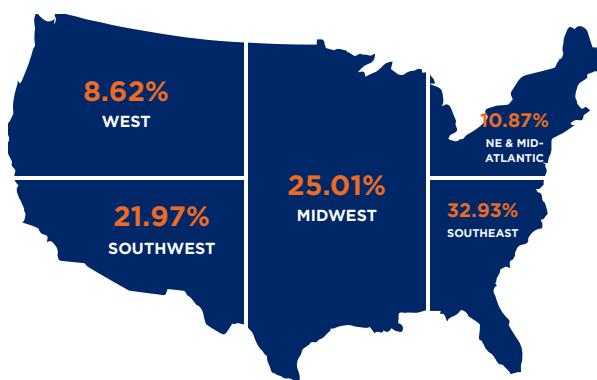
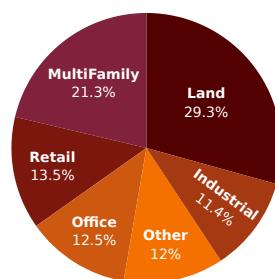


*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

Sales



TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

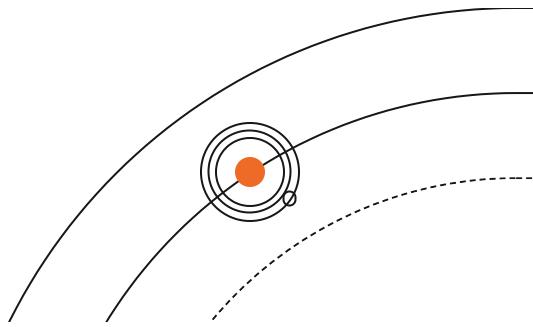
- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail

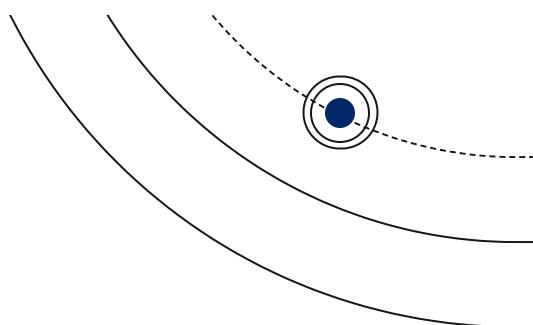
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

[Visit svn.com to find out more.](http://svn.com)

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
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independently owned and operated



SVN® by the numbers

200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

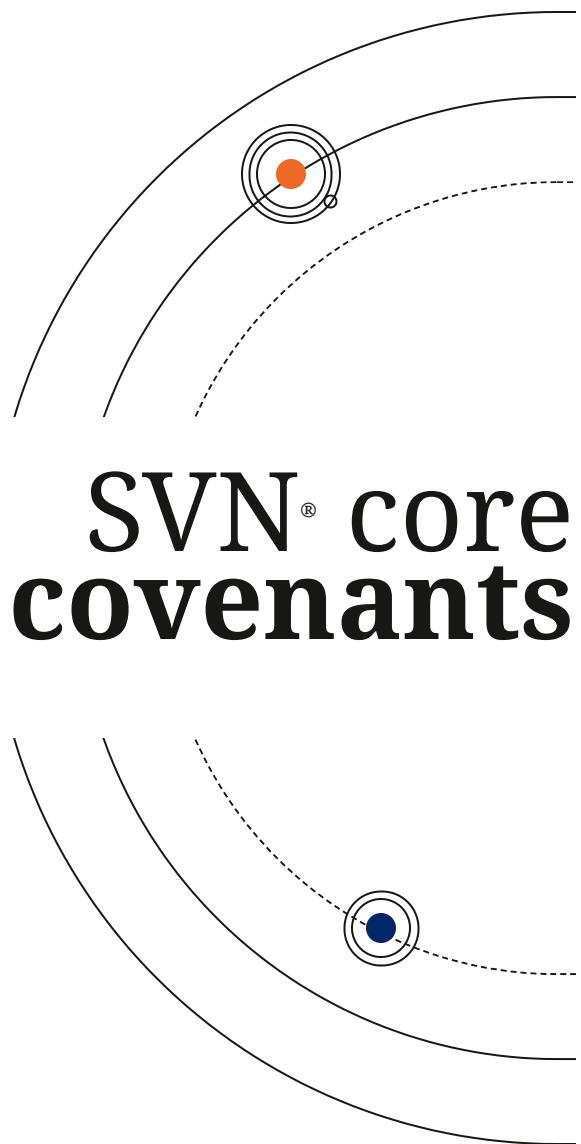
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SVN CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:



- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

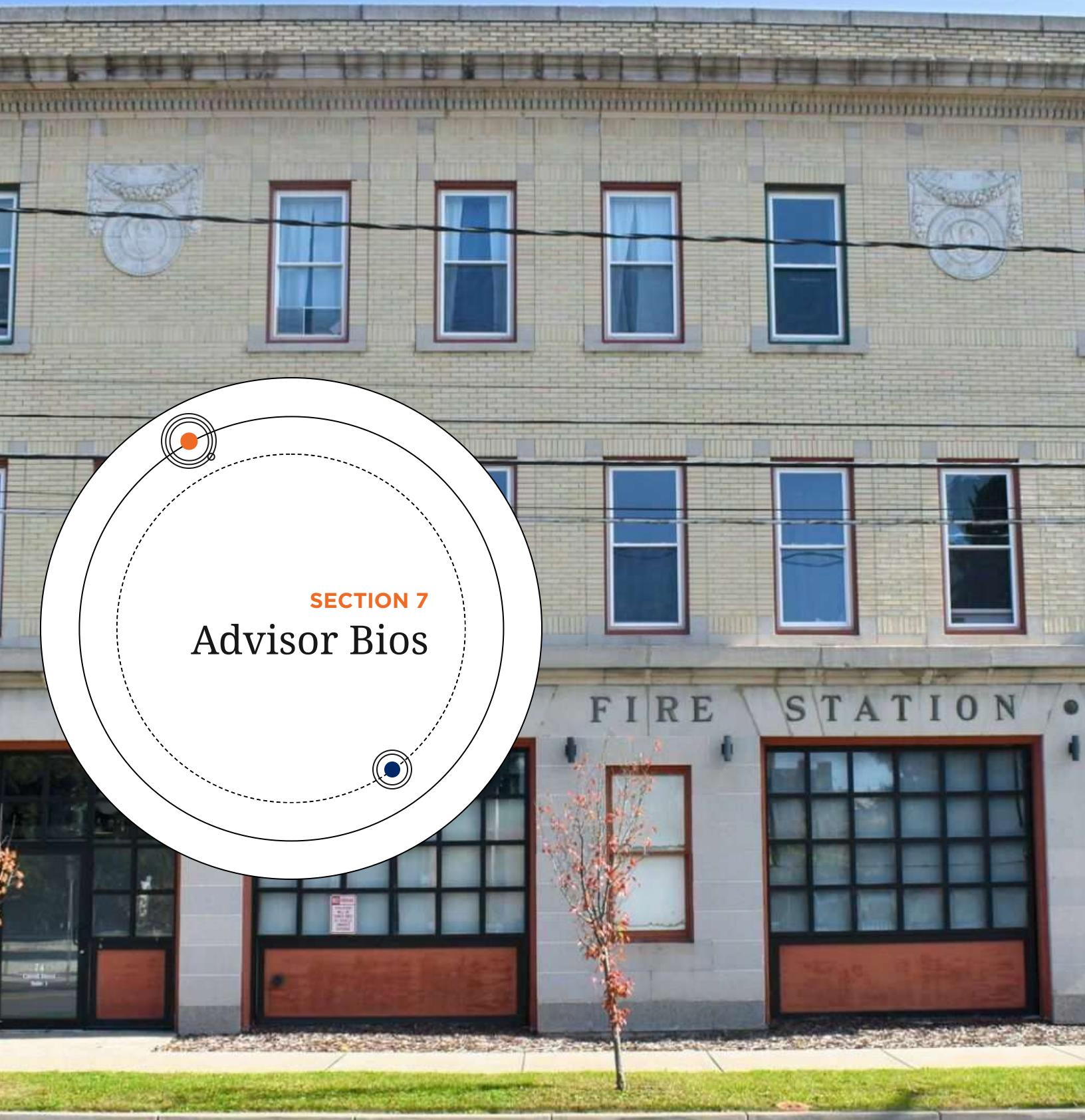
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SECTION 7

