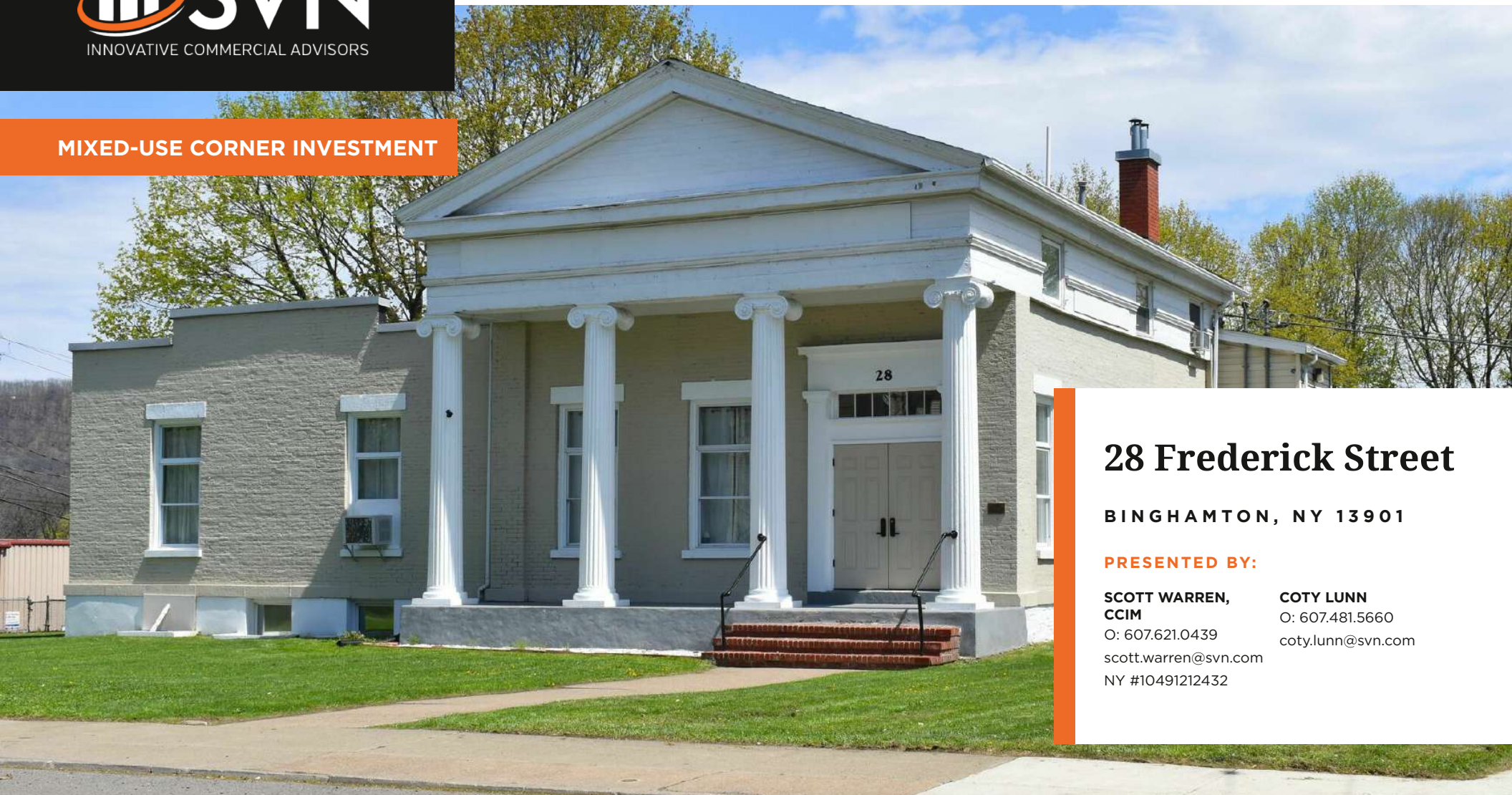




Offering Memorandum

MIXED-USE CORNER INVESTMENT



28 Frederick Street

BINGHAMTON, NY 13901

PRESENTED BY:

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The Team

MEET THE TEAM



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Property Information

PROPERTY SUMMARY

28 FREDERICK STREET

BINGHAMTON, NY 13901

OFFERING SUMMARY

SALE PRICE:	\$308,000
BUILDING SIZE:	5,888 SF
LOT SIZE:	0.72 Acres
CAP RATE:	10.0%

PROPERTY SUMMARY

Six-unit mixed-use property located on a prominent corner at Frederick and Liberty Streets, one block from the Brandywine Highway interchange. The asset includes a fully leased commercial space, currently occupied by a church, additional office space available for lease, and four residential units consisting of one two-bedroom, two one-bedroom units, and one studio. The property offers immediate in-place income with additional upside through lease-up of the vacant commercial space. Situated on 0.72 acres, the site includes a large on-site parking lot supporting both residential and commercial use. Positioned directly across from new development along Liberty Street, the property benefits from strong visibility, high traffic counts, and convenient access to major roadways. A well-located asset with a combination of stable income and value-add potential.



