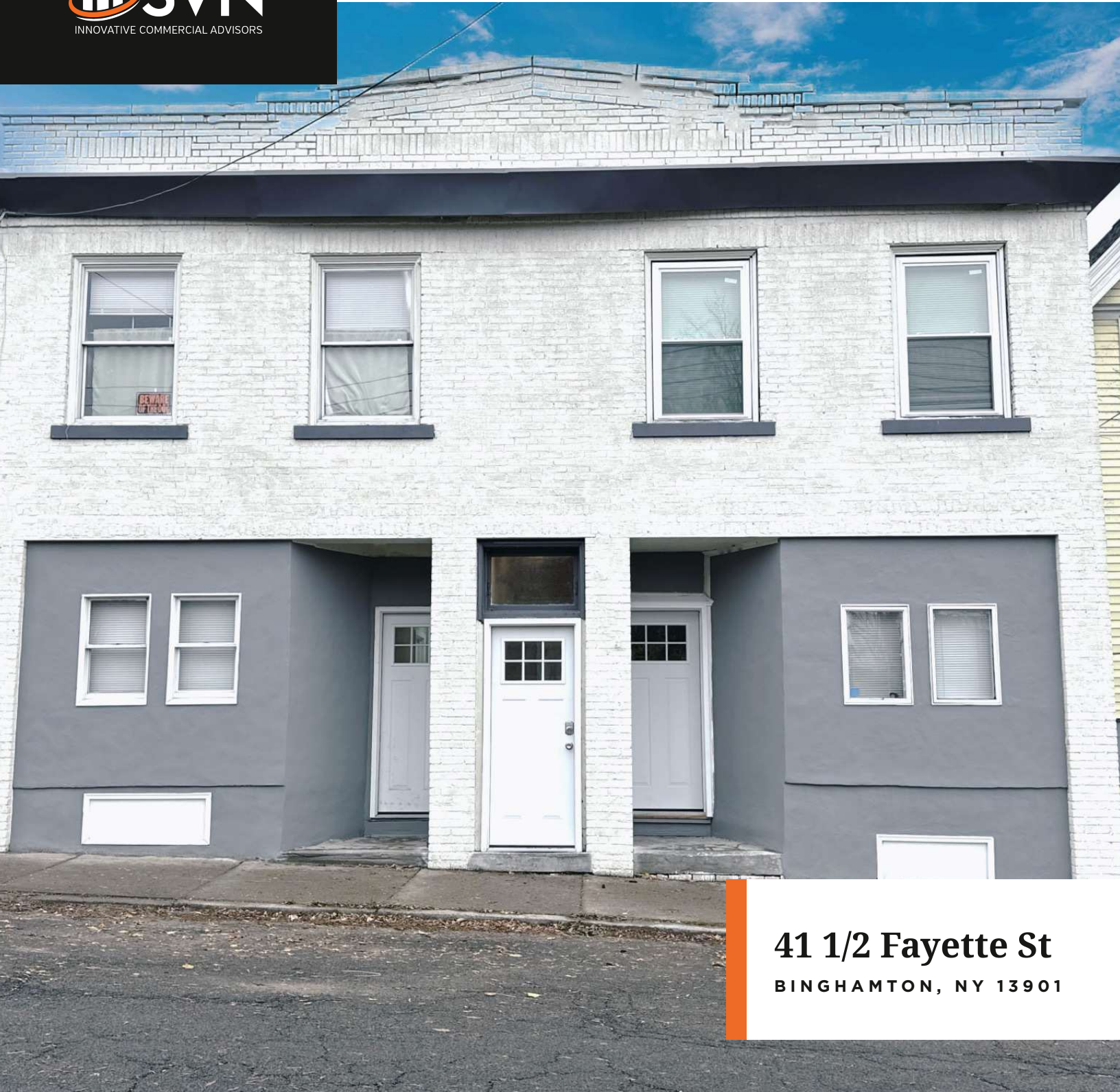




# Offering Memorandum



**41 1/2 Fayette St**  
**BINGHAMTON, NY 13901**

