

OFFERING MEMORANDUM
303 Robble Ave.

303 ROBBLE AVE
Endicott, NY 13760

PRESENTED BY:

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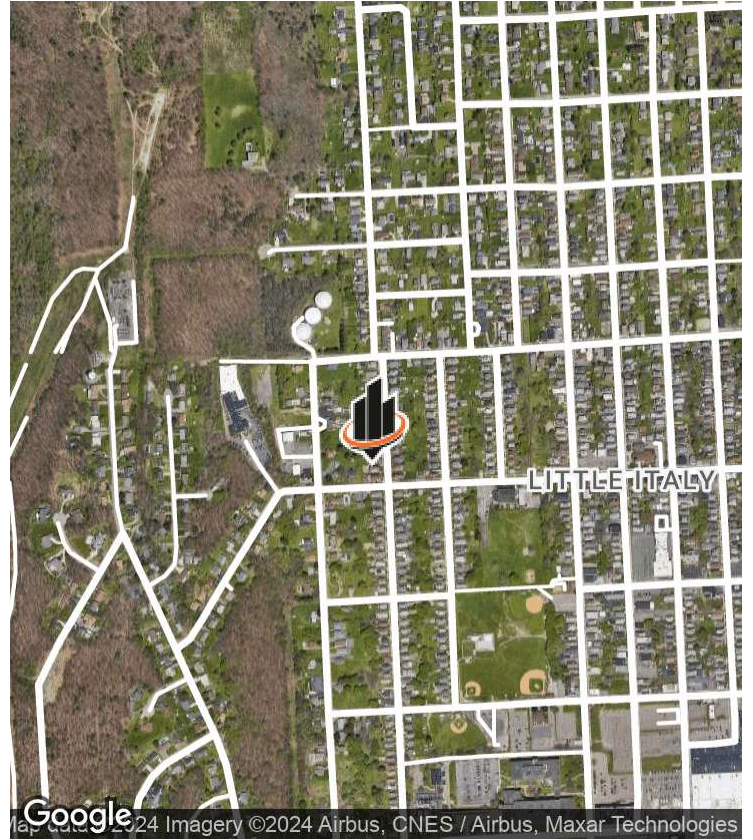
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$299,999
NUMBER OF UNITS:	5
LOT SIZE:	6,114 SF
BUILDING SIZE:	3,992 SF
NOI:	\$26,632.87
CAP RATE:	8.88%

PROPERTY DESCRIPTION

Located in the heart of Endicott, NY—a town known as the birthplace of IBM and Endicott Johnson Shoes—this well-maintained 5-unit building offers a prime investment opportunity in a rapidly growing area.

With the recent announcements of a new Battery Manufacturer and Solar Manufacturer coming to the region, significant job growth is projected, further enhancing the area's appeal.

This multifamily property is ideally situated within walking distance of major employers such as The Huron Campus, BAE Systems, and IM3. Positioned in a Federal Opportunity Zone, this fully leased building is in excellent condition and features ample off-street parking.

It's a rare chance to invest in a thriving market with long-term potential.

PROPERTY HIGHLIGHTS

- Federal Opportunity Zone
- Walking distance to the Huron Campus, BAE Systems and IM3
- Solid Brick Building
- Fully leased

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It's a rare chance to invest in a thriving market with long-term potential.

LOCATION DESCRIPTION

This prime location is situated in the heart of Endicott, NY, a town rich with history as the birthplace of IBM and Endicott Johnson Shoes. The area is experiencing a resurgence, with recent announcements of a major Battery Manufacturer and Solar Manufacturer set to establish operations nearby, bringing a significant influx of new jobs.

This solid multifamily property is ideally positioned within walking distance of key employers such as The Huron Campus, BAE Systems, and IM3. Located in a designated Federal Opportunity Zone, it offers compelling incentives for investors looking to capitalize on the area's growth and revitalization.

