

PROPOSAL

18 North St.

18 NORTH ST

Binghamton , NY 13905

PRESENTED BY:

SCOTT WARREN, CCIM

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Table of Contents

	Disclaimer	3
4	PROPERTY INFORMATION	
	Property Summary	5
	Complete Highlights	6
	Additional Photos	7
8	LOCATION INFORMATION	
	Regional Map	9
	Location Map	10
	Aerial Map	11
12	FINANCIAL ANALYSIS	
	Financial Summary	13
	Income & Expenses	14
15	DEMOGRAPHICS	
	Demographics Map & Report	16
17	ADVISOR BIOS	
	Advisor Bio 1	18
19	ABOUT SVN	
	About SVN	20
	The 9.6% Report	21

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.

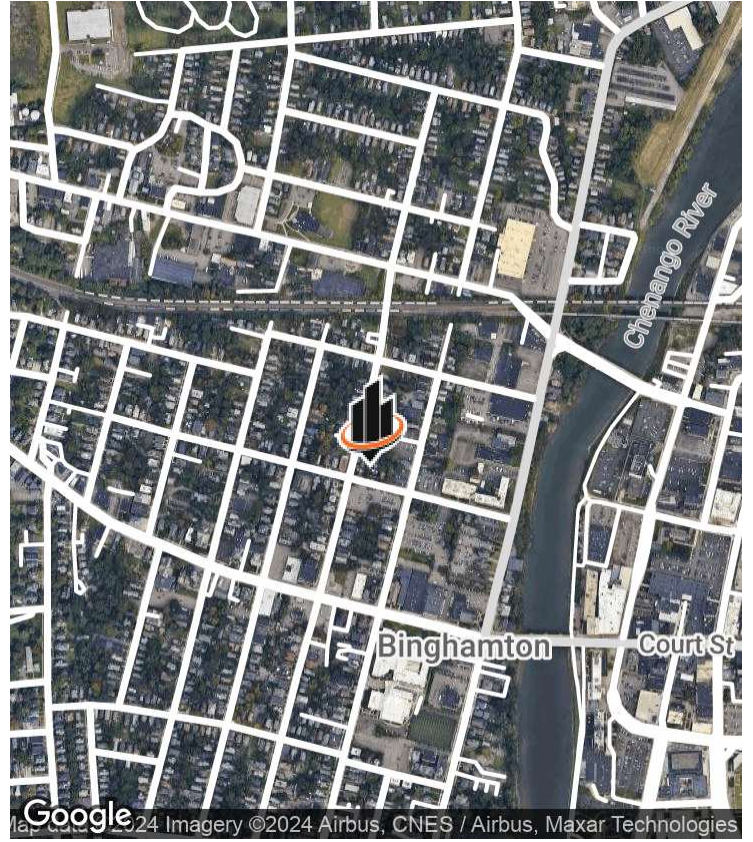
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations 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



OFFERING SUMMARY

SALE PRICE:	\$1,225,000
NUMBER OF UNITS:	12
LOT SIZE:	0.25 Acres
BUILDING SIZE:	10,920 SF
NOI:	\$115,874.00
CAP RATE:	9.46%

PROPERTY DESCRIPTION

This fully renovated 12-unit building in the heart of Binghamton's West Side is a prime investment opportunity. Ideally situated between Murray and Oak Streets, it's perfectly positioned to benefit from the growing student housing market. Zoned R3 and approved for student housing, the property is within walking distance of Main Street, bus lines, and the Court Street Bridge.

With a Walk Score of 70, residents enjoy convenient access to downtown's restaurants, nightlife, and amenities. Recent renovations feature high-end finishes, including modern kitchens, updated baths, new flooring, and refreshed common areas, making this a turnkey property ready for immediate return.

LOCATION DESCRIPTION

18 North St. is centrally located between Murray and Oak Streets in Binghamton's Westside, ideal for the thriving student housing market. This R3-zoned property is within walking distance of Main Street, bus lines, and the Court Street Bridge, offering convenient access to downtown amenities, restaurants, and nightlife. With a Walk Score of 70, it's a prime location for students and professionals alike.