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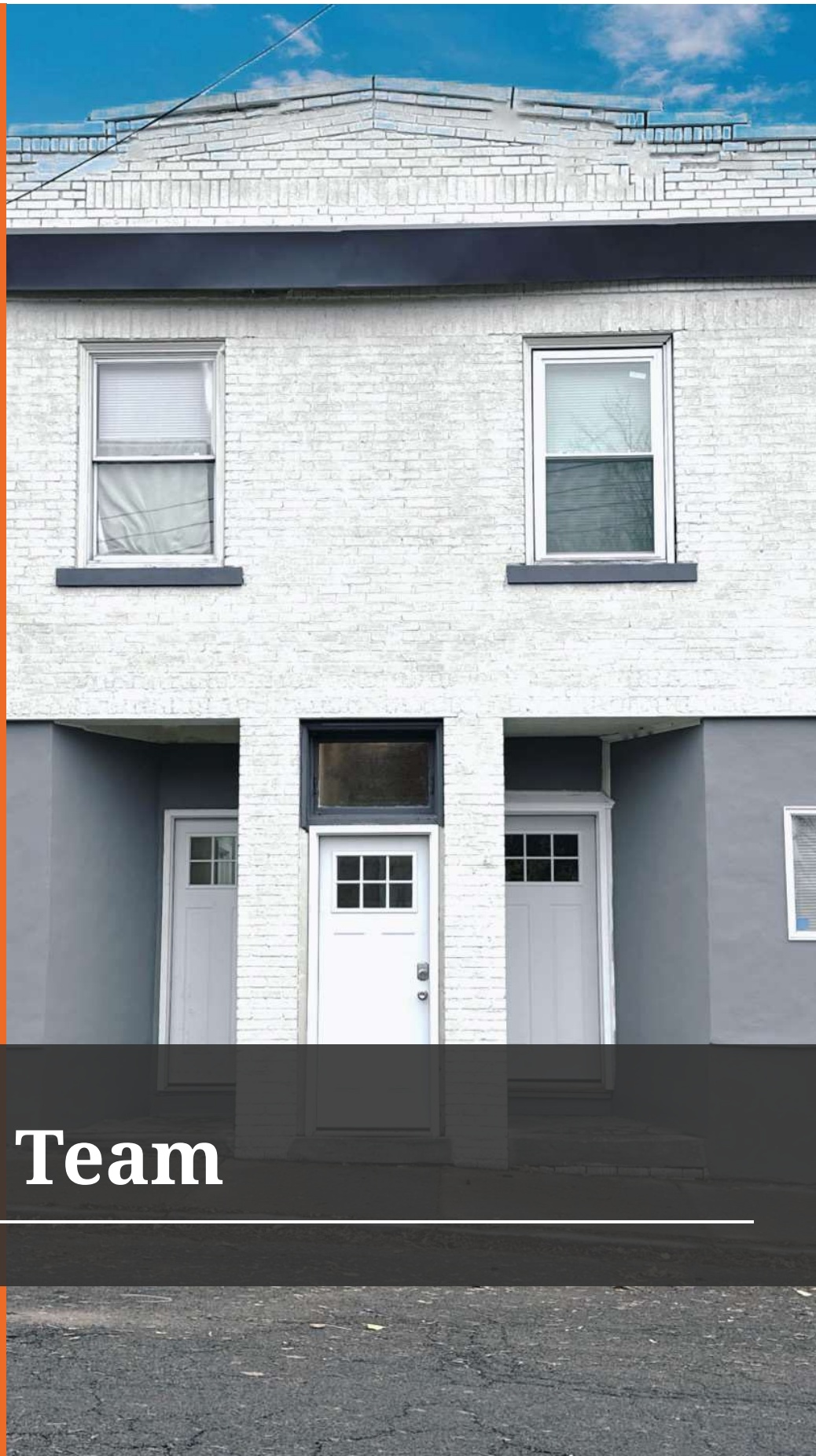
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# The Team