COMPLETE HIGHLIGHTS

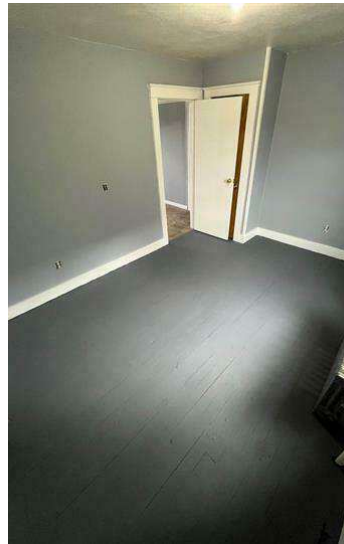


PROPERTY HIGHLIGHTS

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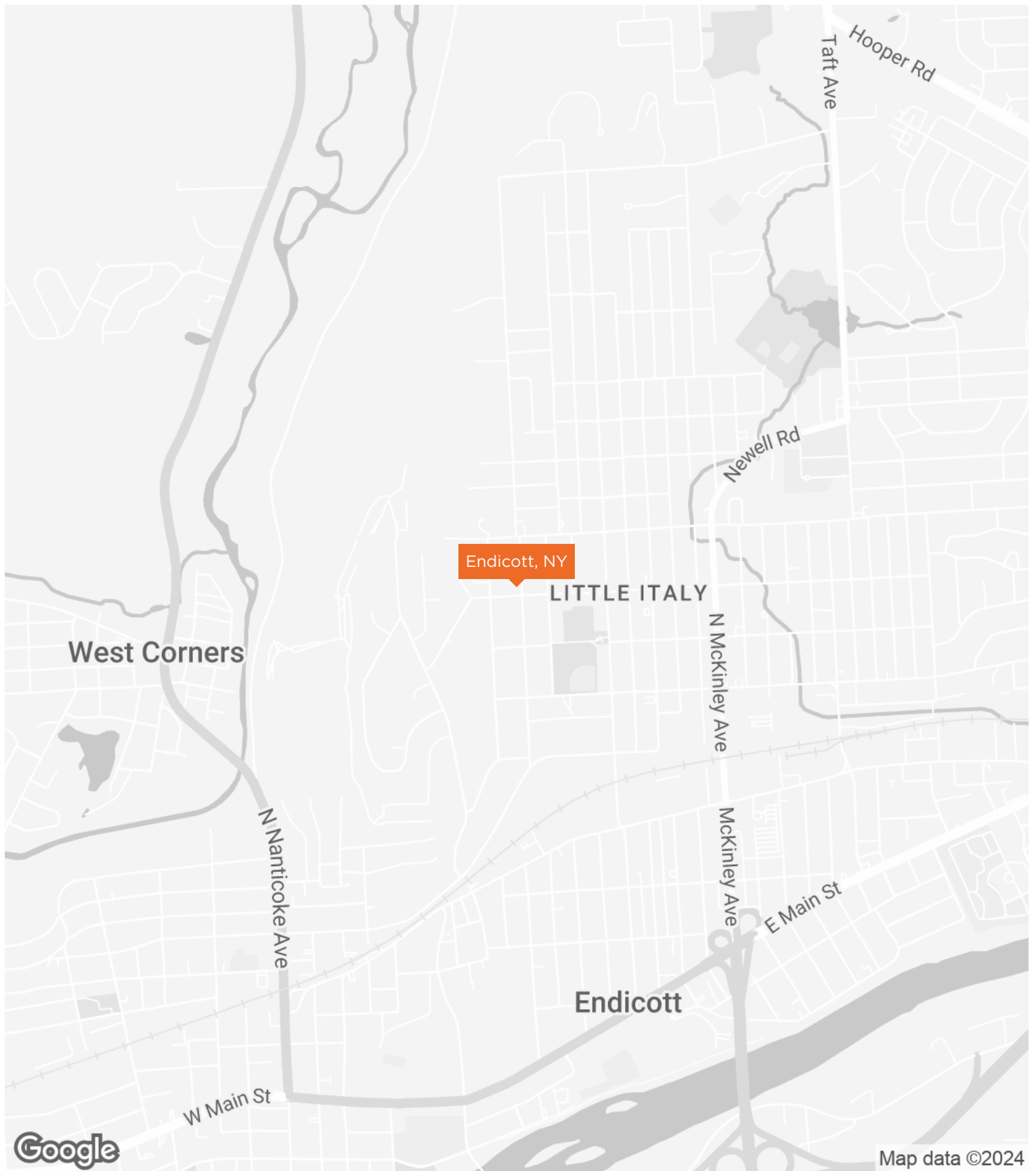
ADDITIONAL PHOTOS



