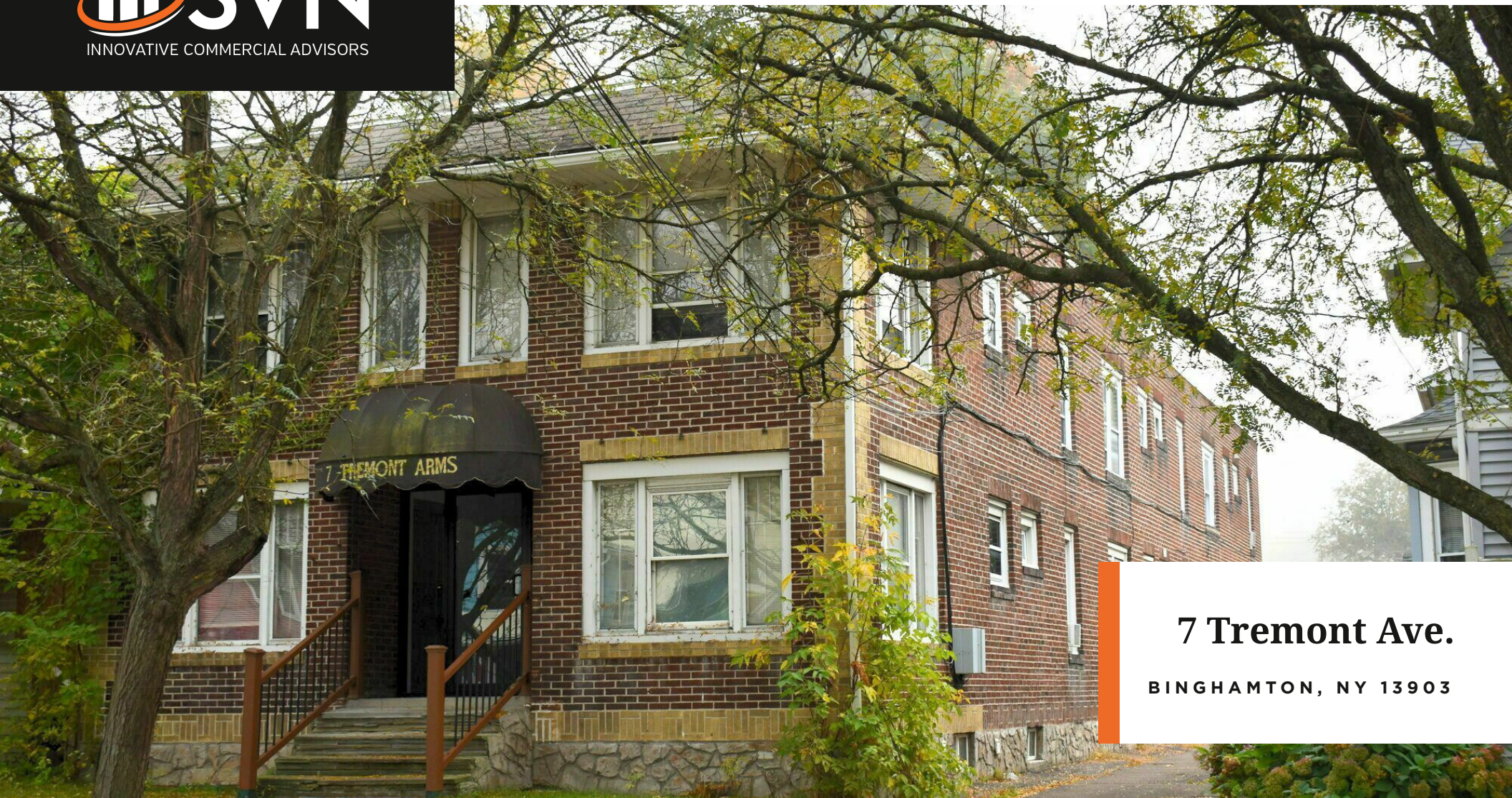




# Offering Memorandum



**7 Tremont Ave.**

**BINGHAMTON, NY 13903**



# TABLE OF CONTENTS

## THE TEAM

Meet The Team 4

## PROPERTY INFORMATION

Property Summary 6

Additional Photos 7

Property Highlights 8

## LOCATION INFORMATION

Location Description 10

Regional Map 11

Aerial Map 12

## DEMOGRAPHICS

Demographics Map & Report 14

