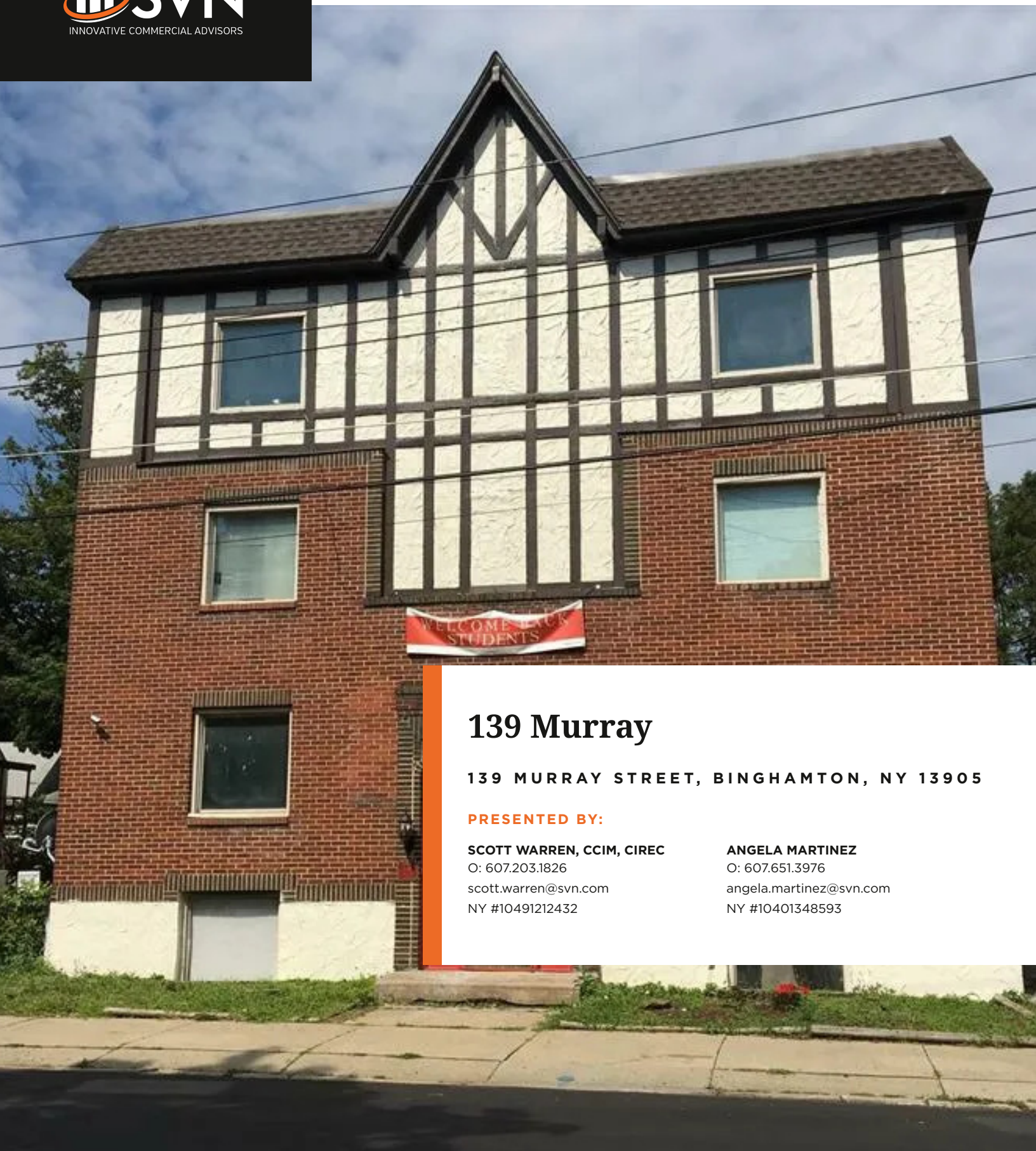




Offering Memorandum



139 Murray

139 MURRAY STREET, BINGHAMTON, NY 13905

PRESENTED BY:

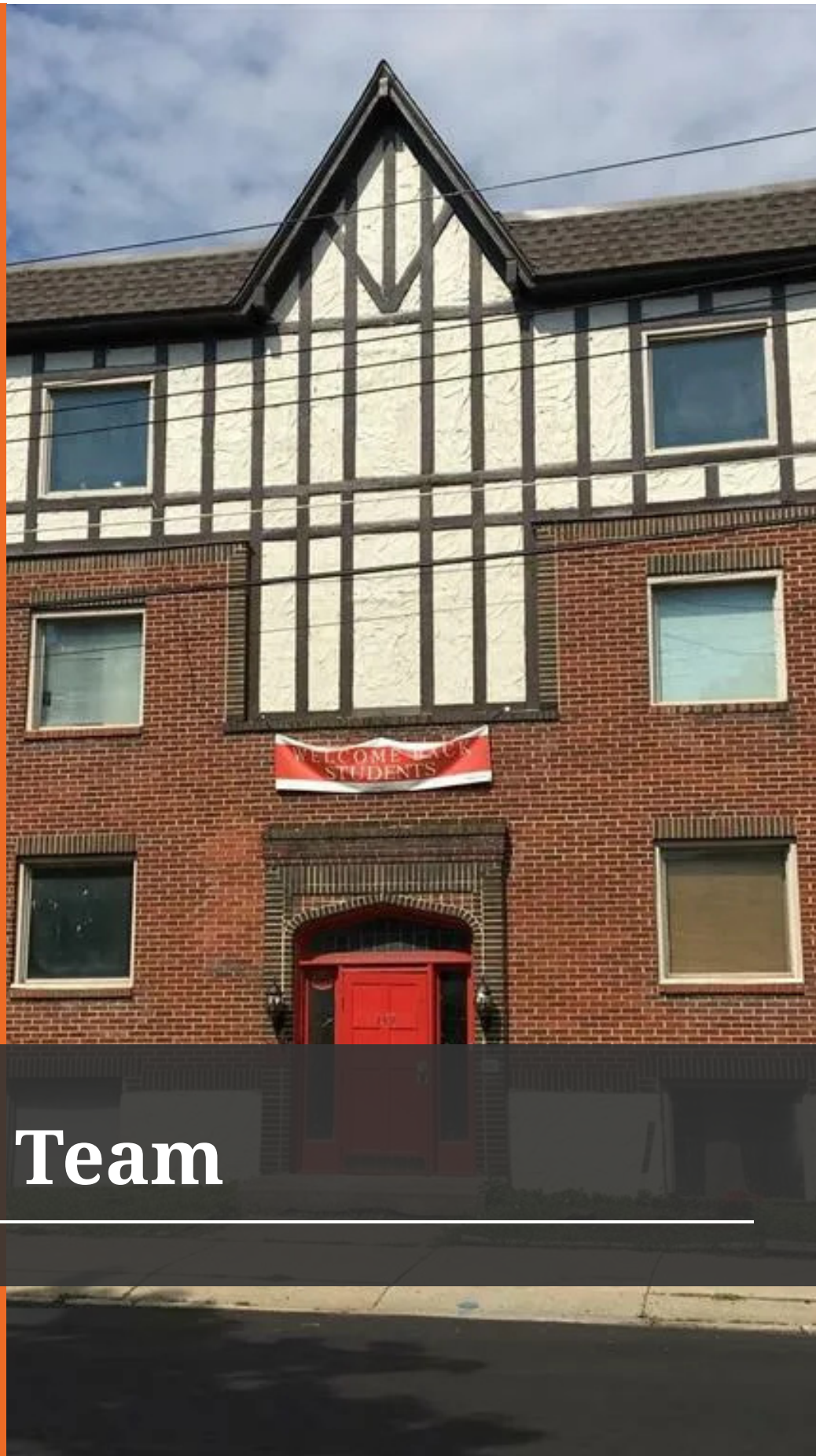
SCOTT WARREN, CCIM, CIREC
O: 607.203.1826
scott.warren@svn.com
NY #10491212432