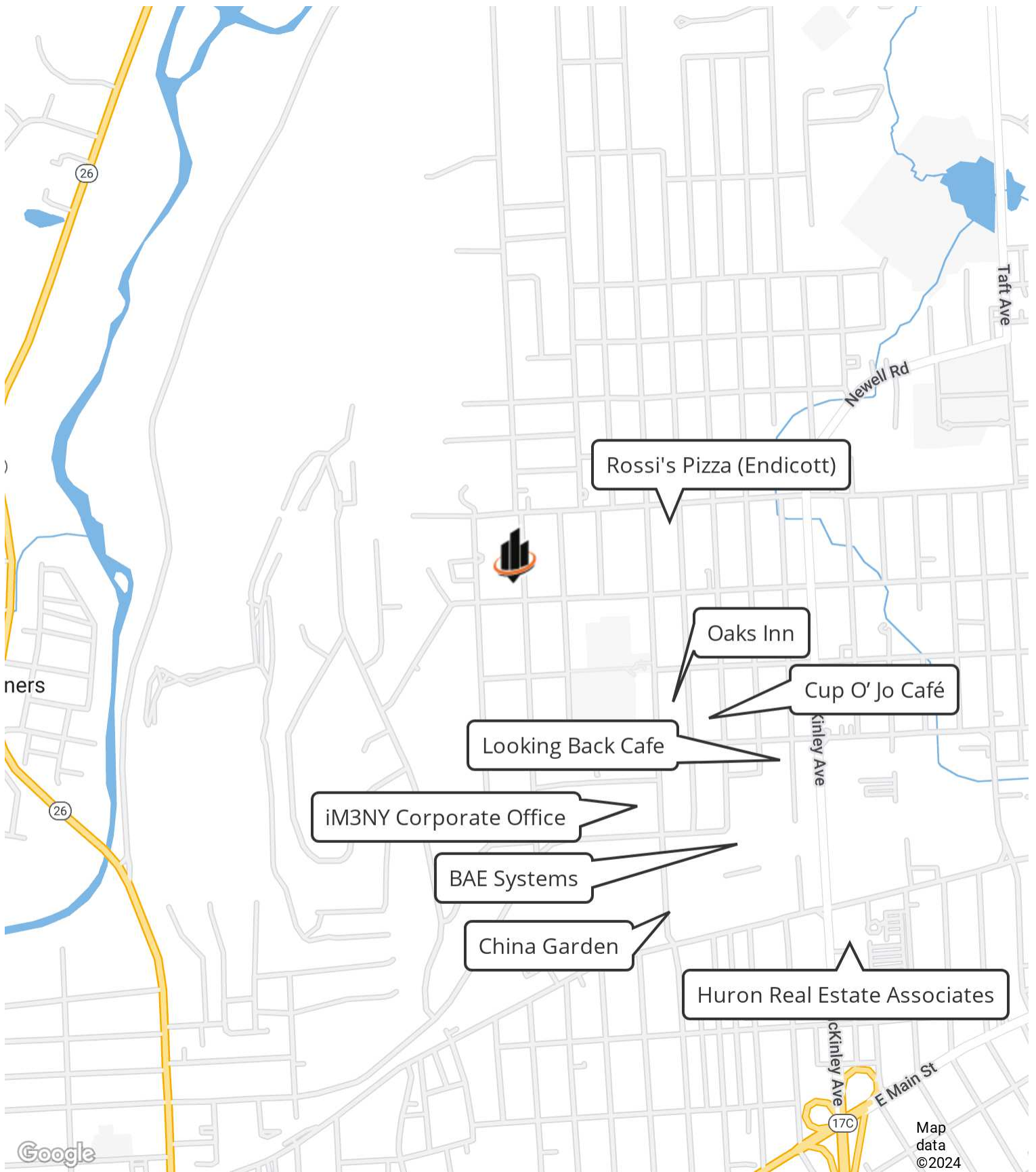


SECTION 2
Location
Information

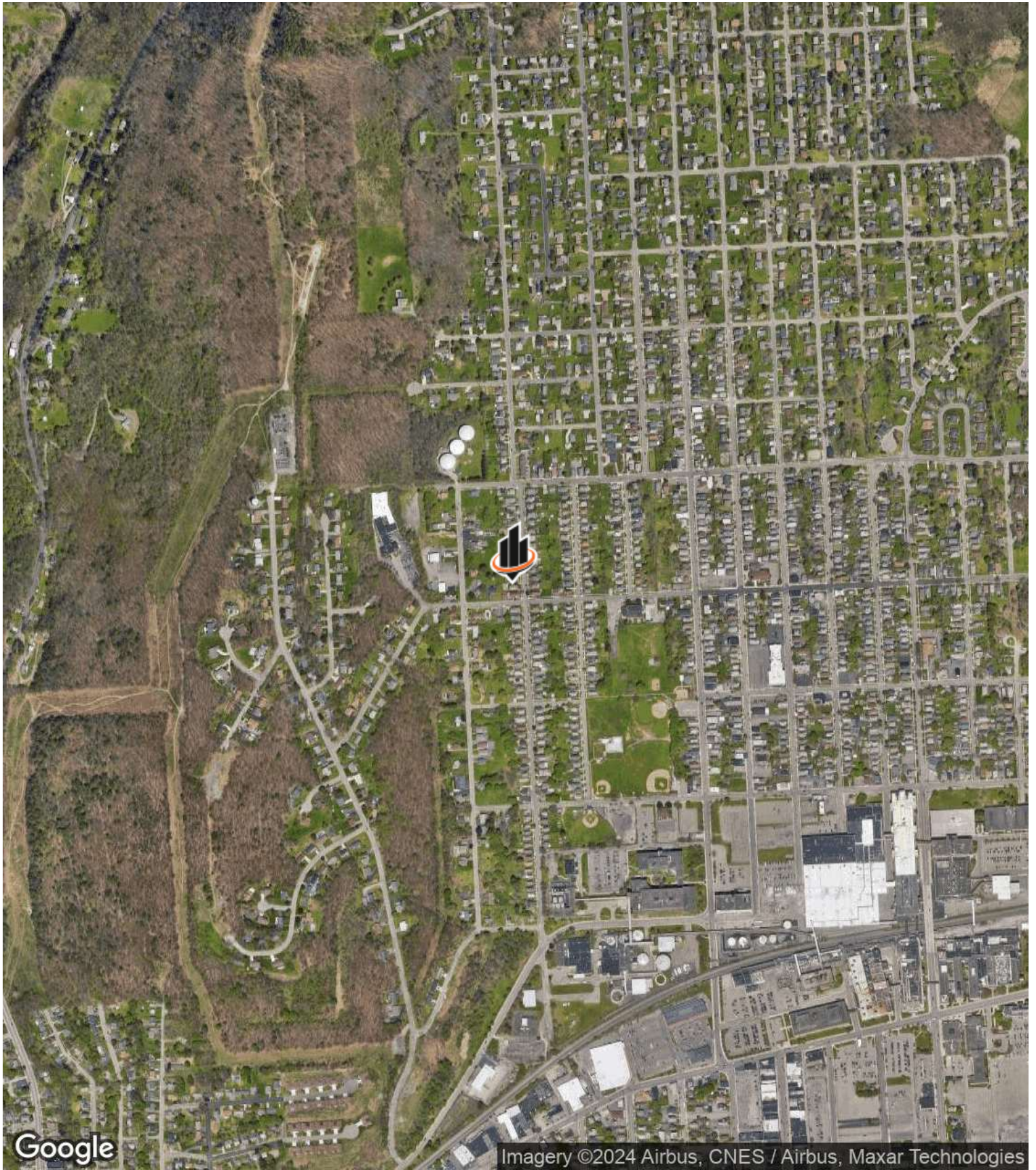
REGIONAL MAP

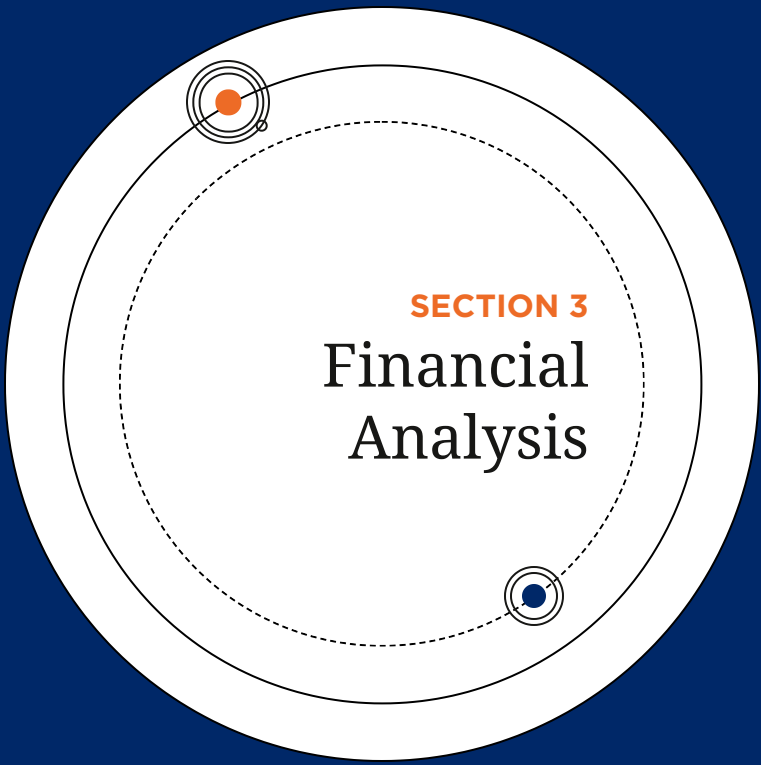


LOCATION MAP



AERIAL MAP





SECTION 3
**Financial
Analysis**



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

303 ROBBLE AVE.

PRICE	\$299,999
PRICE PER SF	\$75
PRICE PER UNIT	\$60,000
GRM	5.59
CAP RATE	8.88%
CASH-ON-CASH RETURN (YR 1)	8.88%
TOTAL RETURN (YR 1)	\$26,633

OPERATING DATA

303 ROBBLE AVE.

GROSS SCHEDULED INCOME	\$53,628
TOTAL SCHEDULED INCOME	\$53,628
VACANCY COST	\$2,681
GROSS INCOME	\$50,947
OPERATING EXPENSES	\$24,314
NET OPERATING INCOME	\$26,633
PRE-TAX CASH FLOW	\$26,633

FINANCING DATA

303 ROBBLE AVE.

DOWN PAYMENT	\$299,999