## SALE COMPARABLES

Sale Comps Map & Summary 16

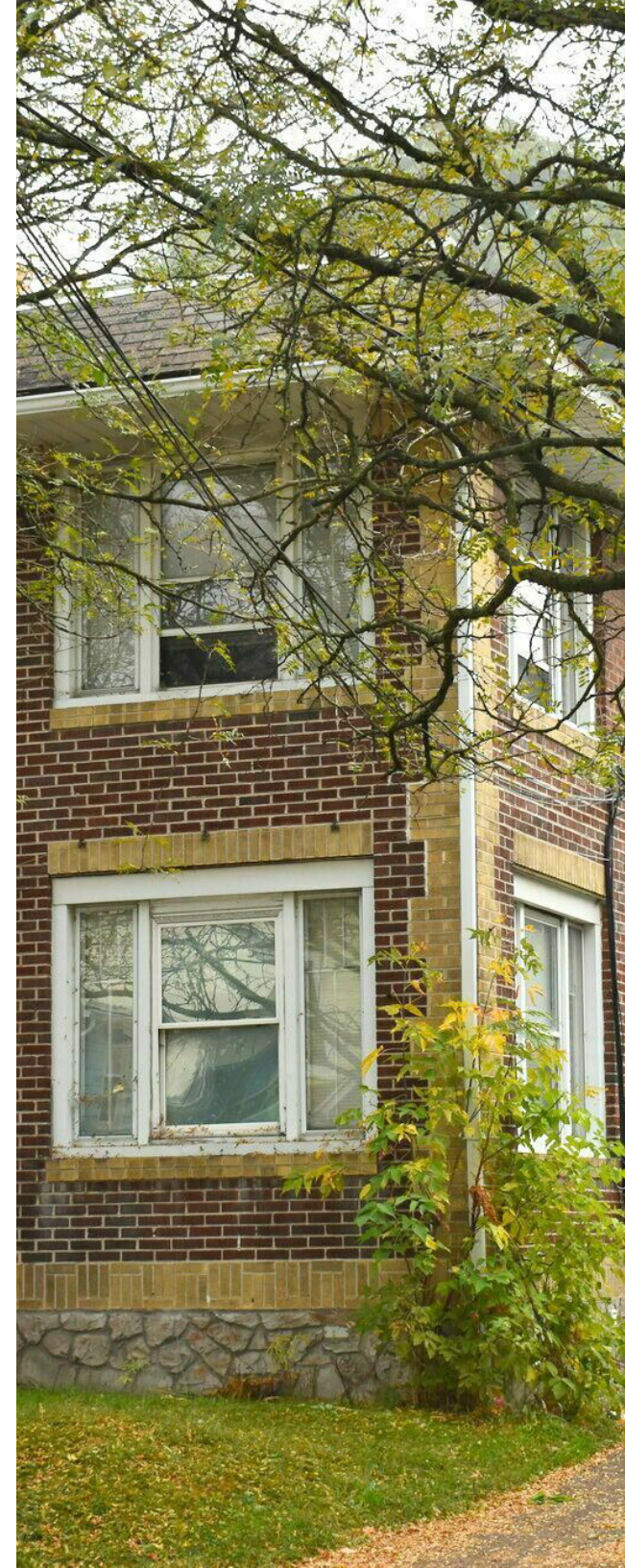
Sale Comps 18

Income & Expenses 21

The SVN Brand 22

Marketing Platform 23

Disclaimer 24







# The Team

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## MEET THE TEAM



**Scott Warren, CCIM**

O: 607.621.0439

[scott.warren@svn.com](mailto:scott.warren@svn.com)