ANGELA MARTINEZ
O: 607.651.3976
angela.martinez@svn.com
NY #10401348593

TABLE OF CONTENTS

THE TEAM	3
Meet The Team	4
PROPERTY INFORMATION	5
Property Summary	6
Property Highlights	7
Property Photos	8
LOCATION INFORMATION	9
Location Description	10
Regional Map	11
Aerial Map	12
DEMOGRAPHICS	13
Demographics Map & Report	14
SALE COMPARABLES	15
Sale Comps Map & Summary	16
Sale Comps	18
PROPERTY ANALYSIS	21
Property Value Range	22
Pro Forma	23
Rent Roll	24
Income & Expenses	25
The SVN Brand	26
Core Services and Specialty Practices	27
The Shared Value Network®	28
Core Services and Specialty Practices	29
Marketing Platform	30
Property Management	31
Disclaimer	33





The Team

MEET THE TEAM



Scott Warren, CCIM, CIREC

O: 607.203.1826

scott.warren@svn.com

NY #10491212432



Angela Martinez

O: 607.651.3976

angela.martinez@svn.com

NY #10401348593





Property Information

PROPERTY SUMMARY

139 MURRAY

139 MURRAY STREET
BINGHAMTON, NY 13905

OFFERING SUMMARY	
SALE PRICE:	\$849,000
BUILDING SIZE:	8,134 SF
LOT SIZE:	0.18 Acres
PRICE / SF:	\$104.38
CAP RATE:	12.42%

PROPERTY SUMMARY

Offered for sale is an exceptional student housing investment opportunity located on Binghamton’s West Side. 139 Murray Street features a desirable unit mix consisting of six 3-bedroom units and three studio apartments, positioned in an excellent location just one block from the SUNY bus line and approximately four blocks from Downtown Binghamton.

The property is within walking distance of restaurants, shops, services, entertainment, and other downtown amenities, making it highly attractive to student tenants. The building and units have been beautifully renovated, with recent improvements including updated kitchens, and a dedicated laundry room.

The property also offers strong operational advantages, including separate utility metering, a fully sprinklered building, a secure entry, a solid steel fire escape, and ample off-street parking with a spacious parking lot. Tenants also benefit from an outdoor barbecue area, adding to the property’s appeal and livability.

With its renovated condition, student-oriented layout, strong location, parking, safety features, and proximity to transportation and downtown amenities, 139 Murray Street represents a compelling opportunity for investors seeking a well-positioned student housing asset in the Binghamton market.

Financials are presented on a pro forma basis.



PROPERTY HIGHLIGHTS

- Value-add student housing opportunity with limited capital expenditure required
- Recently renovated asset featuring updated units, new kitchens, and dedicated laundry room
- Immediate upside through rental optimization rather than costly building renovations
- Pro forma financials reflect achievable income growth supported by the property's location, condition, and student housing demand
- Desirable unit mix consisting of six 3-bedroom units and three studio apartments, providing multiple rental income streams
- Strong student housing fundamentals with walkability to the SUNY bus line, Downtown Binghamton, restaurants, shops, and amenities
- Operationally efficient property with separately metered utilities, helping reduce owner expense exposure
- Ample off-street parking, a highly desirable feature for student tenants and a competitive advantage in the market
- Fully sprinklered and secured building with a solid steel fire escape, supporting tenant safety and marketability
- Opportunity to increase revenue through management, leasing strategy, and market rent growth rather than significant physical improvements
- Turnkey physical condition with value-add economics, offering investors the ability to improve returns without undertaking a major renovation program
- Well-positioned asset for investors seeking stabilized student housing with remaining upside