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## MEET THE TEAM



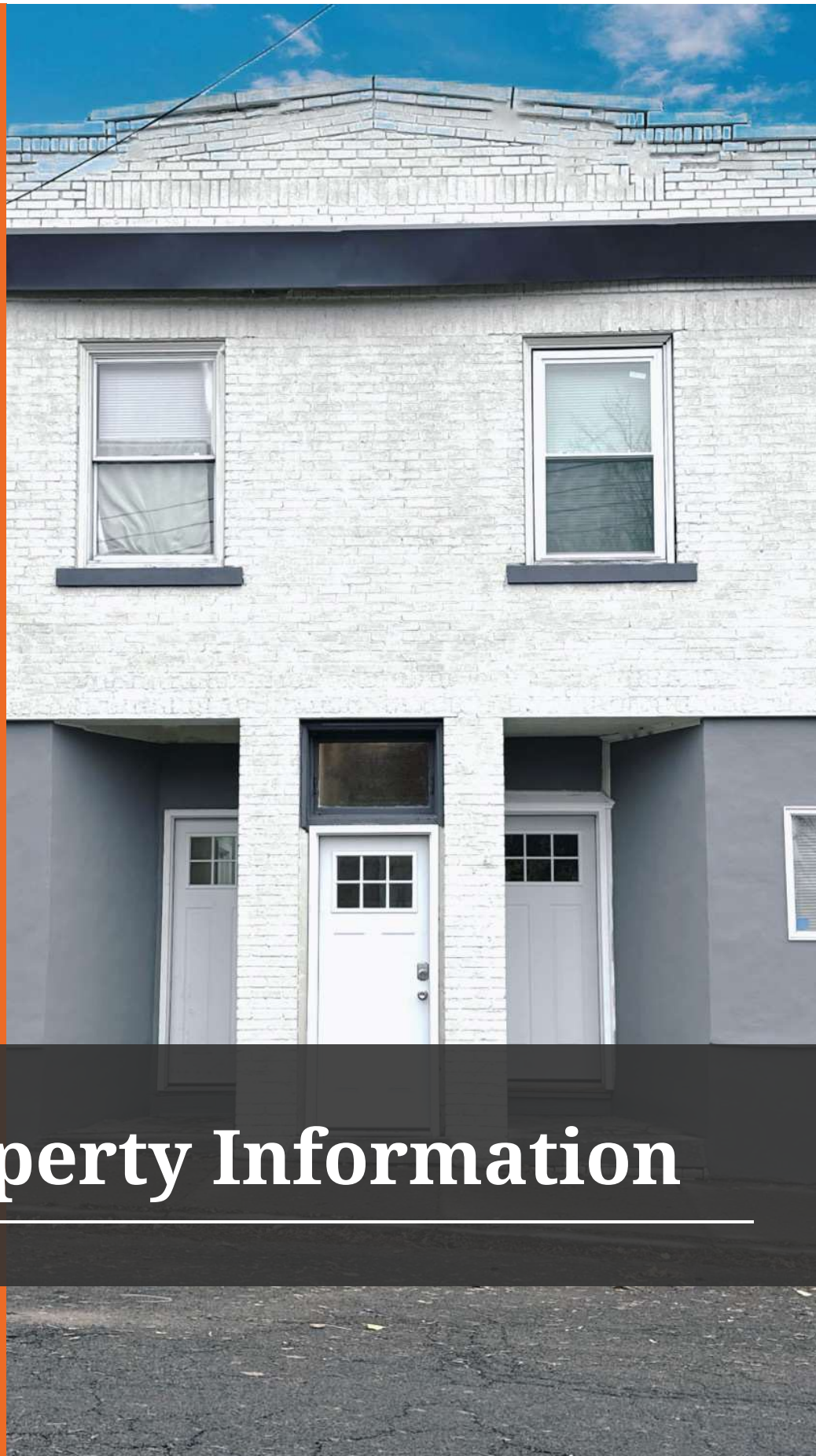
**Scott Warren, CCIM**

O: 607.621.0439

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







# Property Information

# PROPERTY SUMMARY

41 1/2 FAYETTE STREET  
BINGHAMTON, NY 13901

OFFERING SUMMARY	
SALE PRICE:	\$489,000
BUILDING SIZE:	3,128 SF
LOT SIZE:	0.05 Acres
PRICE / SF:	\$156.33
CAP RATE:	10.83%

# PROPERTY SUMMARY

Well-maintained, fully leased and recently updated, 41 ½ Fayette Street features one 2-bedroom unit and three 3-bedroom units with modern finishes. Located just steps from Court Street and the SUNY Broome bus line, this property offers strong rental demand, low operating costs, and easy access to downtown amenities, hospitals, and the university district. Ideal for investors seeking steady cash flow in a growing market.





## PROPERTY HIGHLIGHTS

- PRIME DOWNTOWN LOCATION NEAR COURT STREET, SUNY BUS LINES, AND MAJOR EMPLOYERS
- STRONG RENTAL DEMAND IN AN AREA UNDERGOING ACTIVE REVITALIZATION