COMPLETE HIGHLIGHTS

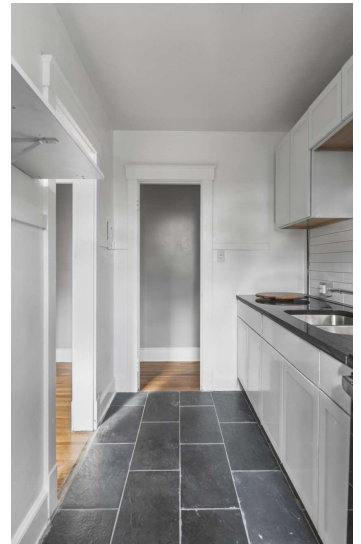


PROPERTY HIGHLIGHTS

- Fully renovated 12-unit building with modern high-end finishes.
- Located in Binghamton's West Side, ideal for the growing student housing market.
- Zoned R3 and approved for student housing use.
- Walking distance to Main Street, bus lines, and the Court Street Bridge.
- Walk Score of 70, offering convenient access to restaurants, nightlife, and amenities.
- Recent upgrades include new kitchens, baths, flooring, and common areas.



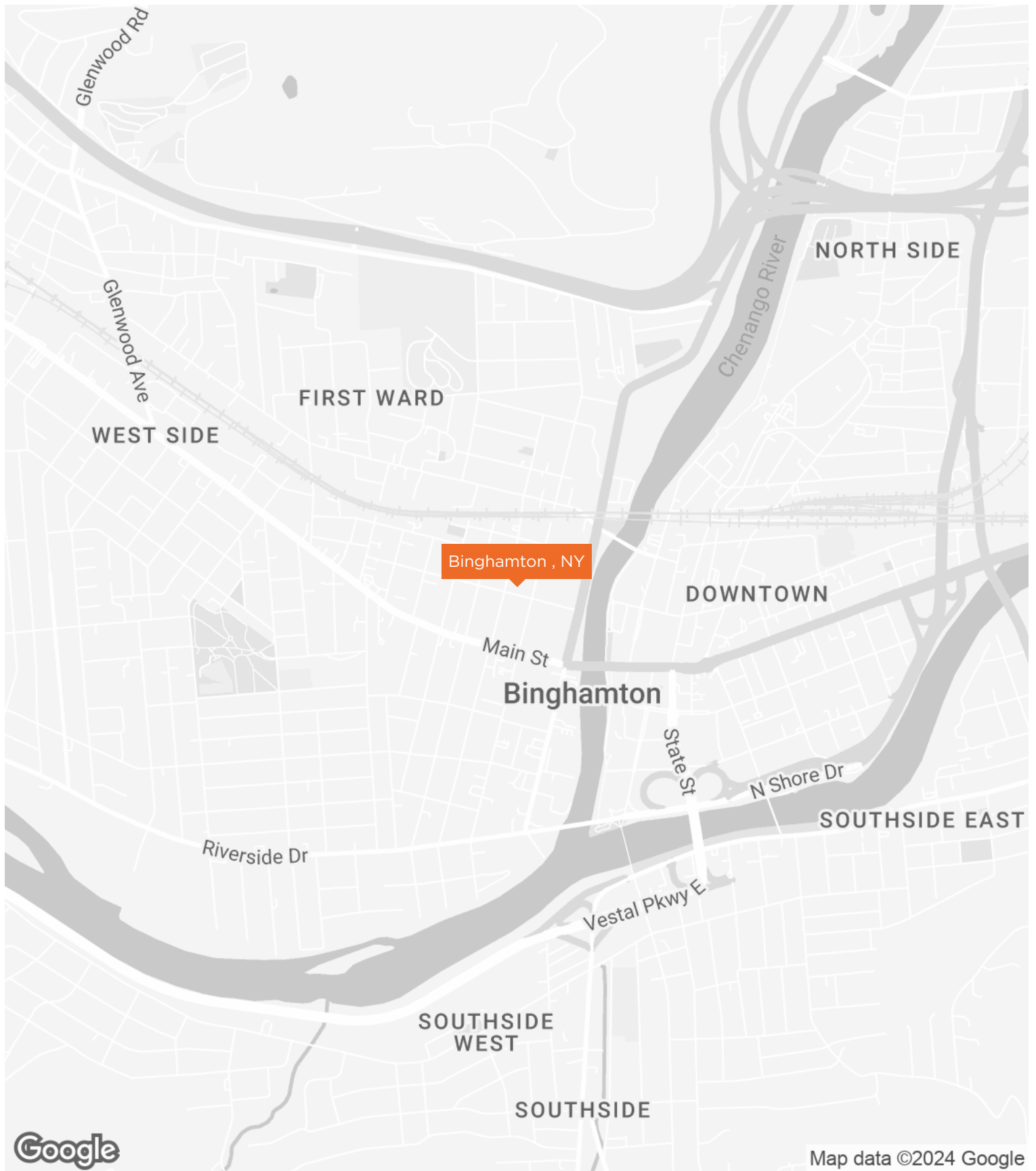
ADDITIONAL PHOTOS



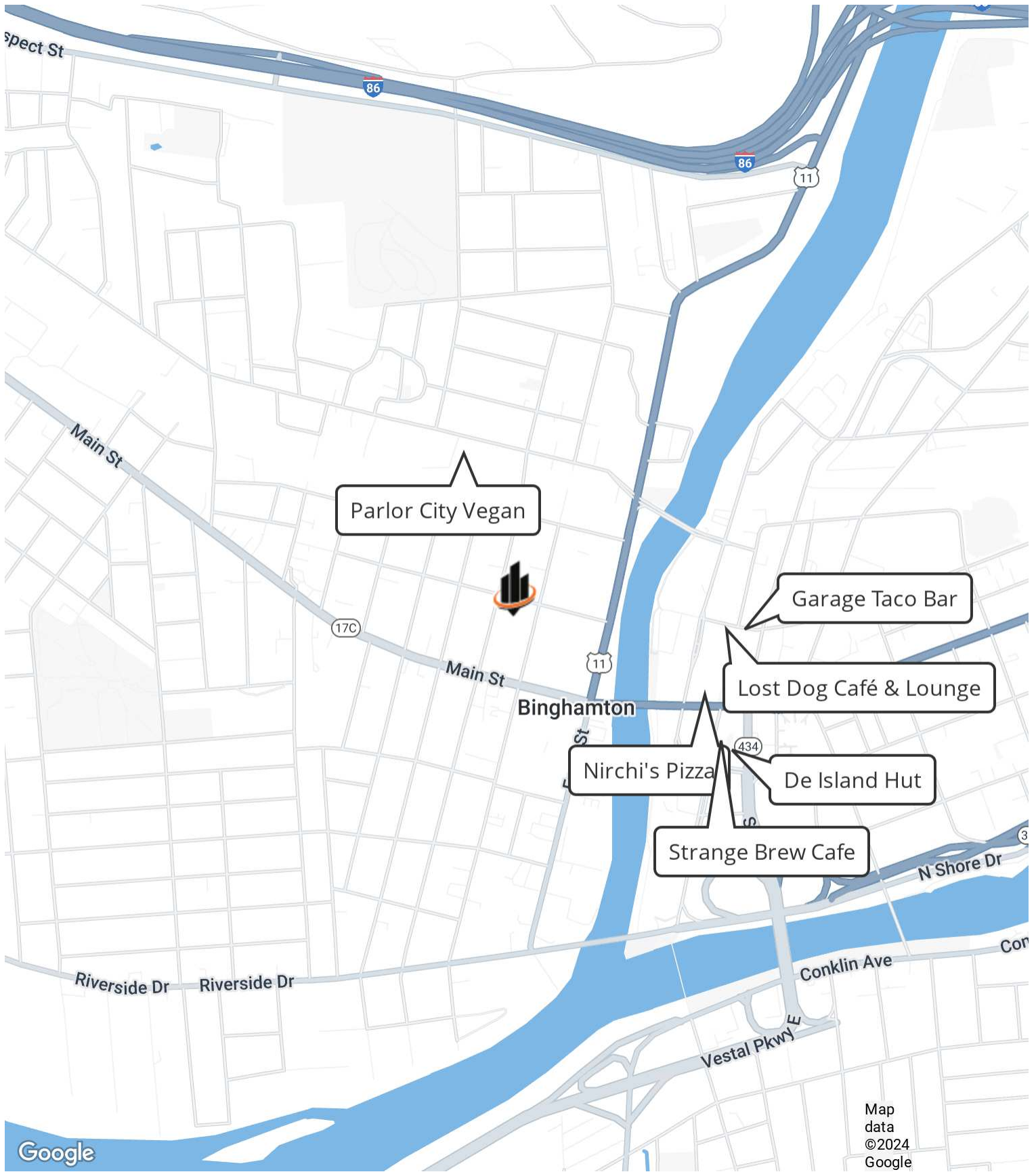