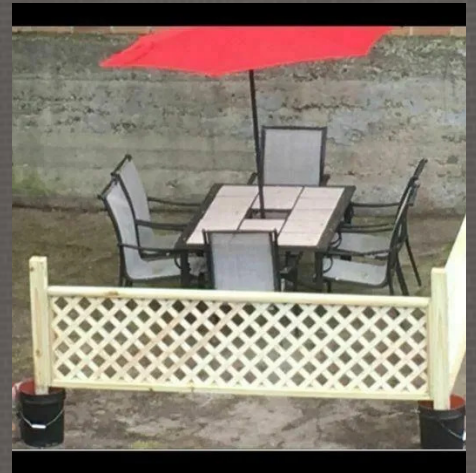
Recently Rennovated



**Solid Steel Fire
Escape**



**Outdoor patio and
ample off street
parking.**





Location Information

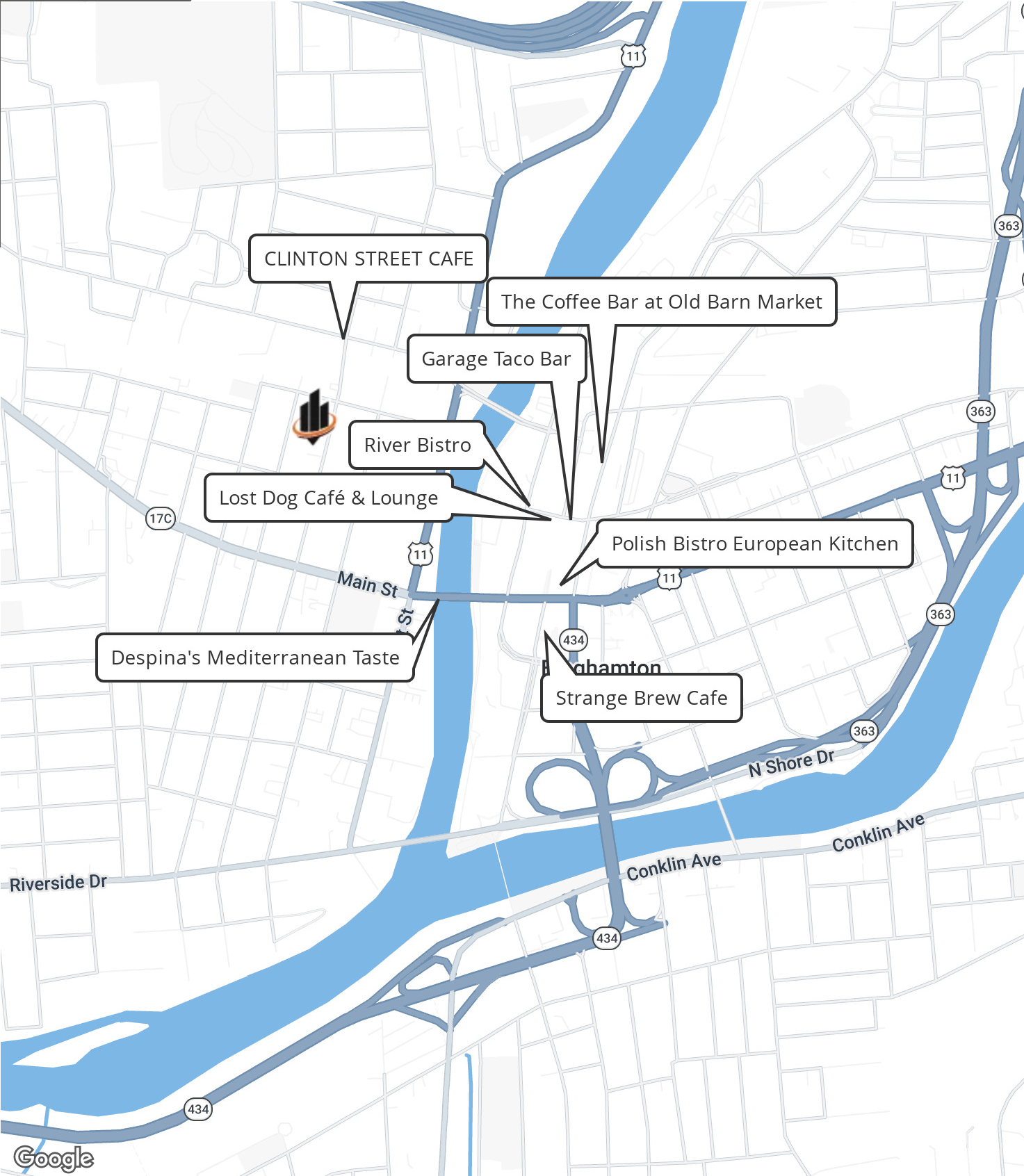


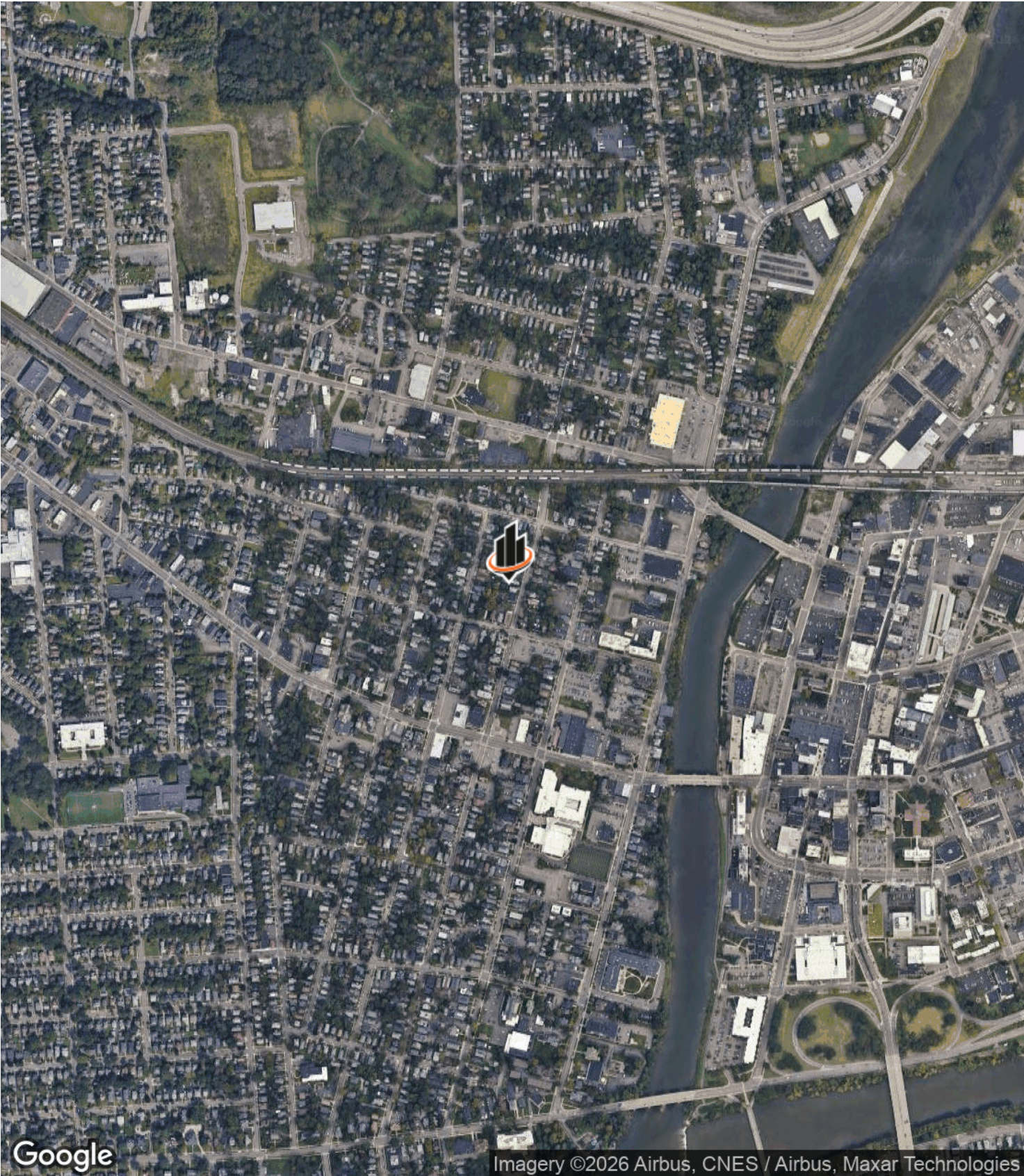
LOCATION DESCRIPTION

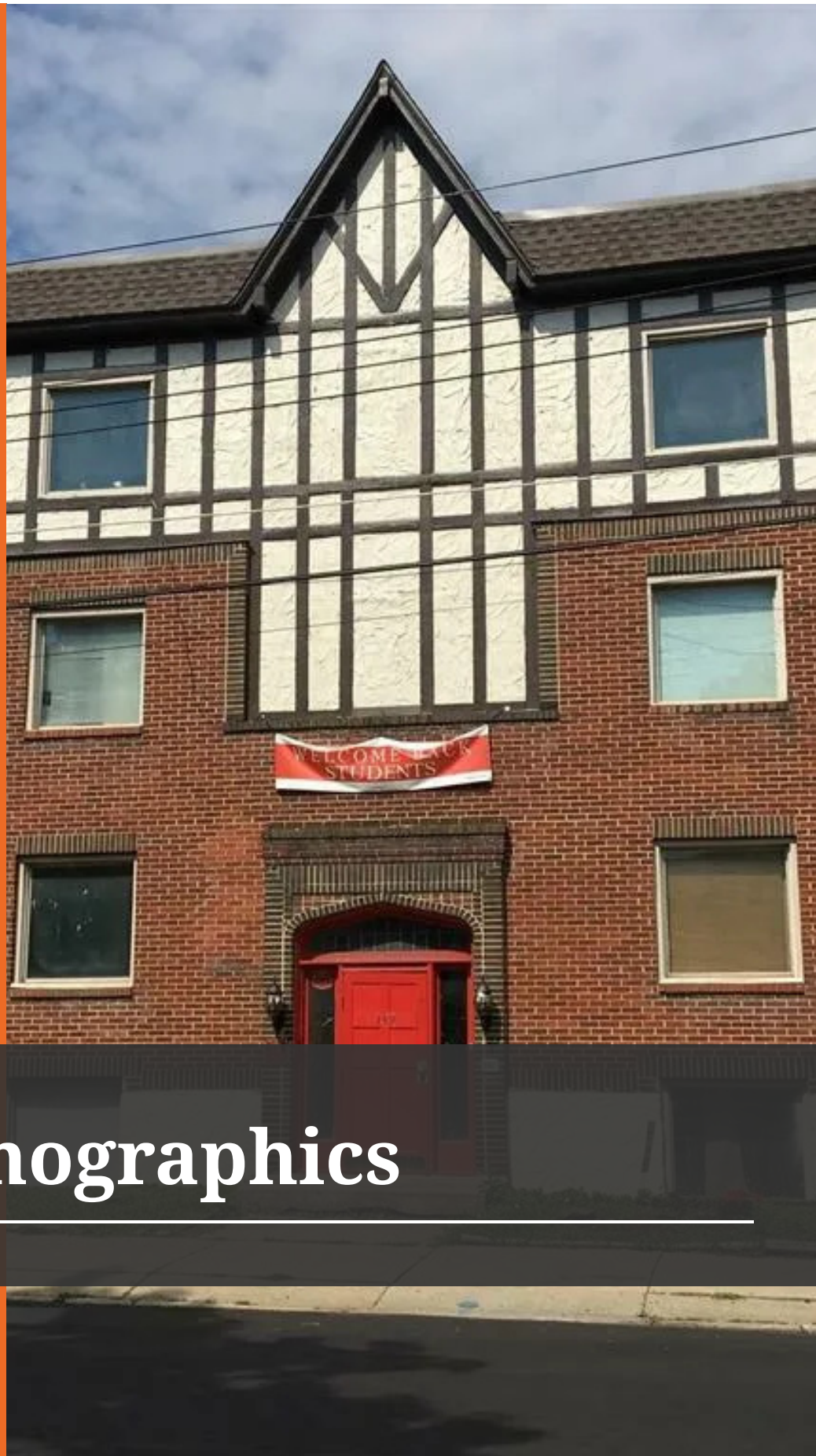
139 Murray Street is ideally positioned to benefit from the continued demand for well-located student housing in the City of Binghamton. Located in an R-3 zoning district, the property is approved for student occupancy and offers a strong location advantage for both tenants and investors.

The property is just one block from the student bus line, providing convenient access to Binghamton University and other key destinations. It is also within walking distance of Downtown Binghamton, located only approximately four blocks away, giving tenants easy access to restaurants, entertainment, services, employment, and the city's growing downtown amenities.

With recent changes to Binghamton zoning regulations influencing where student housing can be located, 139 Murray Street is well positioned in an established and approved student housing area. The combination of zoning, walkability, transit access, and proximity to downtown makes this a highly attractive location for student tenants and a compelling investment opportunity.