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INCOME & EXPENSES

INCOME SUMMARY

303 ROBBLE AVE.

VACANCY COST	(\$2,681)
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GROSS INCOME	\$50,947
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EXPENSES SUMMARY

303 ROBBLE AVE.

MANAGEMENT (8% ESTIMATED)	\$4,076
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CLEANING AND MAINTENANCE	\$105
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ELECTRIC	\$3,183
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INSURANCE	\$1,017
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LANDSCAPING - OTHER	\$560
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NATURAL GAS	\$3,221
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PROPERTY TAX	\$7,314
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SNOW REMOVAL	\$250
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WATER SEWER	\$4,588
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OPERATING EXPENSES	\$24,314
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NET OPERATING INCOME	\$26,633
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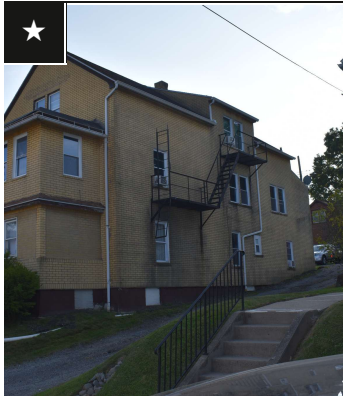
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE END
-	1	1	\$850	\$904	-	7/31/2025
-	2	1	\$890	\$1,141	-	3/12/2025
-	2	1	\$875	\$1,141	-	12/31/2024
-	2	1	\$950	\$1,141	-	MTM
-	1	1	\$850	\$904	-	3/1/2025
TOTALS			\$4,415	\$5,231	\$0.00	
AVERAGES			\$883	\$1,046		