SECTION 2
Location
Information

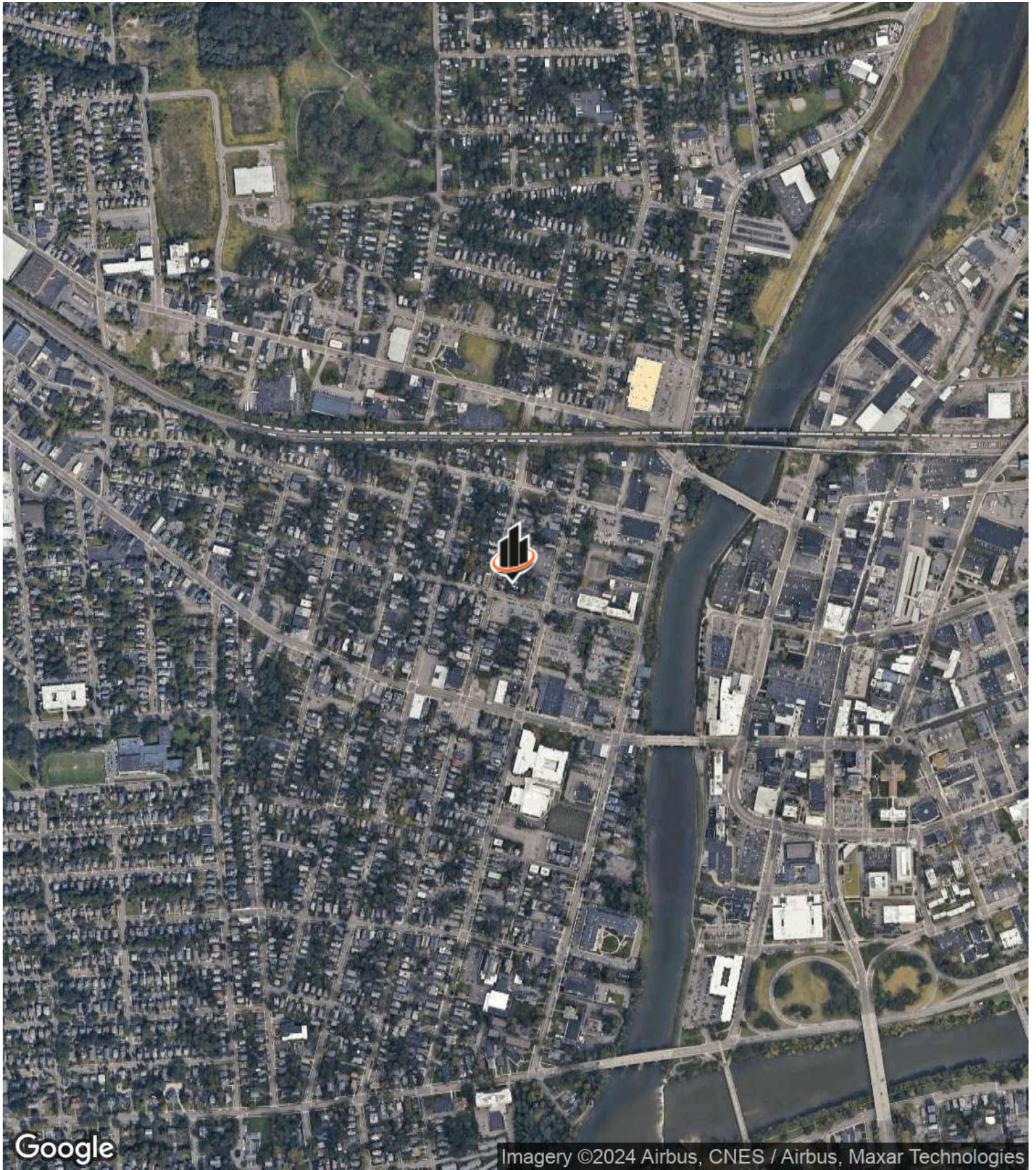
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

18 NORTH ST.

PRICE	\$1,225,000
PRICE PER SF	\$112
PRICE PER UNIT	\$102,083
GRM	6.69
CAP RATE	9.46%
CASH-ON-CASH RETURN (YR 1)	9.46%
TOTAL RETURN (YR 1)	\$115,874