Advisor Bios



ADVISOR BIO 1



SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

PROFESSIONAL BACKGROUND

Scott's extraordinary professional journey began in 1986, marked by unwavering dedication and a relentless pursuit of success. Rising through diverse Sales and Marketing roles, he ascended to become a District Manager and later a Regional Sales Director, overseeing operations across five states. His exceptional performance led to his appointment as a Corporate Executive with Columbian Mutual Life Insurance Company, showcasing his leadership and strategic acumen.

Driven by an entrepreneurial spirit, Scott co-founded a National Marketing Organization that expanded rapidly across all 50 states. Transitioning seamlessly into full-time commercial real estate, he demonstrated an innate understanding of the industry and a commitment to delivering unparalleled results.

Specializing in Investment Real Estate and Industrial properties, Scott's expertise shines. Holding an industrial engineering degree, his collaborations with esteemed clients like The Raymond Corporation and Corning, Inc. underscore his capability. Notably, his success in Broome County has propelled expansion into other parts of Upstate New York and Northeast Pennsylvania.

Now, as the real estate broker and owner of SVN Innovative Commercial Advisors in Johnson City, NY, Scott leads a team dedicated to delivering top-tier results and committed to client success. SVN Innovative Commercial Advisors has rapidly established itself as a trusted name in the industry, known for delivering innovative solutions and exceptional value.

Recognized with the Costar Power Broker Award for his impressive sales performance, Scott continues to shape the industry with his dedication to innovation and client success. His exemplary track record stands as a testament to his expertise, dedication, and commitment to surpassing expectations.

EDUCATION

Bachelors of Science Industrial Engineering

CCIM

MEMBERSHIPS

CCIM

NYSCAR

SVN | Innovative Commercial Advisors
520 Columbia Dr. Suite 103
Johnson City, NY 13790

ADVISOR BIO 2



COTY LUNN

Associate Advisor

coty.lunn@svn.com

Direct: **607.481.5660** | Cell: **607.481.5660**

PROFESSIONAL BACKGROUND

Coty Lunn is an esteemed licensed commercial real estate salesperson with SVN® Innovative Commercial Advisors. With a career spanning over five years, Coty's commitment to excellence and dedication to his clients have resulted in an impressive portfolio of 200+ successful real estate transactions.

Hailing from the vibrant community of Endicott, Coty possesses an intimate knowledge of the local real estate landscape. His deep roots in the area not only make him a trusted advisor but also reflect his unwavering commitment to serving the needs of his community.

A true connoisseur of real estate, Coty's passion for personal and professional investment has been a lifelong focus. He boasts a remarkable portfolio of three personal properties, a testament to his dedication to the industry. Whether you're a first-time buyer or a seasoned investor, Coty's expertise and experience will guide you toward making informed decisions.

In his spare time, Coty combines his personal and professional interests by immersing himself in the world of drone videography and photography. By capturing stunning aerial views of properties and neighborhoods, he offers a unique perspective that adds value to his clients' real estate experiences.

Coty's diverse background includes a degree in criminal justice, a testament to his commitment to ethics and integrity. This foundation enriches his real estate practice, allowing him to approach transactions with a keen sense of fairness and justice.

In conclusion, Coty Lunn is not just a real estate agent; he's your trusted partner on your real estate journey. With a track record of 200+ transactions, local expertise, and a passion for personal and professional investment, Coty is the professional you can rely on. His commitment to responsiveness, information, and integrity, combined with his unique hobby and educational background, sets him apart as a standout commercial real estate salesperson.

EDUCATION

Associates degree in Criminal Justice

Drone pilots license

MEMBERSHIPS

NYSCAR

NAR

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Johnson City, NY 13790