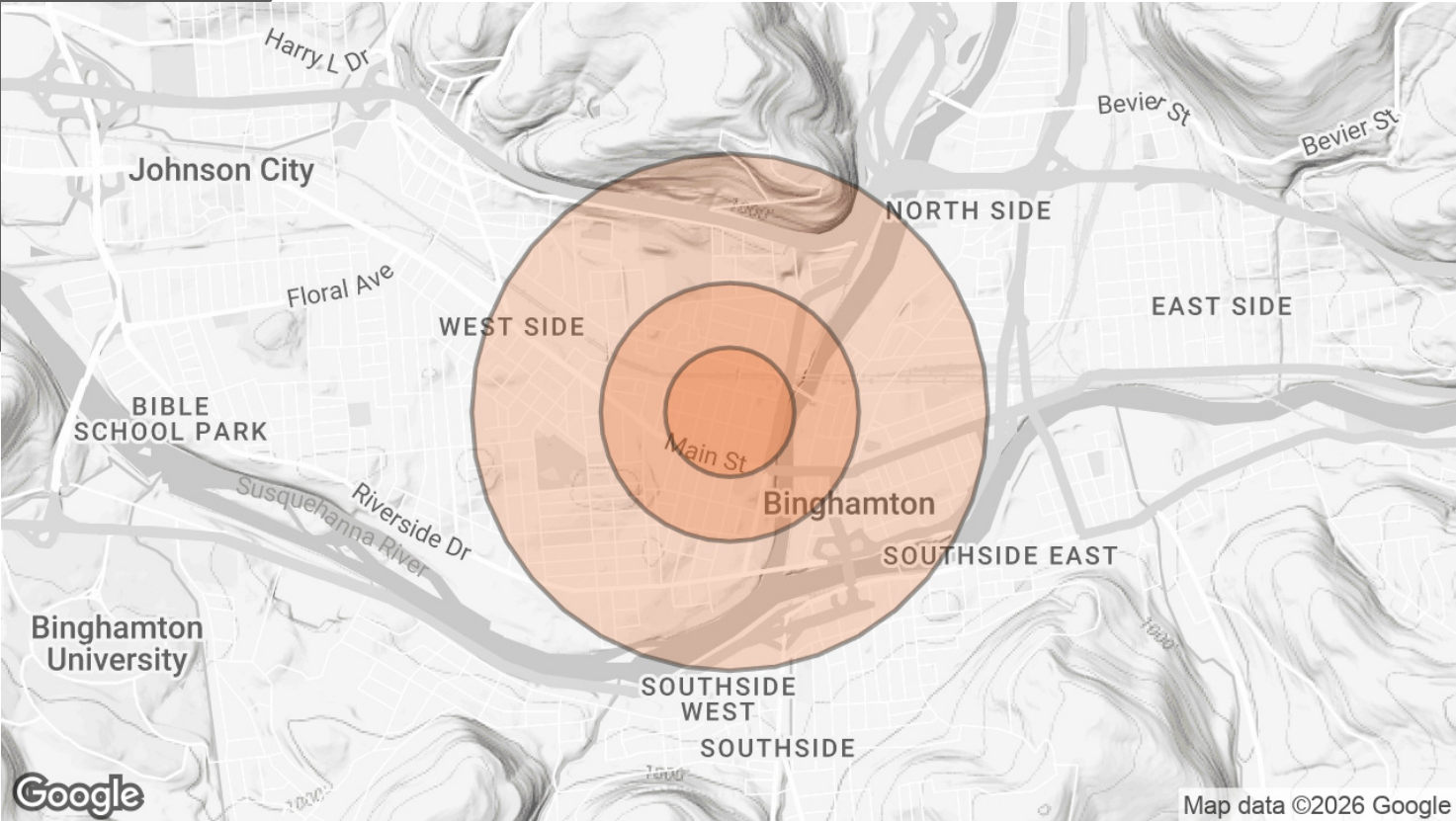






Demographics

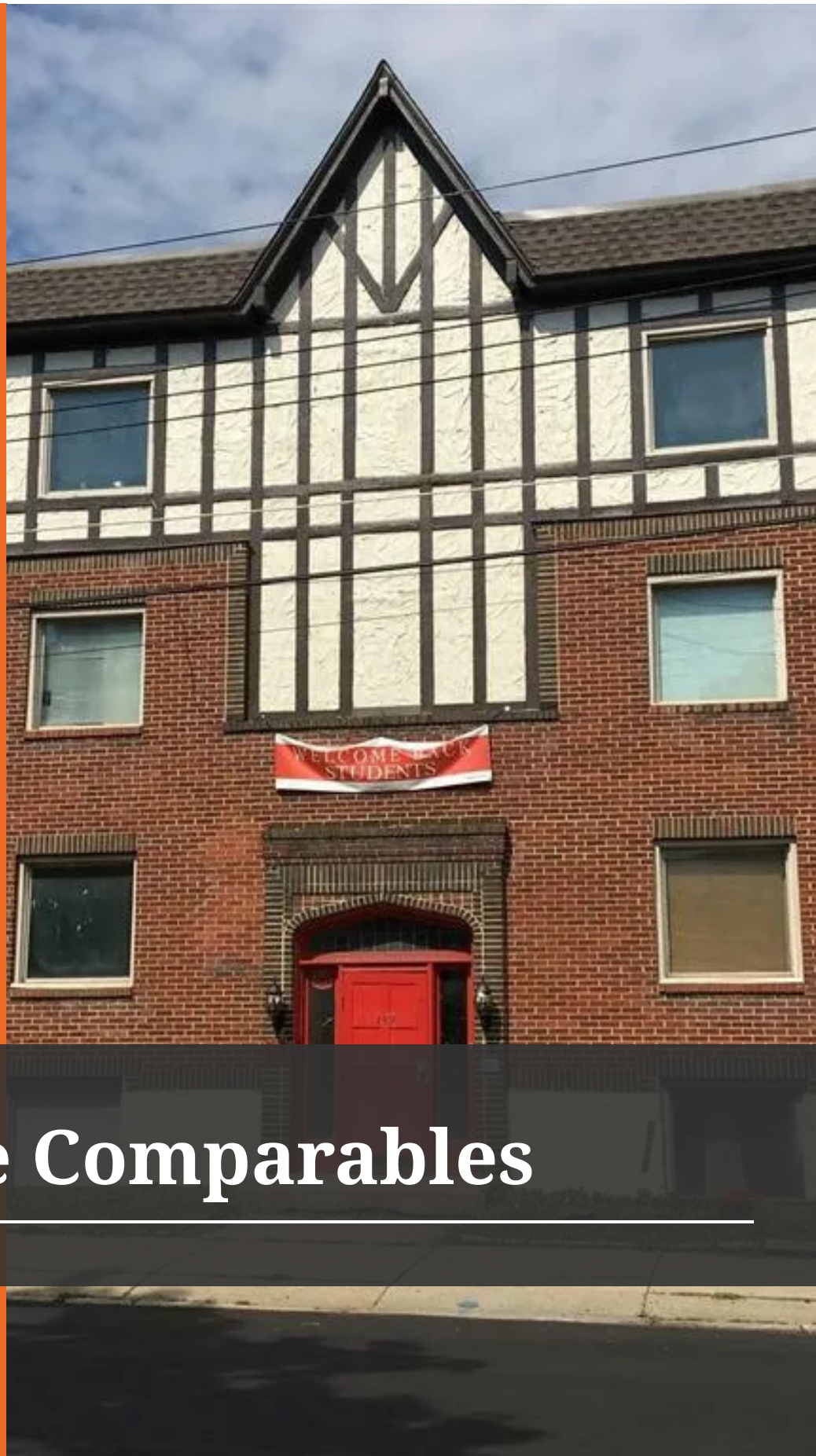
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,299	6,142	16,884
AVERAGE AGE	39.3	33.7	34.7
AVERAGE AGE (MALE)	35.9	32.1	32.7
AVERAGE AGE (FEMALE)	45.2	36.9	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	896	3,262	9,516
# OF PERSONS PER HH	2.6	1.9	1.8
AVERAGE HH INCOME	\$23,673	\$32,168	\$42,416
AVERAGE HOUSE VALUE	\$11,491	\$22,363	\$72,238