OPERATING DATA

18 NORTH ST.

GROSS SCHEDULED INCOME	\$183,000
TOTAL SCHEDULED INCOME	\$183,000
VACANCY COST	\$9,150
GROSS INCOME	\$173,850
OPERATING EXPENSES	\$57,976
NET OPERATING INCOME	\$115,874
PRE-TAX CASH FLOW	\$115,874

FINANCING DATA

18 NORTH ST.

DOWN PAYMENT	\$1,225,000
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INCOME & EXPENSES

INCOME SUMMARY

18 NORTH ST.

GROSS INCOME	\$183,000
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EXPENSES SUMMARY

18 NORTH ST.

TAXES	\$21,979
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INSURANCE	\$5,157
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MANAGEMENT	\$14,640
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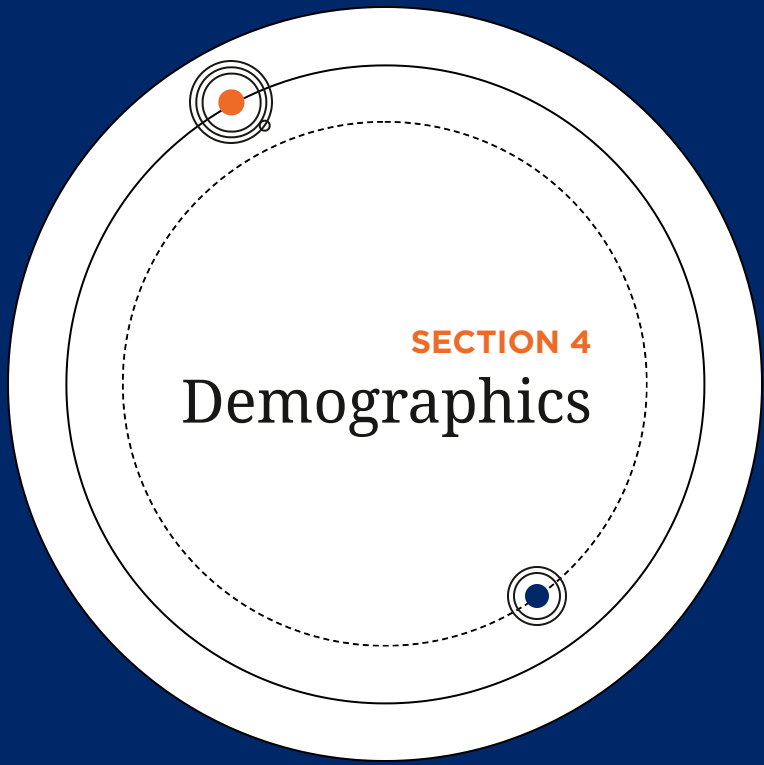
LEASING	\$4,800
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MAINTENANCE	\$4,200
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COMMON AREA UTILITIES AND WATER	\$7,200
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OPERATING EXPENSES	\$57,976
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NET OPERATING INCOME	\$115,874
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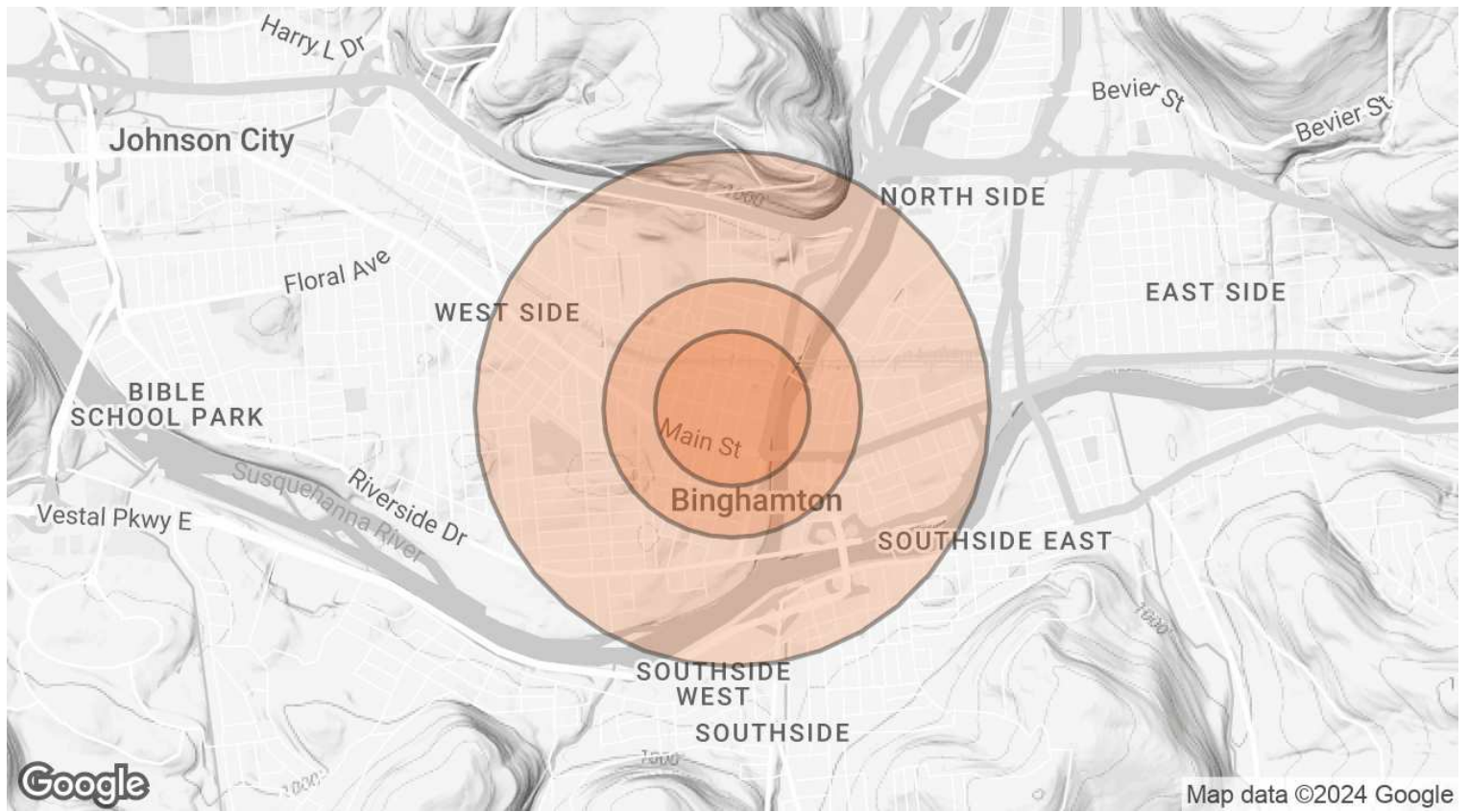