NY #10491212432





# Property Information

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## PROPERTY SUMMARY

**7 TREMONT AVE.**

BINGHAMTON, NY 13903

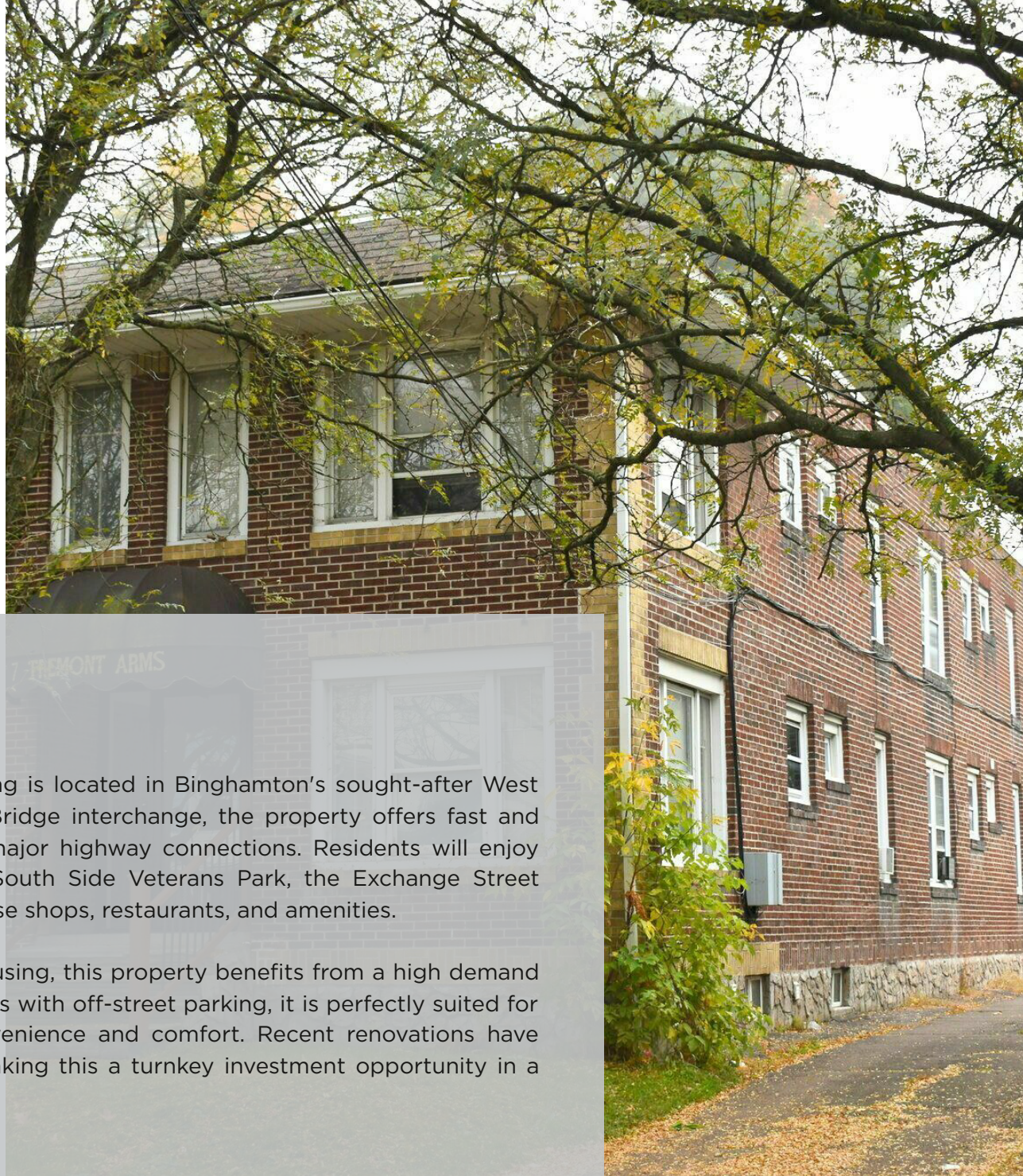
### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$825,000
<b>BUILDING SIZE:</b>	5,712 SF
<b>LOT SIZE:</b>	6,922 SF
<b>PRICE / SF:</b>	\$144.43
<b>CAP RATE:</b>	9.04%