2020 American Community Survey (ACS)



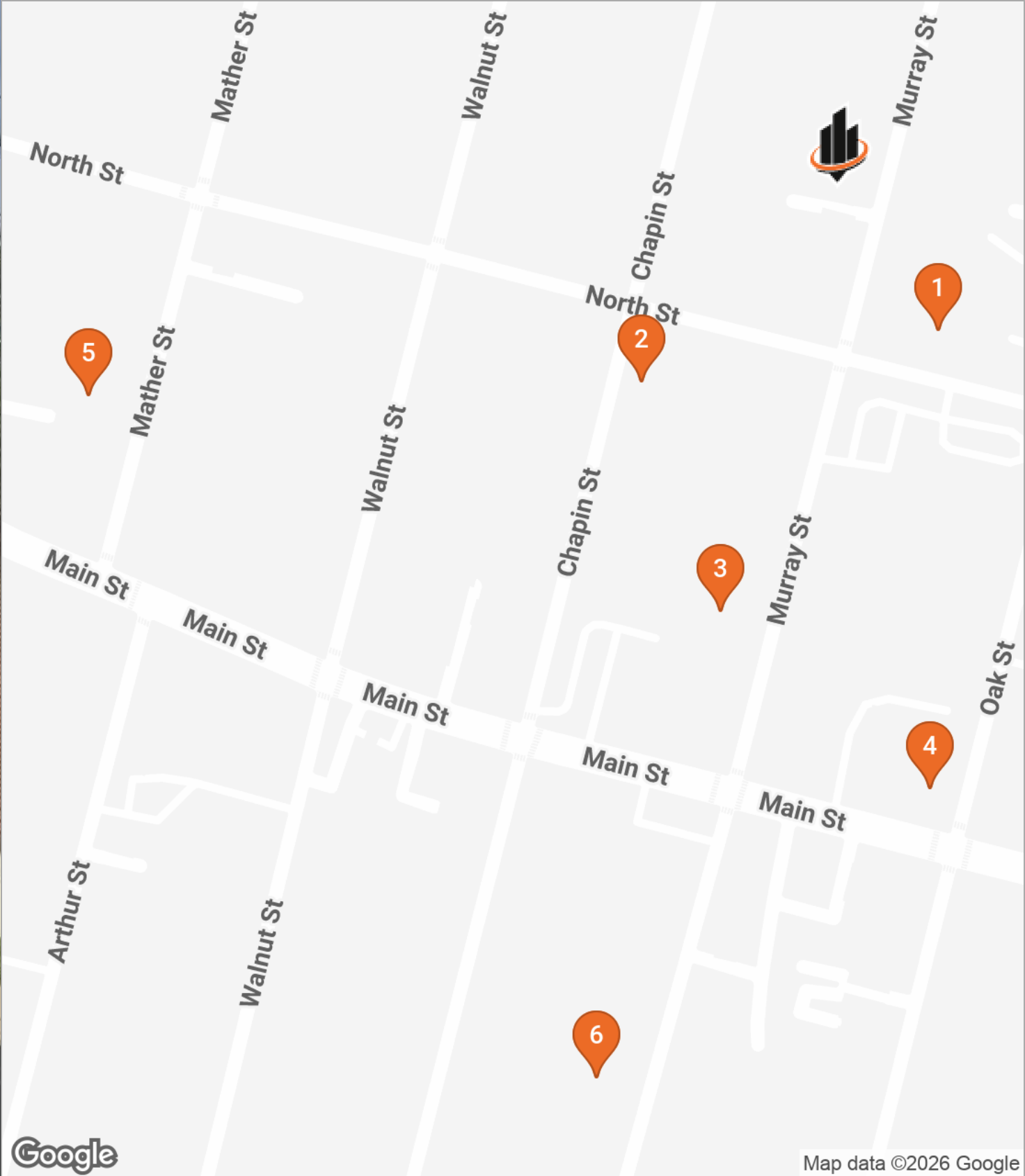
Sale Comparables

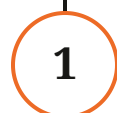
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	139 Murray 139 Murray Street Binghamton, NY	\$849,000	8,134 SF	0.18 Acres	9	12.42%
1	18 North St Binghamton , NY	\$590,000	10,920 SF	0.25 Acres	12	10%
2	162 Chapin Street Binghamton, NY	\$1,200,000	14,052 SF	0.36 Acres	20	8.80%
3	119 Murray St Binghamton , NY	\$600,000	9,918 SF	0.19 Acres	12	-
4	50 Main St 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	0.10 Acres	21	8.40%
5	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	0.19 Acres	6	7%
6	101 Murray 101 Murray Binghamton, NY	\$600,000	15,840 SF	0.17 Acres	14	7%
AVERAGES		\$890,000	11,369 SF	0.21 ACRES	14	8.24%