SECTION 4
Sale
Comparables

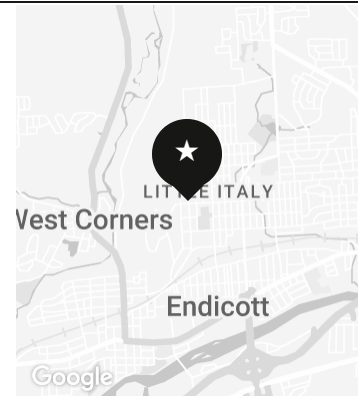
SALE COMPS



303 ROBBLE AVE.

303 Robble Ave, Endicott, NY 13760

PRICE:	\$299,999	BLDG SIZE:	3,992 SF
CAP RATE:	8.88%	YEAR BUILT:	1970
PRICE/SF:	\$75.15	NOI:	\$26,633

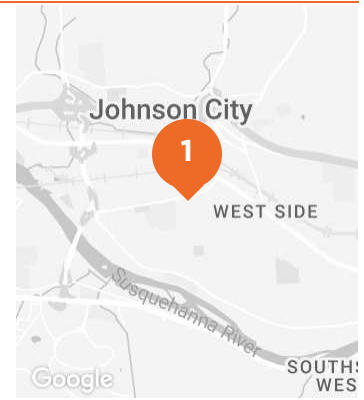


1

12 MARGARET ST.

Johnson City, NY 13790

PRICE:	\$250,000	BLDG SIZE:	4,452 SF
PRICE/SF:	\$56.15		

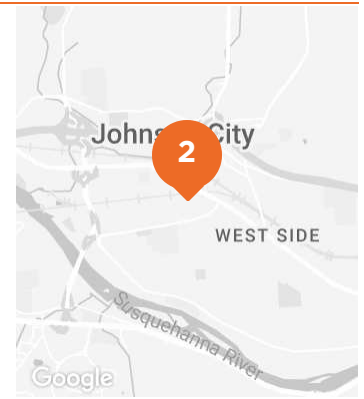


2

59 GRAND AVE.

Johnson City, NY 13790

PRICE:	\$545,000	BLDG SIZE:	5,370 SF
PRICE/SF:	\$101.49	OCCUPANCY:	87.50%

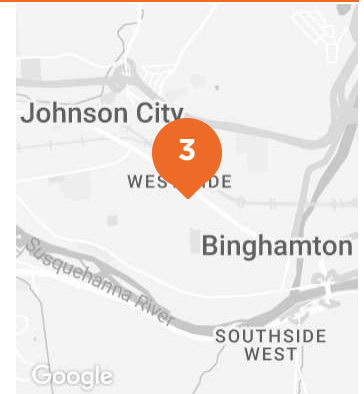


3

2 GRAND BLVD

Binghamton, NY 13905

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



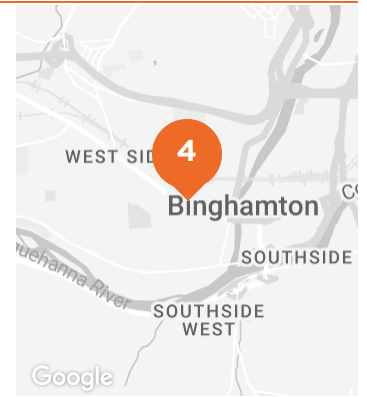