SECTION 4

Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,201	7,664	20,805
AVERAGE AGE	46	40	39
AVERAGE AGE (MALE)	41	37	38
AVERAGE AGE (FEMALE)	48	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,129	3,257	9,584
# OF PERSONS PER HH	2.8	2.4	2.2
AVERAGE HH INCOME	\$64,796	\$63,800	\$73,288
AVERAGE HOUSE VALUE	\$189,527	\$190,313	\$203,505

Demographics data derived from AlphaMap



SECTION 5
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

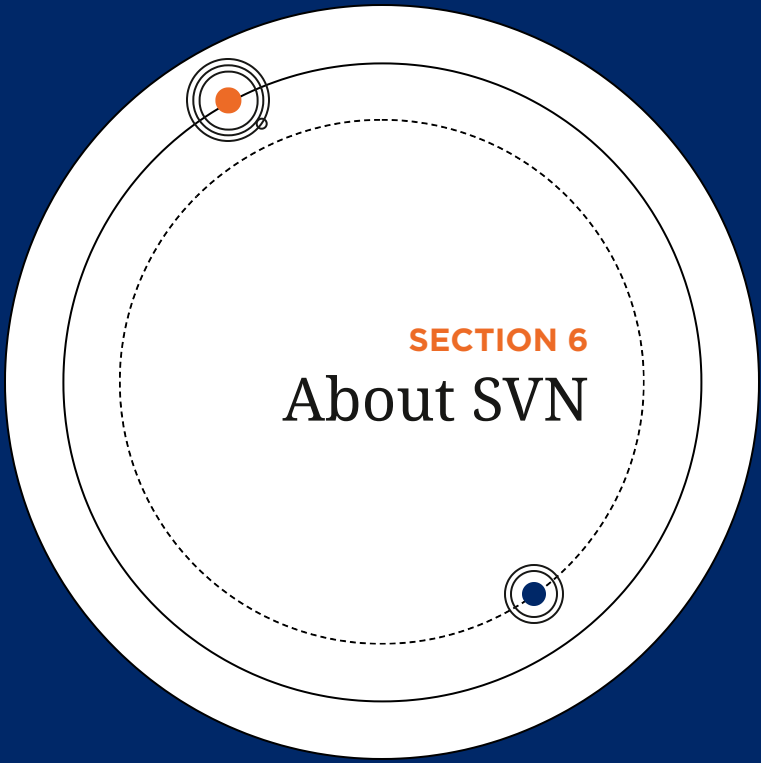
CCIM

NYSCAR

SVN | Innovative Commercial Advisors

520 Columbia Dr. Suite 103

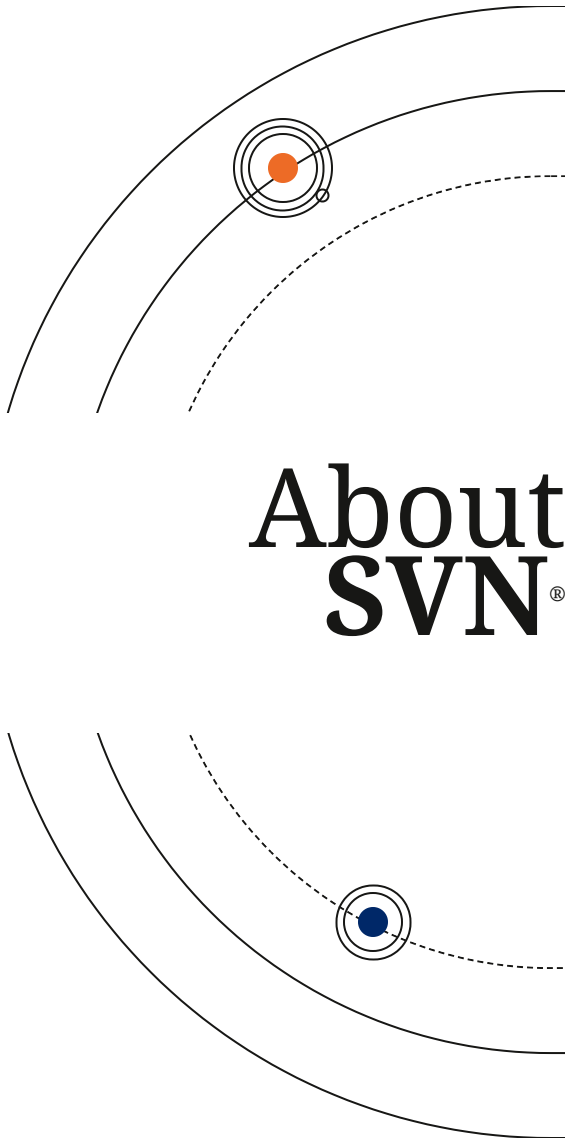
Johnson City, NY 13790



SECTION 6
About SVN



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.

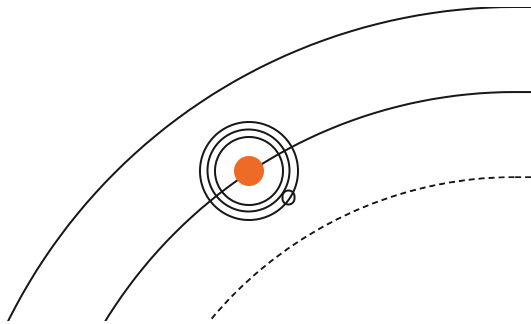
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THE 9.6% REPORT

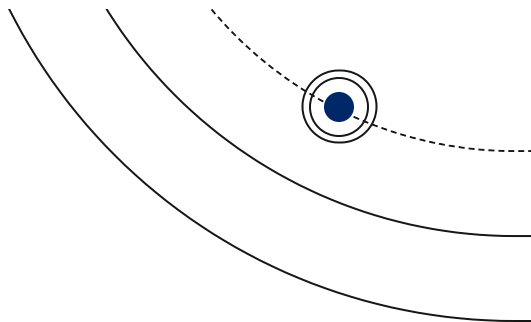
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

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.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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