## ABOUT:

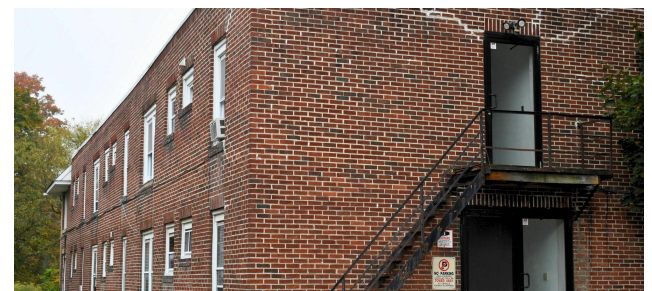
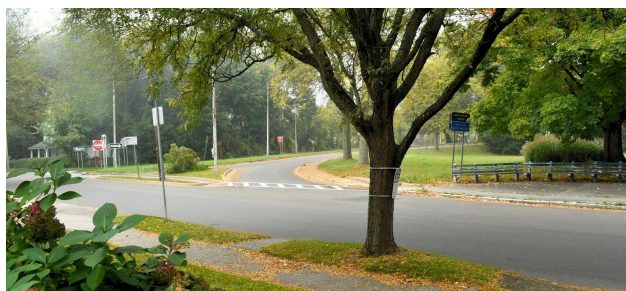
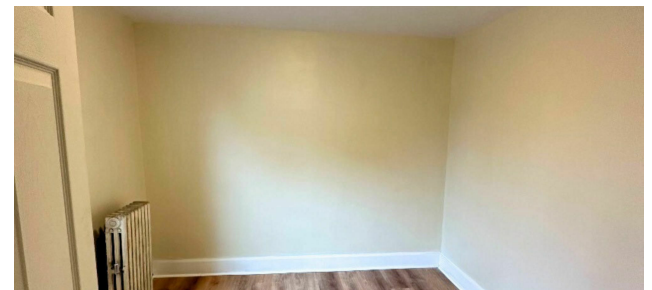
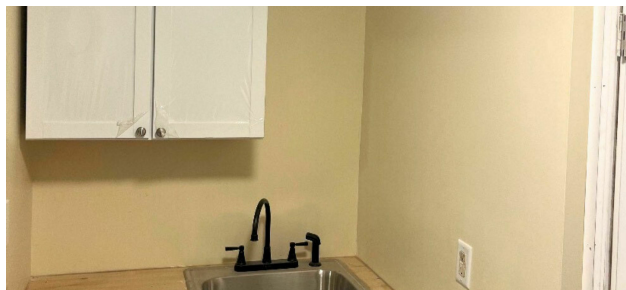
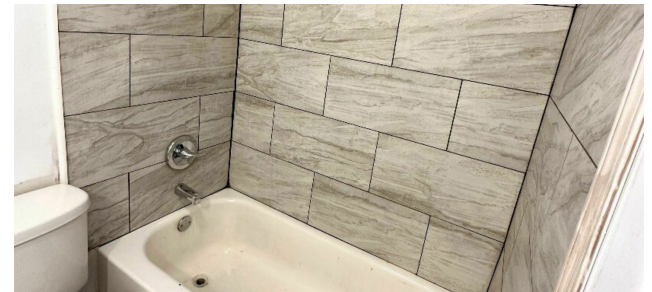
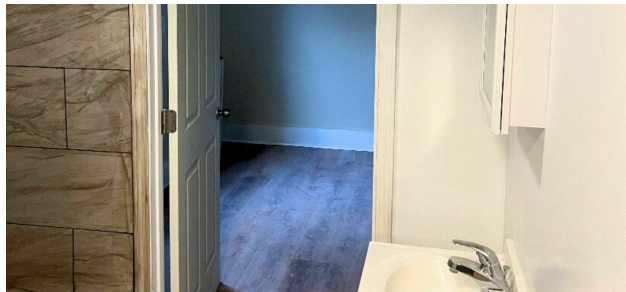
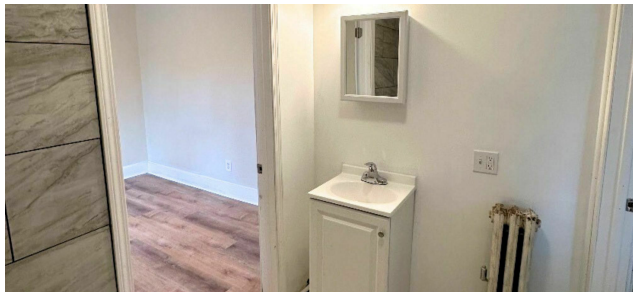
Now available for sale, this solid brick 12-unit building is located in Binghamton's sought-after West Side. Positioned just across from the State Street Bridge interchange, the property offers fast and convenient access to Downtown Binghamton and major highway connections. Residents will enjoy being within walking distance of the picturesque South Side Veterans Park, the Exchange Street Bridge, and the vibrant downtown area, with its diverse shops, restaurants, and amenities.

Located in an R3 Zone and approved for student housing, this property benefits from a high demand in a versatile location. Featuring 12 one-bedroom units with off-street parking, it is perfectly suited for students or young professionals seeking both convenience and comfort. Recent renovations have enhanced both the building and individual units, making this a turnkey investment opportunity in a high-demand rental market.





## ADDITIONAL PHOTOS





## PROPERTY HIGHLIGHTS

- Solid brick 12-unit building in Binghamton's West Side.
- Prime location with quick access to Downtown and major highways.
- Walking distance to parks, Exchange Street Bridge, and downtown amenities.
- Zoned R3, approved for student housing.
- 12 one-bedroom units with off-street parking.
- Recent renovations enhance building and units, strong rental demand.