**KITCHEN**



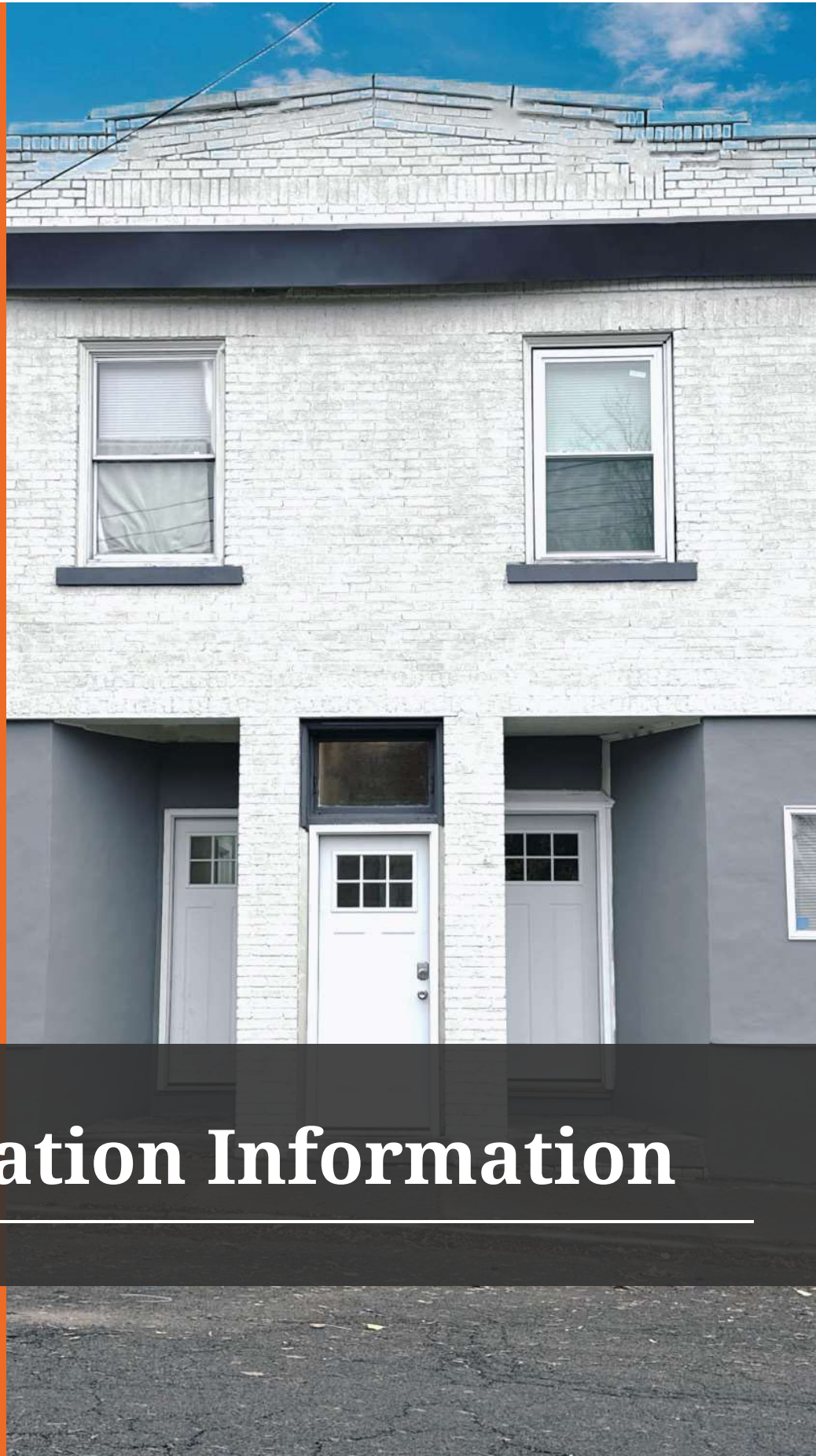
**LIVING AREA**



**BATHROOM**







# Location