PROPERTY HIGHLIGHTS

- 5,888 SF building with 5 units, ideal for multifamily investment
- Zoned Residential Multi Unit, providing flexibility for various uses
- Prime location in Binghamton MSA area for maximum investment potential
- Corner lot spanning .72 acres for added visibility and space
- Easy access to State Route 7, I86, and I81 for convenient transportation
- Mix of 2 commercial and 4 residential units for diverse income streams
- Versatile property suitable for a range of potential uses



**DIVERSE
INCOME STREAMS**



**LARGE
CORNER LOT**



PRIME LOCATION

PROPERTY PHOTOS





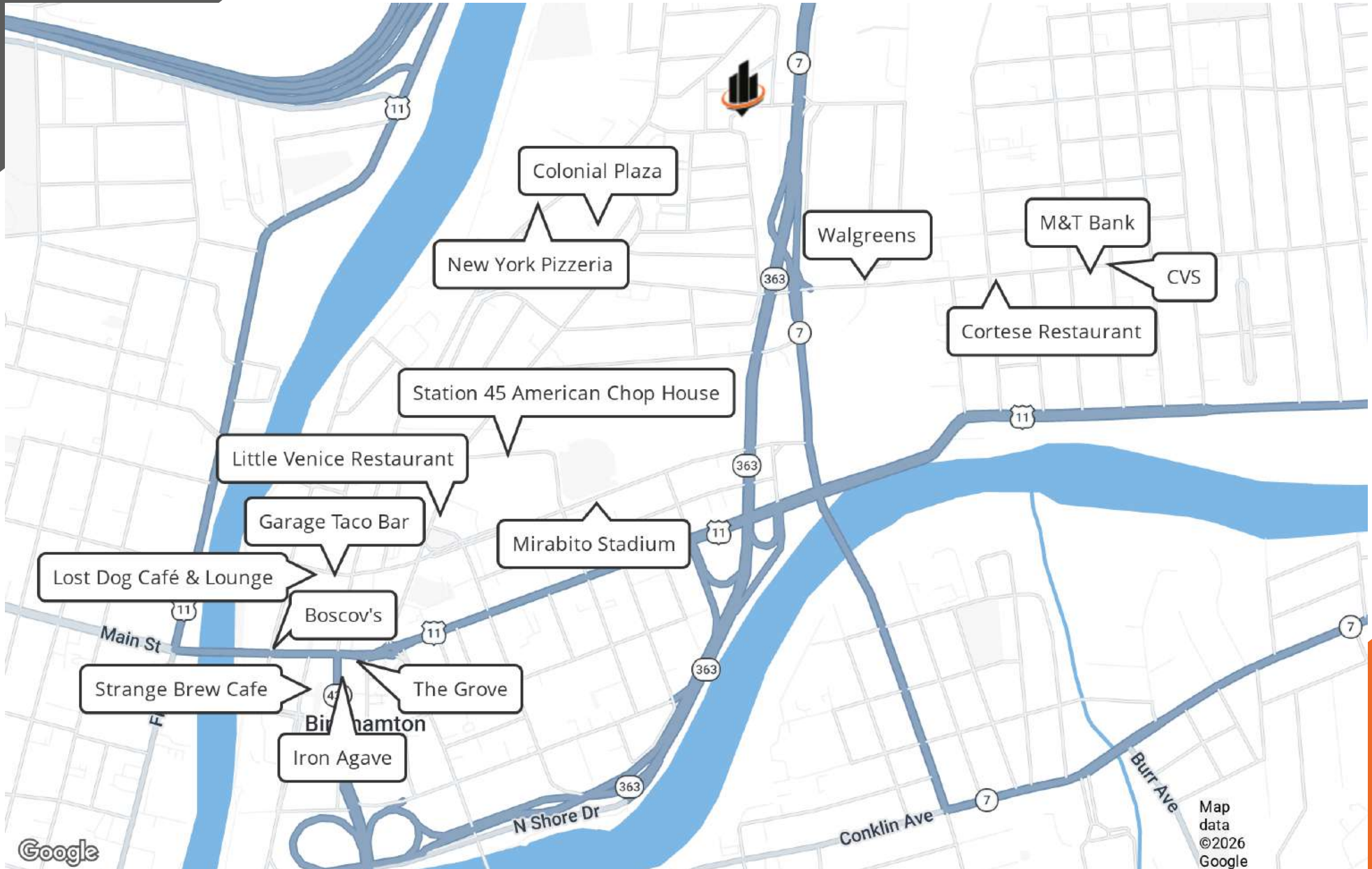
Location Information

LOCATION DESCRIPTION