**SOLID BRICK  
CONSTRUCTION**



**PRIME LOCATION**



**RECENT  
RENOVATIONS**





# Location Information



## LOCATION DESCRIPTION

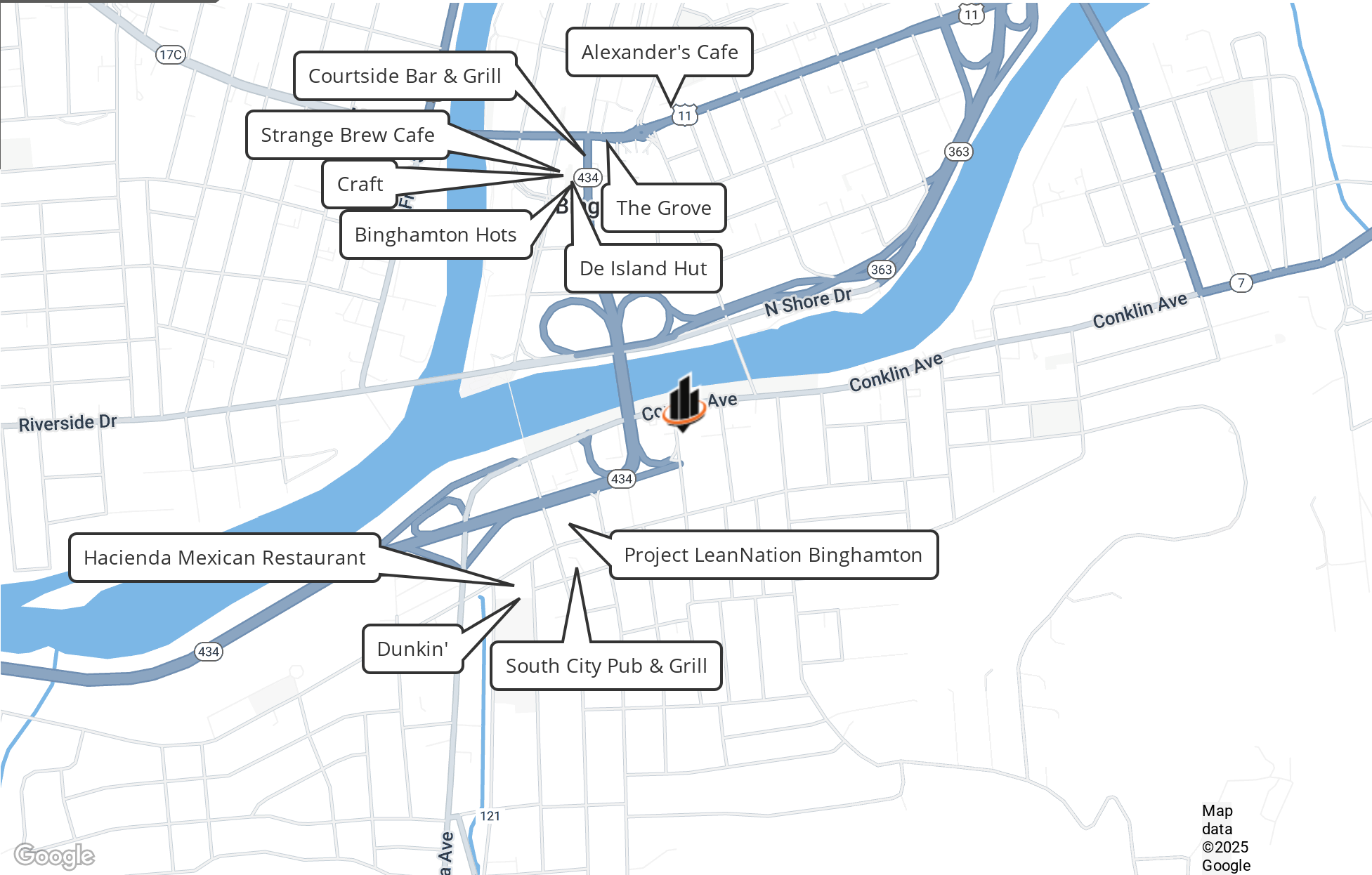
This property boasts an exceptional location directly across from the State Street Bridge interchange, offering quick and easy access to Downtown Binghamton and major highways.

Within walking distance, you'll find the scenic South Side Veterans Park and the Exchange Street Bridge, adding to the property's appeal. Just a short stroll takes you to the heart of Downtown Binghamton, where a vibrant array of shops, restaurants, and amenities await.

Situated in an R3 Zone, this location is ideal for student housing, further enhancing its strong rental demand. Its prime location ensures both convenience and desirability for residents.