Information

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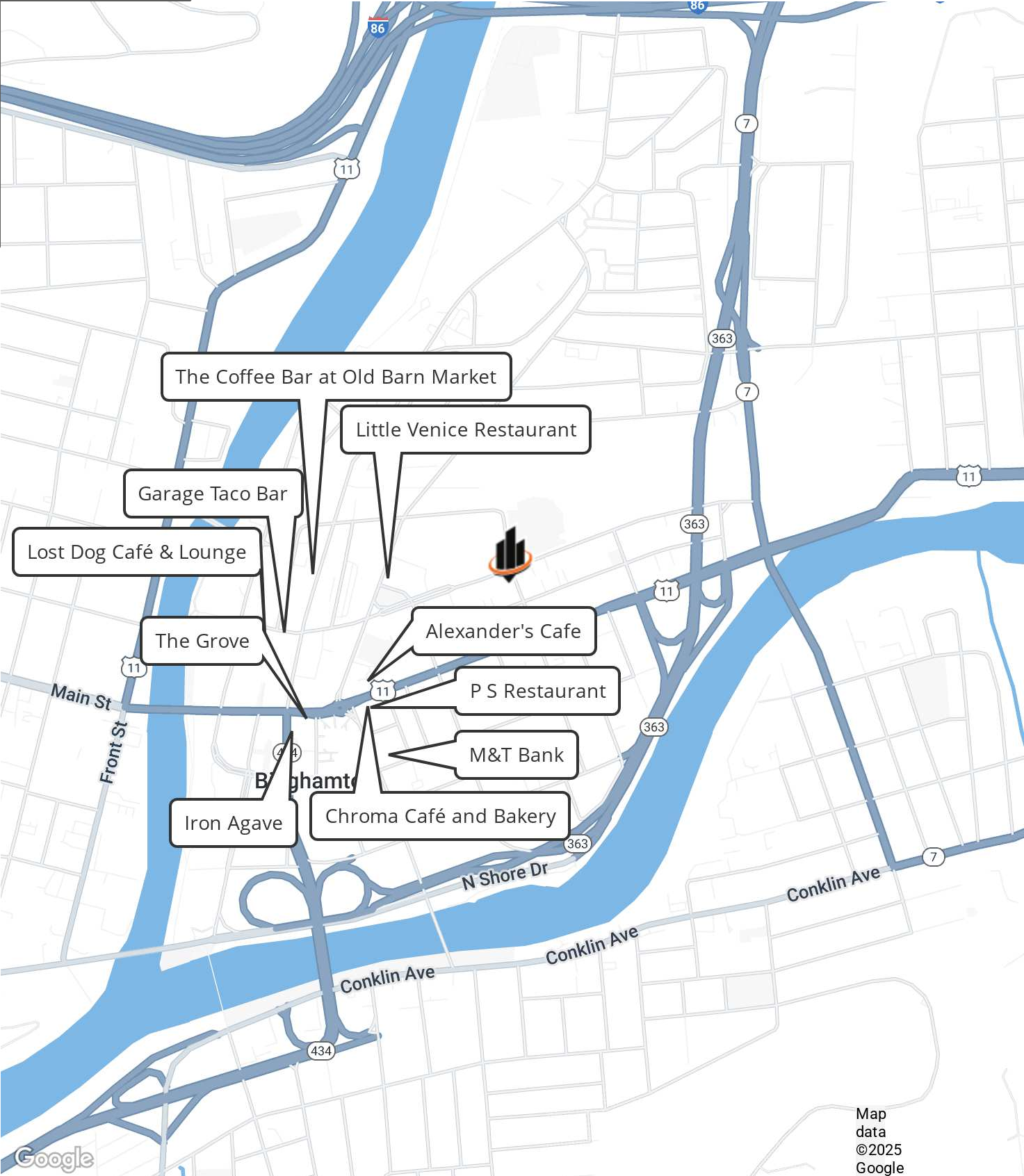