SALE COMPS MAP & SUMMARY



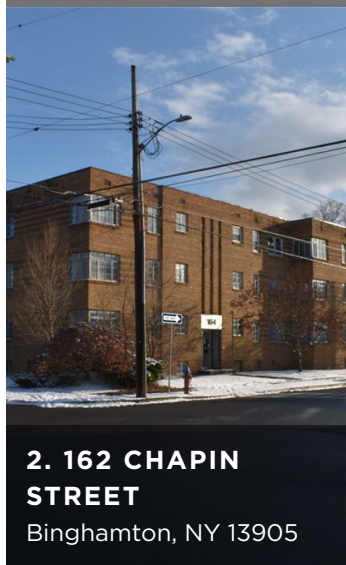


PRICE:	\$849,000	BLDG SIZE:	8,134 SF
LOT SIZE:	0.18 Acres	NO. UNITS:	9
CAP RATE:	12.42%	YEAR BUILT:	1960



PRICE:	\$590,000	BLDG SIZE:	10,920 SF
LOT SIZE	0.25 Acres	NO. UNITS:	12
CAP RATE:	10%	YEAR BUILT:	1960

1. 18 NORTH ST
Binghamton , NY 13905



PRICE:	\$1,200,000	BLDG SIZE:	14,052 SF
LOT SIZE	0.36 Acres	NO. UNITS:	20
CAP RATE:	8.80%	YEAR BUILT:	1975

3



PRICE:	\$600,000	BLDG SIZE:	9,918 SF
LOT SIZE	0.19 Acres	NO. UNITS:	12
YEAR BUILT:	1960		

4



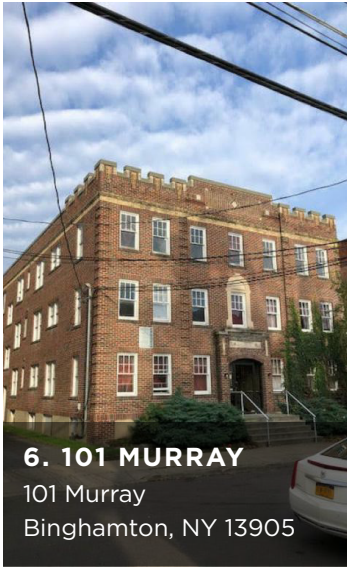
PRICE:	\$1,725,000	BLDG SIZE:	8,925 SF
LOT SIZE	0.10 Acres	NO. UNITS:	21
CAP RATE:	8.40%	YEAR BUILT:	1900

5

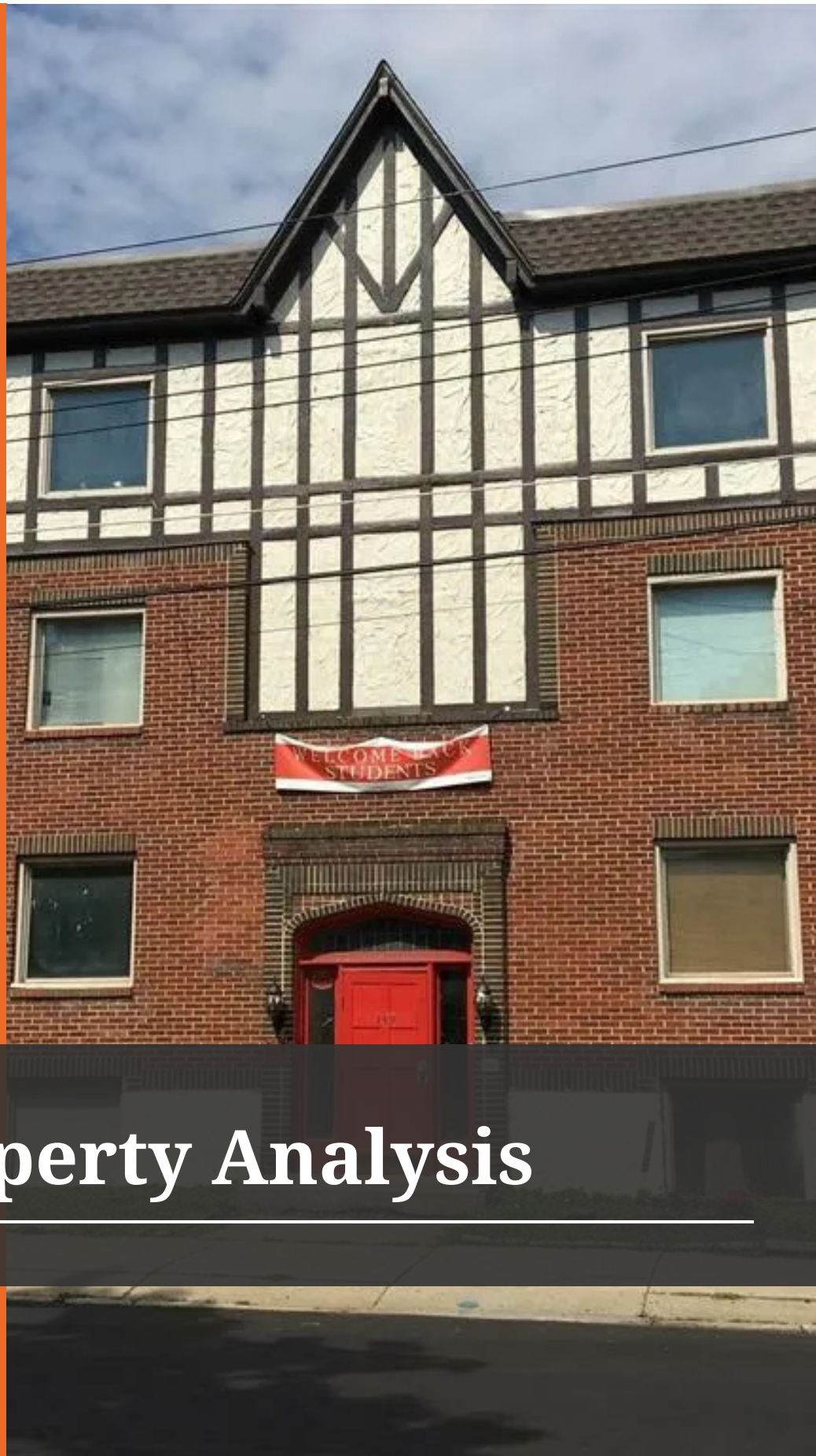


PRICE:	\$625,000	BLDG SIZE:	8,556 SF
LOT SIZE	0.19 Acres	NO. UNITS:	6
CAP RATE:	7%	YEAR BUILT:	1965

6



PRICE:	\$600,000	BLDG SIZE:	15,840 SF
LOT SIZE	0.17 Acres	NO. UNITS:	14
CAP RATE:	7%		



Property Analysis

PROPERTY VALUE RANGE

PRICE	-	PRICE	\$849,000	PRICE	-
PRICE PER UNIT	-	PRICE PER UNIT	\$94,333	PRICE PER UNIT	-
PRICE PER SQ FT	-	PRICE PER SQ FT	\$104.38	PRICE PER SQ FT	-
CAP RATE	-	CAP RATE	12.42%	CAP RATE	-



PRO FORMA

Property Information

SALE PRICE	\$849,000
NUMBER OF UNITS	9
PRICE/SF	\$104.38
LOT SIZE	0.18 Acres
BUILDING SIZE	8,134 SF
PRICE/UNIT	\$94,333
CAP RATE	12.42%
YEAR BUILT	1960