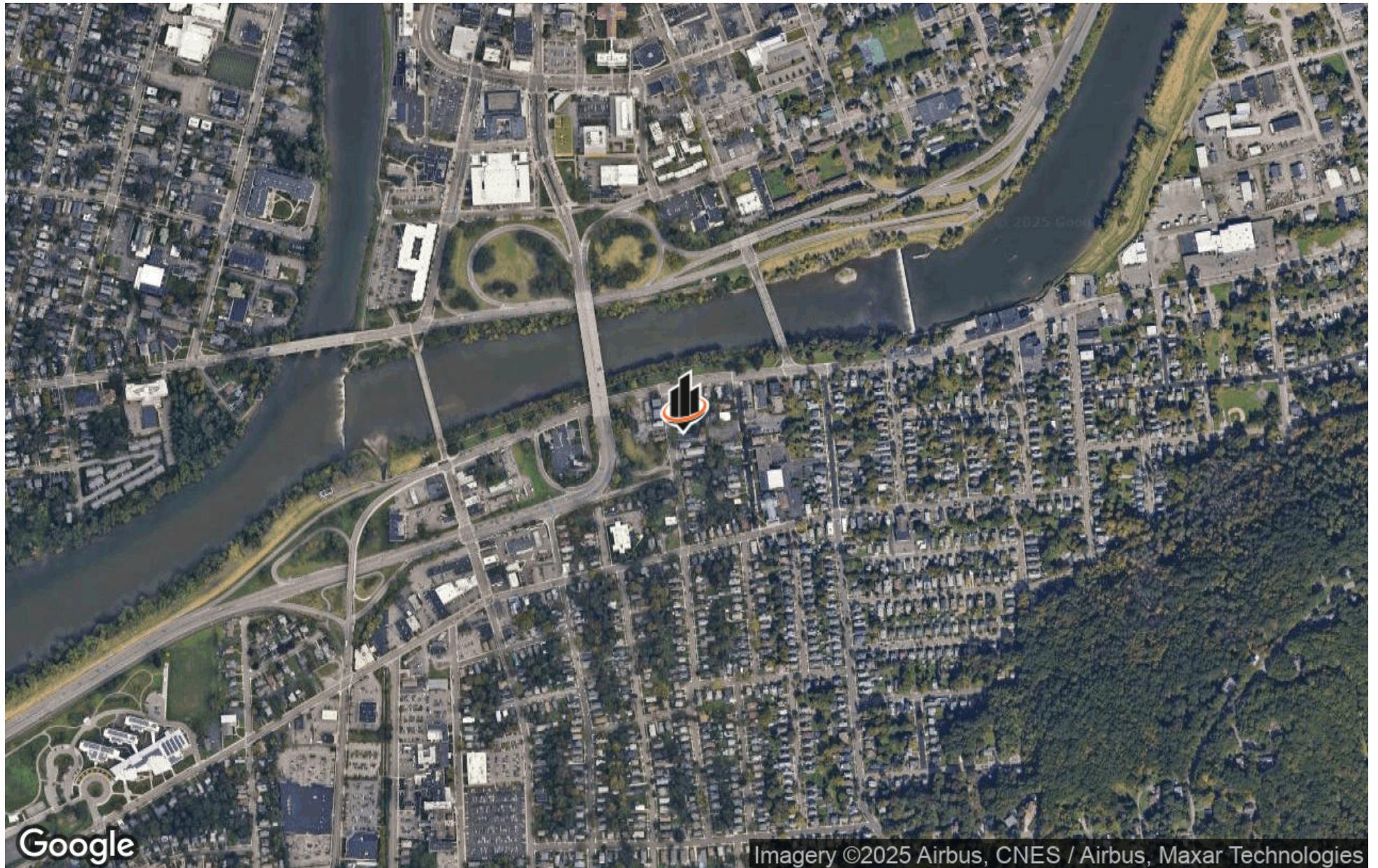
REGIONAL MAP



Map  
data  
©2025  
Google



## AERIAL MAP







# Demographics

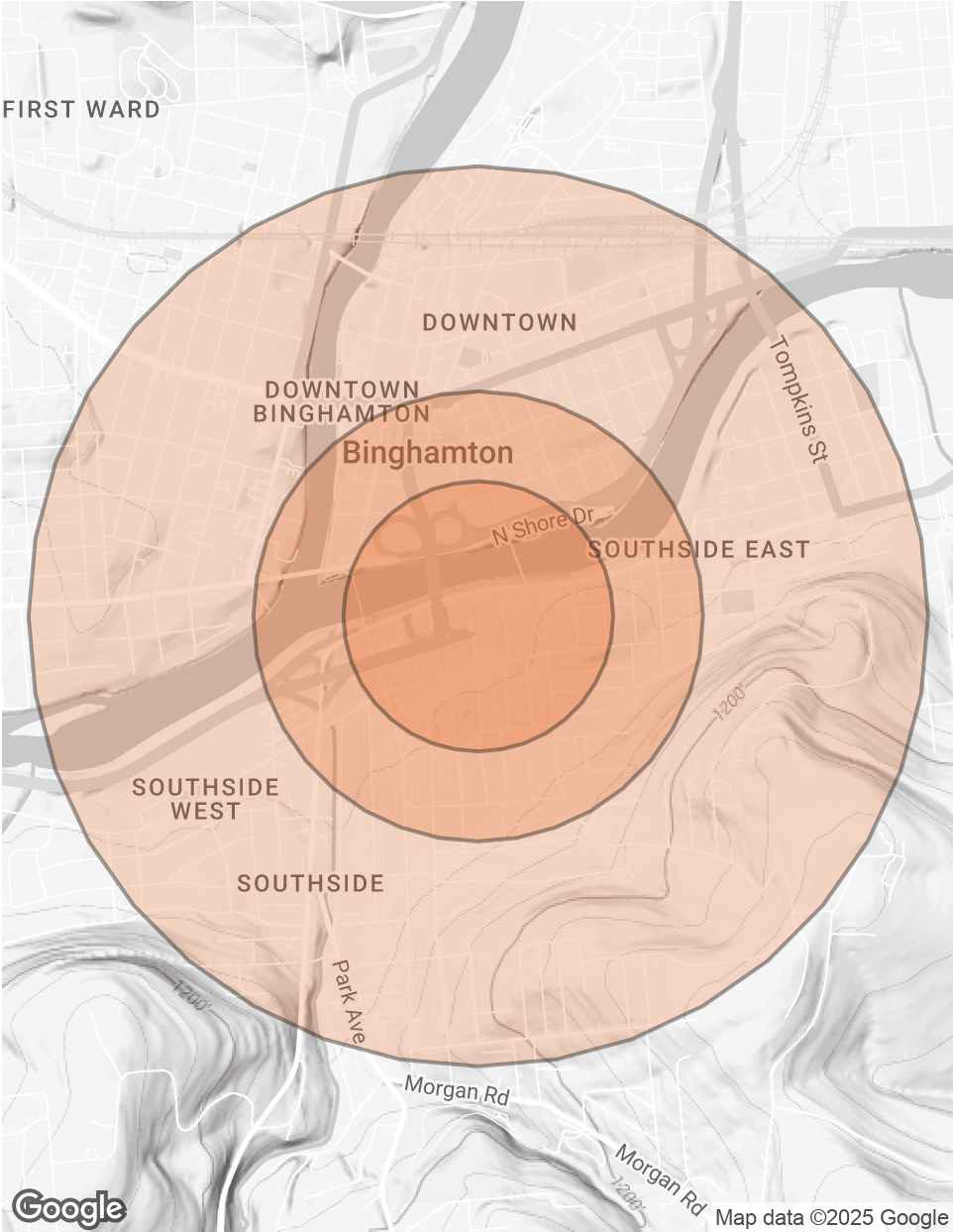


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,050	5,252	18,319
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	39	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,054	2,693	8,517