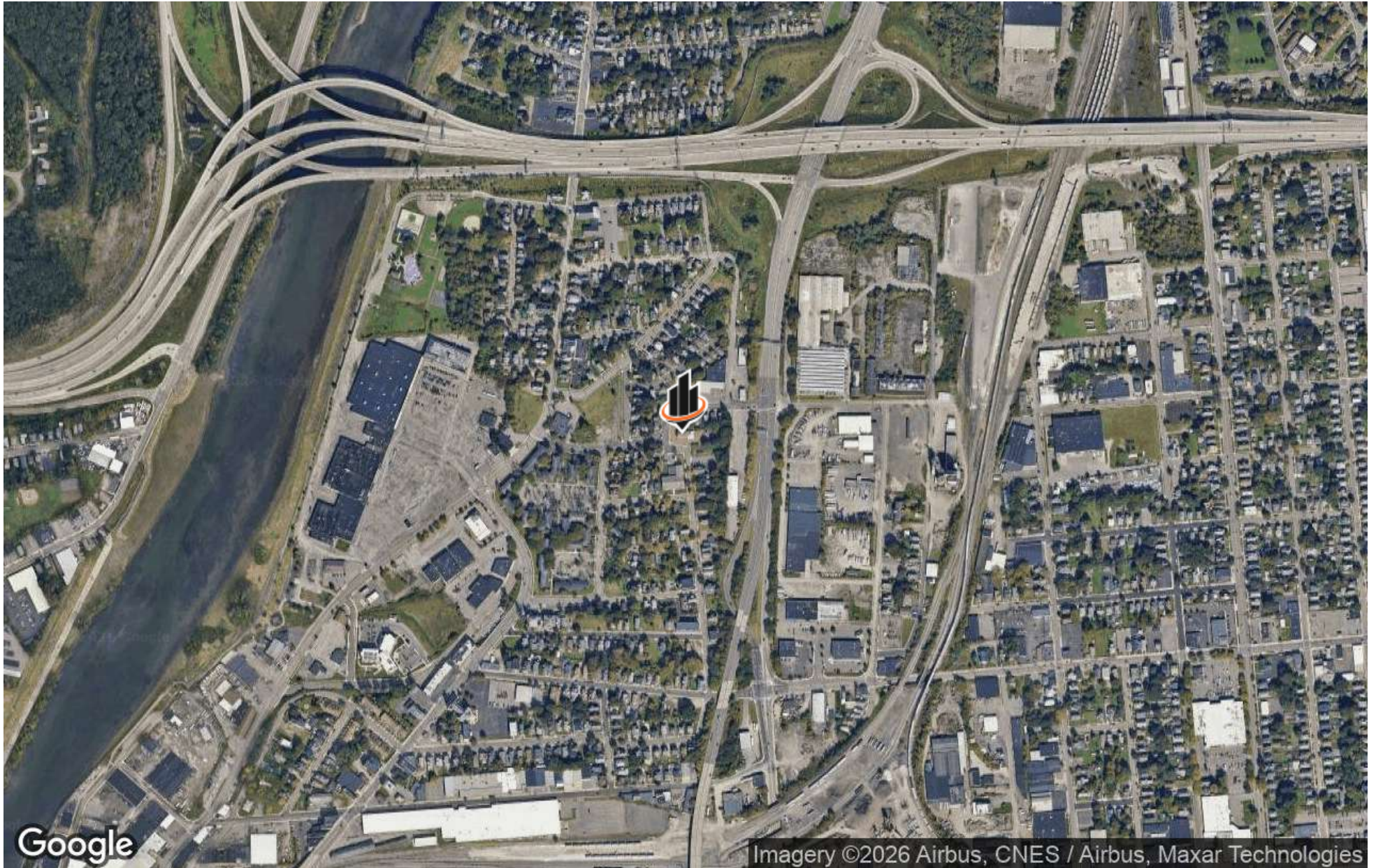
28 Frederick Street occupies a highly accessible corner location at Liberty Street and Frederick Street, just one block from the Brandywine Highway interchange. This immediate proximity provides direct access to one of the area's primary traffic corridors, with average daily traffic counts of approximately 38,198 vehicles. The property offers exceptional regional connectivity, with quick access to Route 7, Interstate 86, and Interstate 81, allowing efficient travel throughout Binghamton and the surrounding Tri-City area. The majority of the local population and workforce can be reached within a 15-minute drive, supporting a wide range of potential commercial uses.