Proposed Financing On Sale

% DOWN	-
DOWN PAYMENT	\$849,000
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns

	139 MURRAY STREET
NET OPERATING INCOME	\$105,462
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$105,462
CASH-ON-CASH RETURN	\$12.42
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	\$105,462.00

Cap Rates

139 MURRAY STREET	
12.42%	-%

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	1	1	-	\$625	-	-	-
2	1	1	\$625	\$625	-	06/01/2026	05/29/2027
3	1	1	\$625	\$625	-	06/01/2026	05/29/2027
4	3	1	\$1,000	\$1,800	-	06/01/2026	05/29/2027
5	3	1	\$700	\$1,800	-	MTM	MTM
6	3	1	-	\$1,800	-	-	-
7	3	1	\$1,500	\$1,800	-	06/01/2026	05/29/2027
8	3	1	-	\$1,800	-	-	-
9	3	1	-	\$1,800	-	-	-
TOTALS			\$4,450	\$12,675	\$0.00		
AVERAGES			\$890	\$1,408			

INCOME & EXPENSES



INCOME SUMMARY

139 MURRAY STREET

VACANCY COST

(\$7,605)

GROSS INCOME

\$146,295

EXPENSES SUMMARY

139 MURRAY STREET

PROPERTY TAXES

\$11,545

INSURANCE

\$2,943

INTERNET

\$1,200

ELECTRIC (COMMON METER)

\$1,798

GROUND

\$1,200

TRASH REMOVAL

\$720

WATER/SEWER

\$3,483

REPAIRS AND MAINTENANCE

\$7,000

MANAGEMENT (ESTIMATED 8%)

\$10,944

OPERATING EXPENSES

\$40,833

NET OPERATING INCOME

\$105,462



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

SVN® Core Services & Specialty Practices

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

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

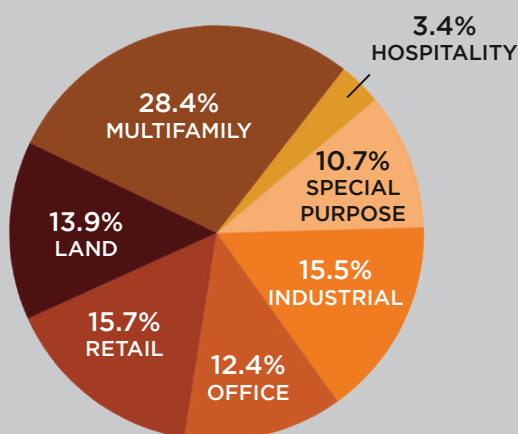
CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

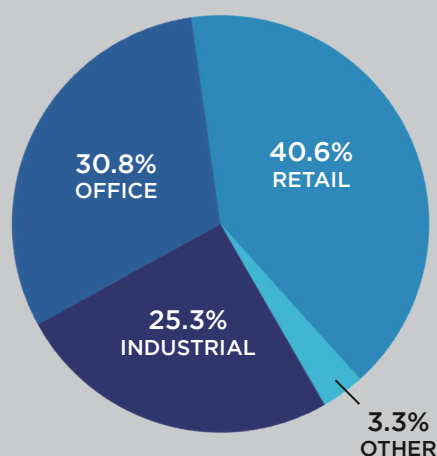
THE SHARED VALUE NETWORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

SALES

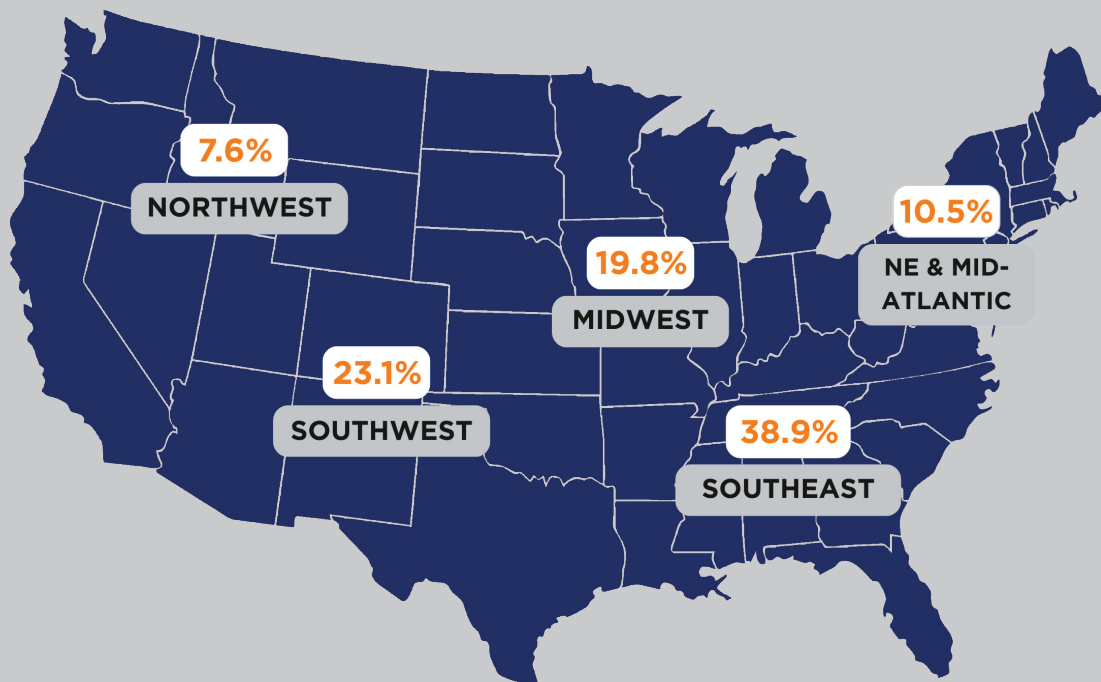


LEASING



TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION



*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 2025. They are not audited.

SVN[®] Core Services & Specialty Practices

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

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION



SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

LEASE
ADMINISTRATION



REPAIRS
& MAINTENANCE



COLLECTIONS
& BILL PAYMENTS



TENANT RELATIONS
& OVERSIGHT



Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership.

We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.



Disclaimer

The material contained in this Offering Memorandum 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Memorandum 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 Offering Memorandum, 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 Offering Memorandum 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 Offering Memorandum 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.



Collective Strength, Accelerated Growth

520 COLUMBIA DR.
SUITE 103
JOHNSON CITY, NY
13790



SVNINNOVATIVE.COM