# OF PERSONS PER HH	1.9	2	2.2
AVERAGE HH INCOME	\$47,409	\$50,188	\$66,031
AVERAGE HOUSE VALUE	\$259,352	\$262,808	\$200,114

Demographics data derived from AlphaMap







# Sale Comparables

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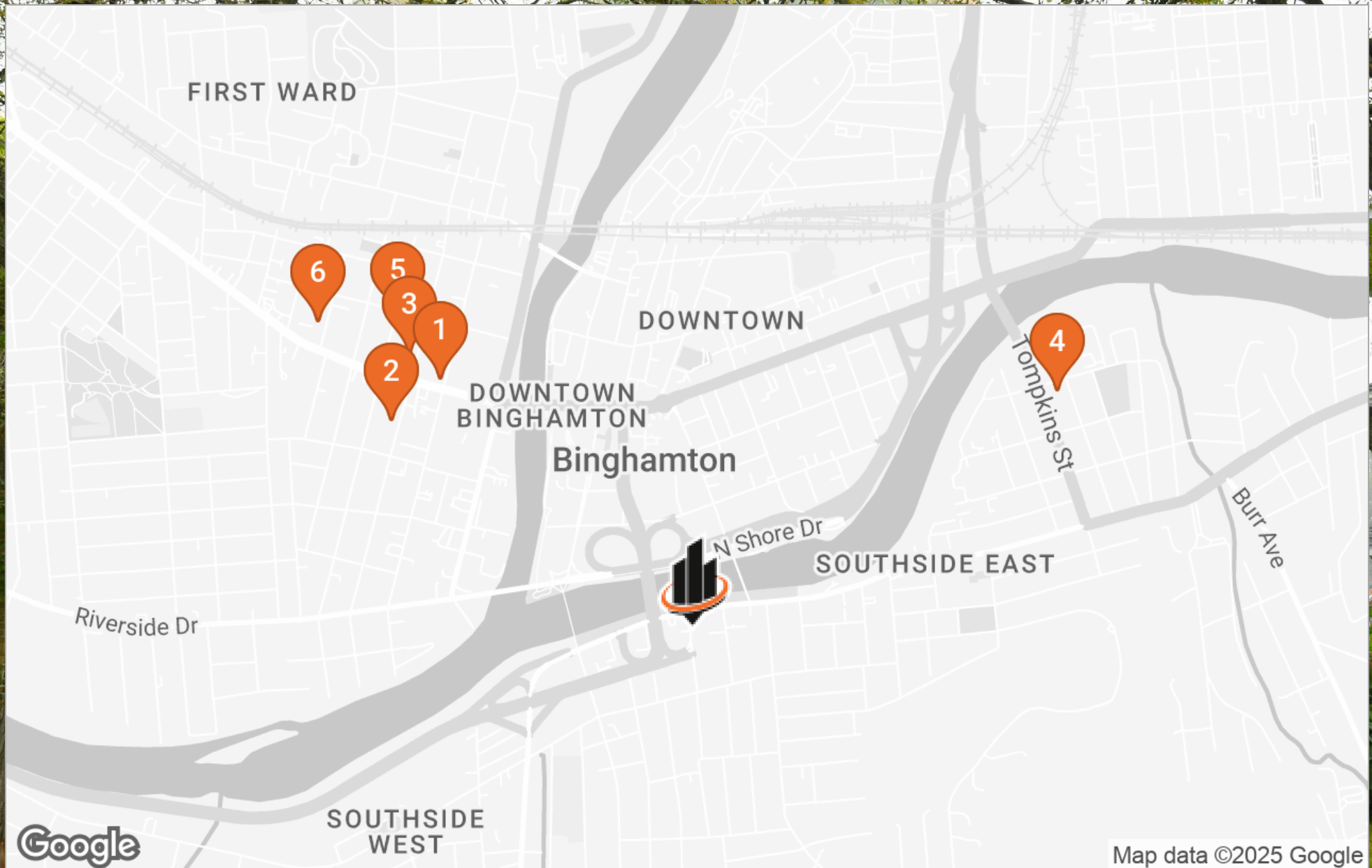


# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	<b>7 Tremont Ave.</b> 7 Tremont Ave Binghamton, NY	\$825,000	5,712 SF	6,922 SF	12	9.04%
1	<b>50 Main St</b> 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	4,356 SF	21	8.40%
2	<b>101 Murray</b> 101 Murray Binghamton, NY	\$600,000	15,840 SF	7,405 SF	14	7%
3	<b>119 Murray St</b> Binghamton , NY	\$600,000	9,918 SF	8,276 SF	12	-
4	<b>27 Tompkins Street</b> 27 Tompkins Street Binghamton, NY	\$895,000	22,960 SF	24,829 SF	24	5.70%
5	<b>162 Chapin Street</b> Binghamton, NY	\$1,200,000	14,052 SF	15,682 SF	20	8.80%
6	<b>5 Mather St</b> 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	8,276 SF	6	7%
<b>AVERAGES</b>		<b>\$940,833</b>	<b>13,375 SF</b>	<b>11,471 SF</b>	<b>16</b>	<b>7.38%</b>



## SALE COMPS MAP & SUMMARY





## SALE COMPS



### ★ 7 TREMONT AVE.

7 Tremont Ave  
Binghamton, NY 13903

PRICE:	\$825,000	BLDG SIZE:	5,712 SF
LOT SIZE:	6,922 SF	NO. UNITS:	12
CAP RATE:	9.04%	YEAR BUILT:	1965

1



### 1. 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

2



### 2. 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%		



## SALE COMPS

3



**3. 119 MURRAY ST**  
Binghamton , NY 13905

<b>PRICE:</b>	\$600,000	<b>BLDG SIZE:</b>	9,918 SF
<b>LOT SIZE</b>	8,276 SF	<b>NO. UNITS:</b>	12
<b>YEAR BUILT:</b>	1960		

4



**4. 27 TOMPKINS STREET**  
27 Tompkins Street  
Binghamton, NY 13903

<b>PRICE:</b>	\$895,000	<b>BLDG SIZE:</b>	22,960 SF
<b>LOT SIZE</b>	24,829 SF	<b>NO. UNITS:</b>	24
<b>CAP RATE:</b>	5.70%	<b>YEAR BUILT:</b>	1975

5



**5. 162 CHAPIN STREET**  
Binghamton, NY 13905

<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



6



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



## INCOME & EXPENSES



### INCOME SUMMARY

7 TREMONT AVE.

VACANCY COST

\$0

**GROSS INCOME**

**\$116,400**

### EXPENSES SUMMARY

7 TREMONT AVE.

MANAGEMENT (ESTIMATED AT 5%)

\$5,820

TAXES

\$11,842

WATER AND SEWER

\$9,111

GAS AND ELECTRIC

\$6,463

INSURANCE

\$3,600

MAINTENANCE, REPAIRS AND TRASH

\$5,000

**OPERATING EXPENSES**

**\$41,835**

**NET OPERATING INCOME**

**\$74,565**



# 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.



## 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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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.





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