RETAILER MAP



AERIAL MAP





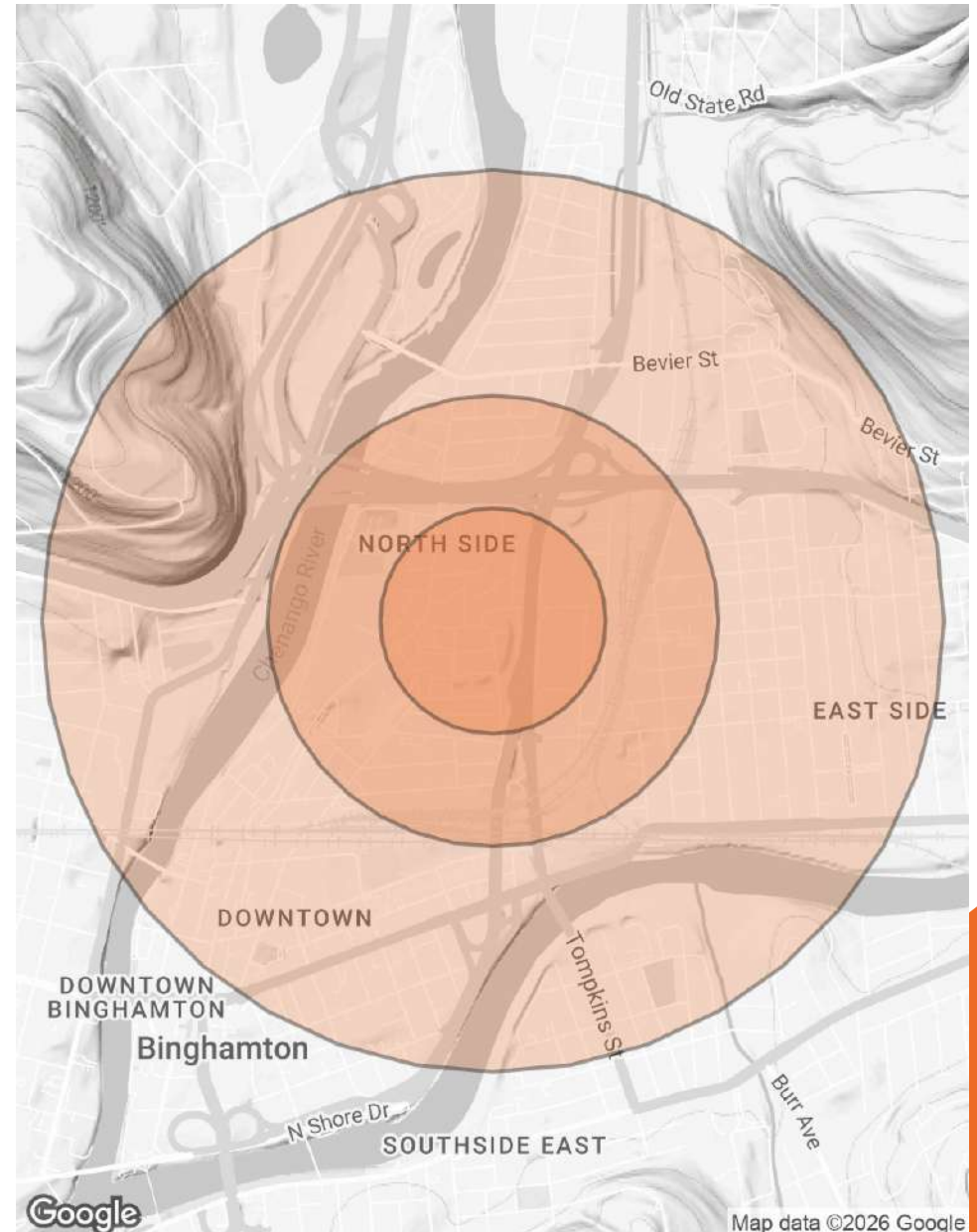
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	901	2,898	11,158
AVERAGE AGE	36.3	35.5	35.4
AVERAGE AGE (MALE)	29.8	31.1	32.8
AVERAGE AGE (FEMALE)	38.1	37.3	37.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	547	1,701	6,119
# OF PERSONS PER HH	1.6	1.7	1.8
AVERAGE HH INCOME	\$21,878	\$27,650	\$42,123
AVERAGE HOUSE VALUE	\$63,058	\$73,253	\$114,812

2020 American Community Survey (ACS)





Property Analysis

INCOME & EXPENSES



INCOME SUMMARY	28 FREDERICK STREET
VACANCY COST	(\$2,925)
GROSS INCOME	\$55,575
EXPENSES SUMMARY	28 FREDERICK STREET
PROPERTY MANAGEMENT	\$5,558
PROPERTY TAXES (ACTUAL)	\$8,447
INSURANCE	\$2,187
REPAIRS AND MAINTENANCE	\$2,778
UTILITIES (GAS, ELECTRIC, WATER/SEWER)	\$3,500
OPERATING EXPENSES	\$24,770
NET OPERATING INCOME	\$30,805



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Founded in 1987

A **globally recognized** brand

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- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- 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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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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