SALE COMPS

4

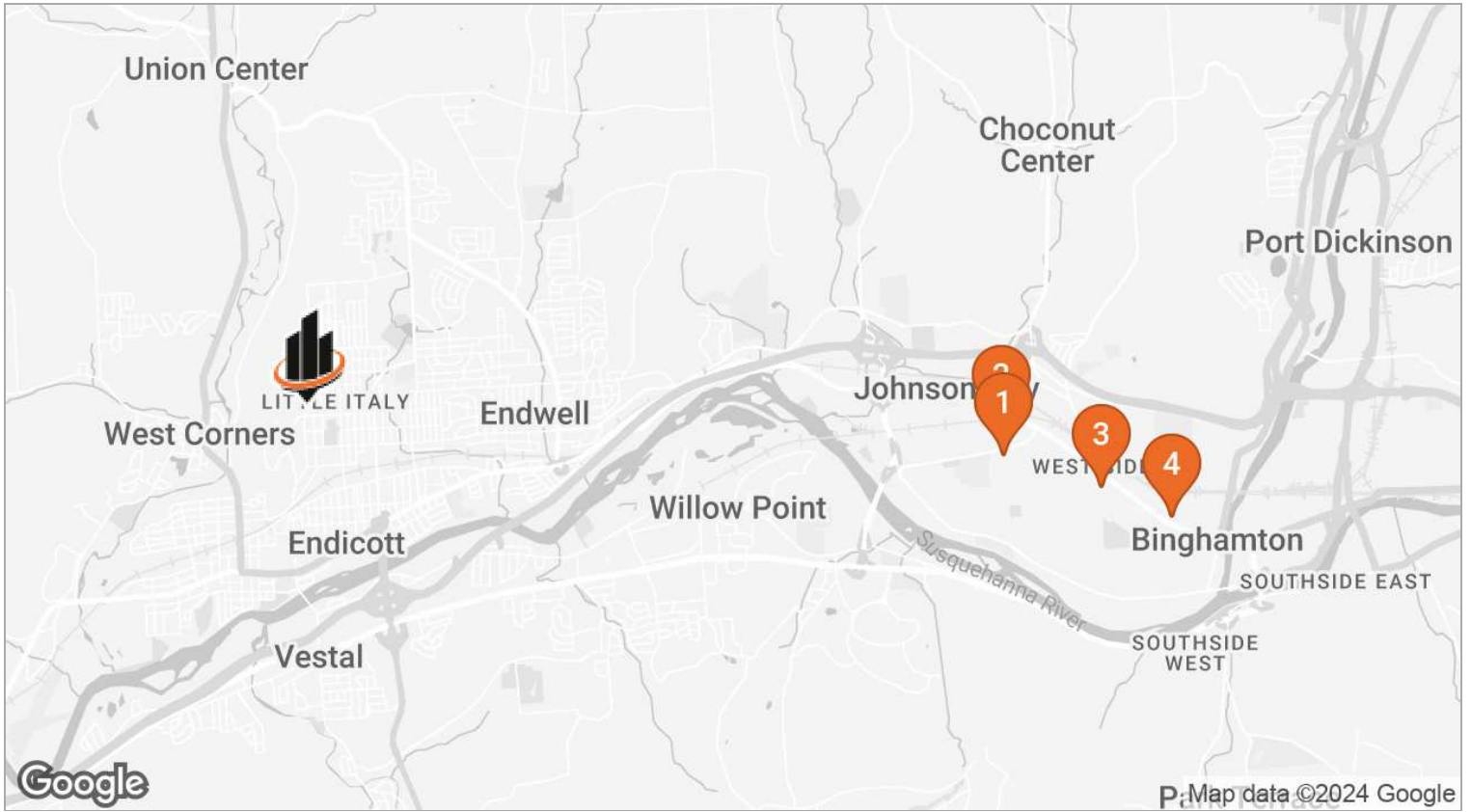
5 MATHER ST

5 Mather Street, Binghamton, NY 13905

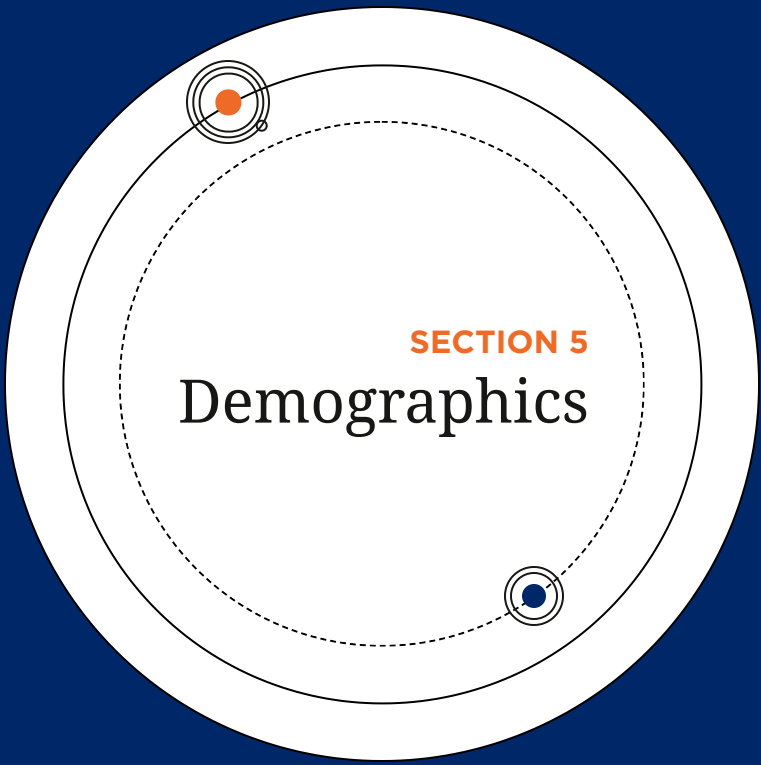
PRICE:	\$625,000	BLDG SIZE:	8,556 SF
CAP RATE:	7%	YEAR BUILT:	1965
PRICE/SF:	\$73.05	OCCUPANCY:	100%



SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
★	303 Robble Ave. 303 Robble Ave Endicott, NY	\$299,999	3,992 SF	5	8.88%	\$75.15
1	12 Margaret St. Johnson City, NY	\$250,000	4,452 SF	5	-	\$56.15
2	59 Grand Ave. Johnson City, NY	\$545,000	5,370 SF	8	-	\$101.49
3	2 Grand Blvd Binghamton, NY	\$690,000	-	10	8.60%	-
4	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	6	7%	\$73.05
	AVERAGES	\$527,500	6,126 SF	7	7.80%	\$76.90