## LOCATION DESCRIPTION

Located just a few blocks from Downtown Binghamton's central business district, 41 ½ Fayette Street offers convenient access to shopping, dining, and public transportation. This walkable neighborhood sits near Court Street and the Chenango River, placing residents minutes from SUNY Broome bus lines, Government Plaza, and major employers. The property benefits from proximity to Binghamton University's downtown campus, local parks, and key amenities including UHS and Lourdes Hospital systems. With easy connections to Route 434 and I-86, this location provides both city living and regional connectivity.



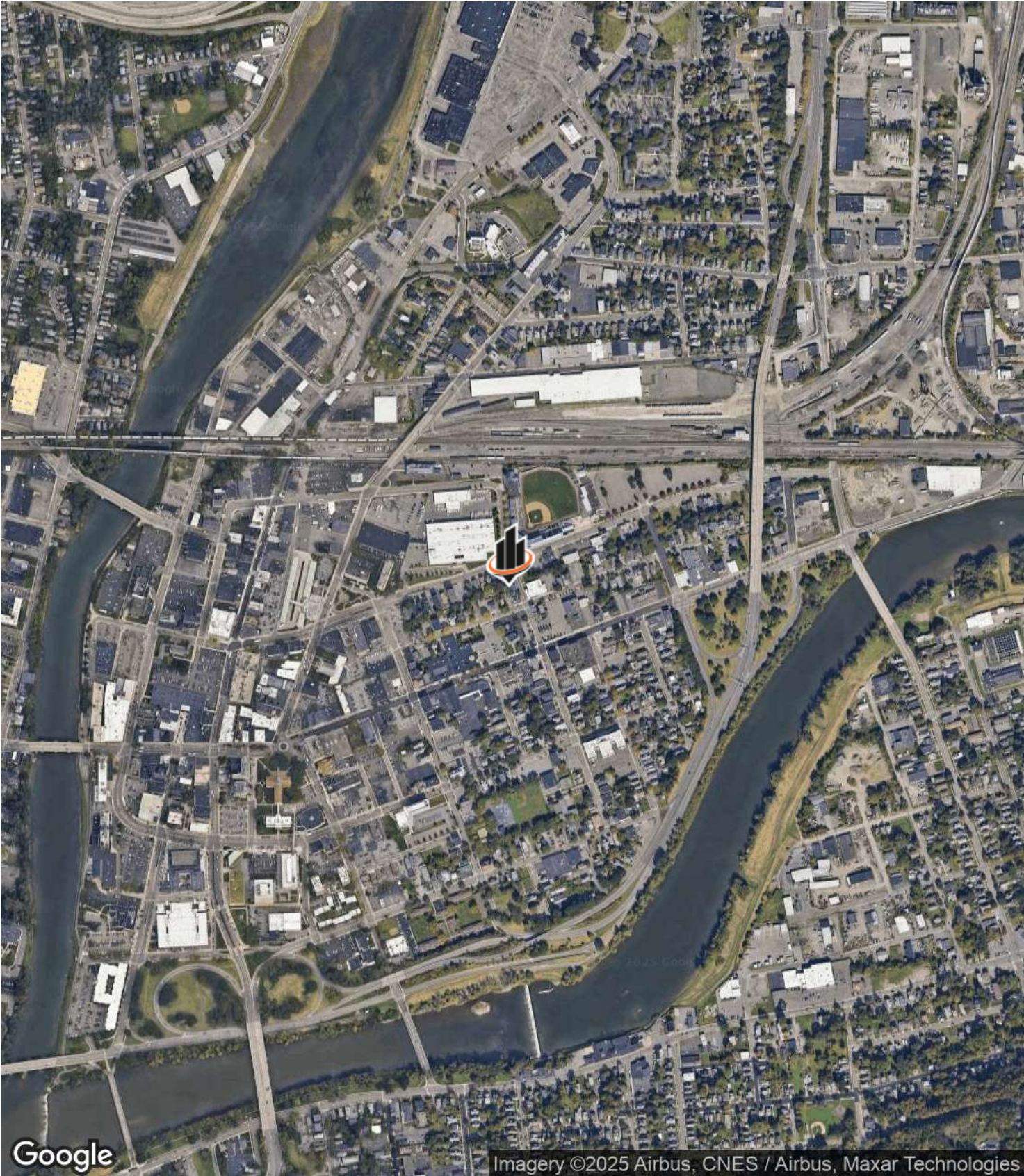
REGIONAL MAP



Map  
data  
©2025  
Google



AERIAL MAP

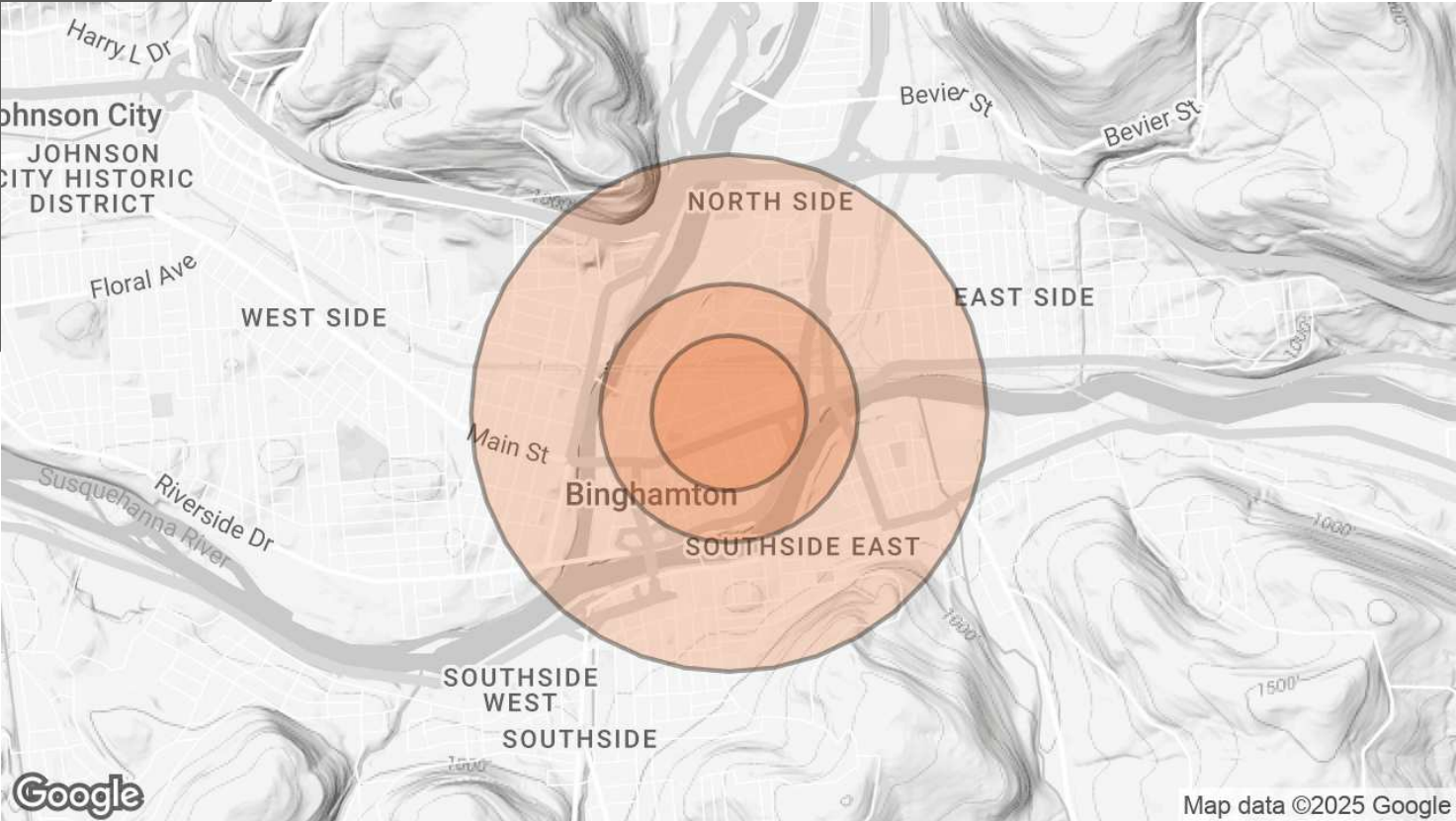






# Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,458	4,471	17,697
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	35	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	775	2,328	8,131
# OF PERSONS PER HH	1.9	1.9	2.2
AVERAGE HH INCOME	\$28,775	\$32,472	\$56,309
AVERAGE HOUSE VALUE	\$111,520	\$173,672	\$194,219

Demographics data derived from AlphaMap





# Financial Analysis

# PRO FORMA

Property Information	
SALE PRICE	\$489,000
NUMBER OF UNITS	4
PRICE/SF	\$156.33
LOT SIZE	0.05 Acres
BUILDING SIZE	3,128 SF
PRICE/UNIT	\$122,250
CAP RATE	10.83%

Proposed Financing On Sale	
% DOWN	-
DOWN PAYMENT	\$489,000
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns	
	41 1/2 FAYETTE ST.
NET OPERATING INCOME	\$52,938
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$52,938
CASH-ON-CASH RETURN	\$10.83
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	\$52,938.00

Cap Rates	
41 1/2 FAYETTE ST.	
10.83%	-%



## INCOME & EXPENSES



### INCOME SUMMARY 41 1/2 FAYETTE ST.

VACANCY COST (\$4,002)

**GROSS INCOME \$76,038**

### EXPENSES SUMMARY 41 1/2 FAYETTE ST.

PROPERTY TAXES \$4,032

INSURANCE \$2,268

ELECTRIC/GAS \$4,800

GARBAGE \$0

BUILDING MAINTENANCE \$3,600

WATER \$1,200

MANAGEMENT FEES \$7,200

**OPERATING EXPENSES \$23,100**

**NET OPERATING INCOME \$52,938**

# About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

**This is the SVN Difference**



# 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







## 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.



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