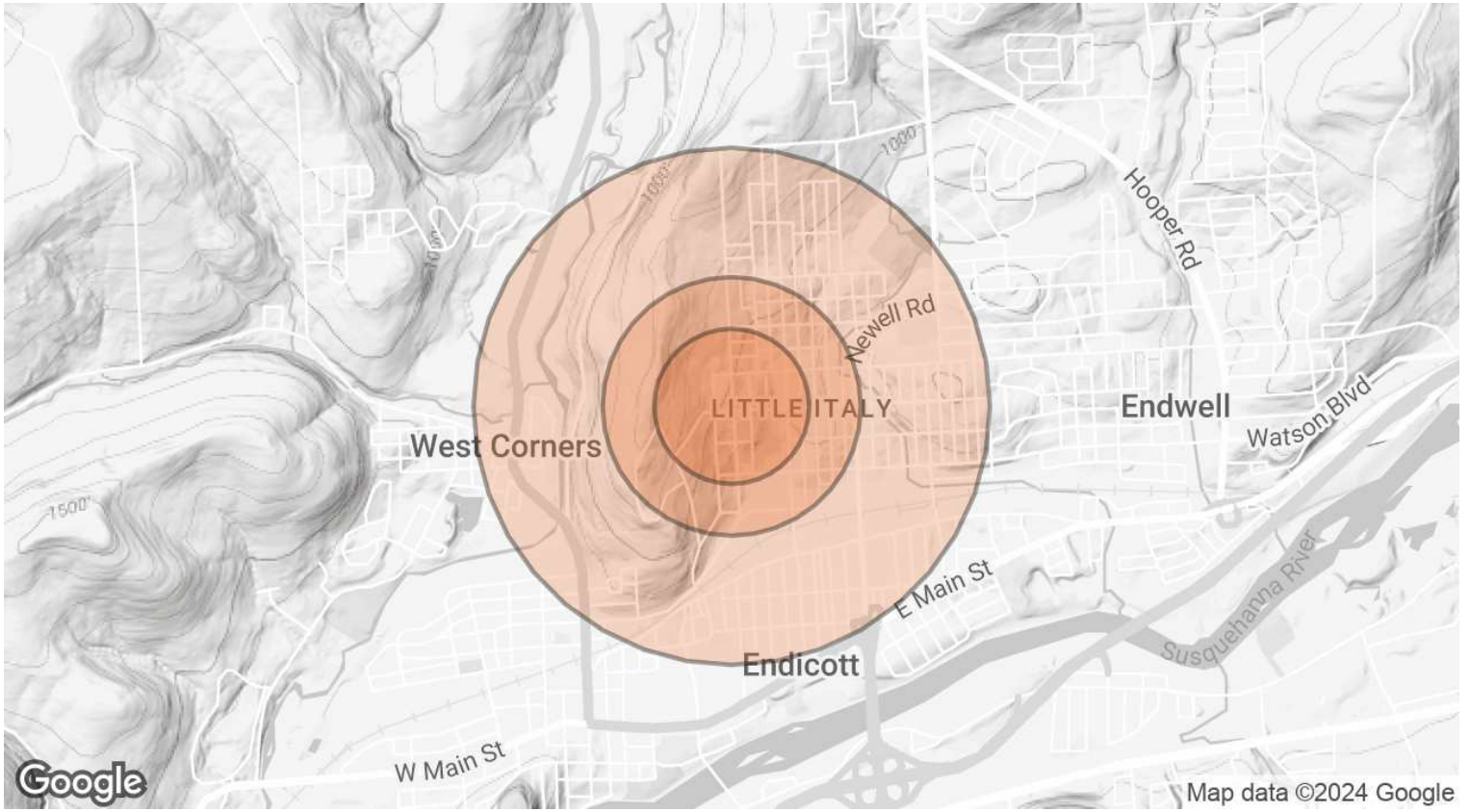


SECTION 5

Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,677	3,366	11,118
AVERAGE AGE	46	45	43
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	47	46	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	683	1,432	4,893
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$68,710	\$68,076	\$71,643
AVERAGE HOUSE VALUE	\$145,884	\$151,087	\$163,045

Demographics data derived from AlphaMap



SECTION 6
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