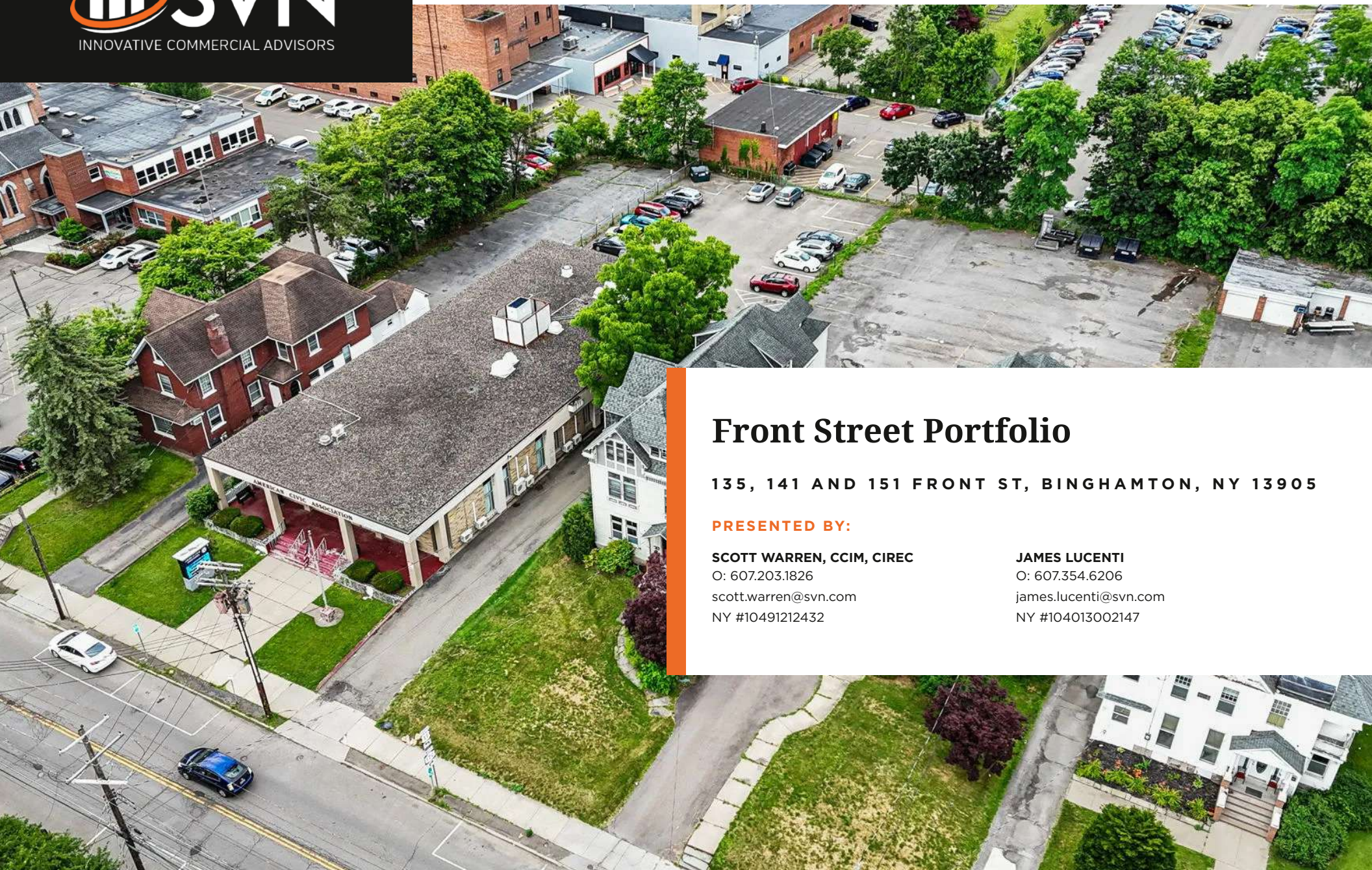




Offering Memorandum



Front Street Portfolio

135, 141 AND 151 FRONT ST, BINGHAMTON, NY 13905

PRESENTED BY:

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The Team



MEET THE TEAM



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James Lucenti

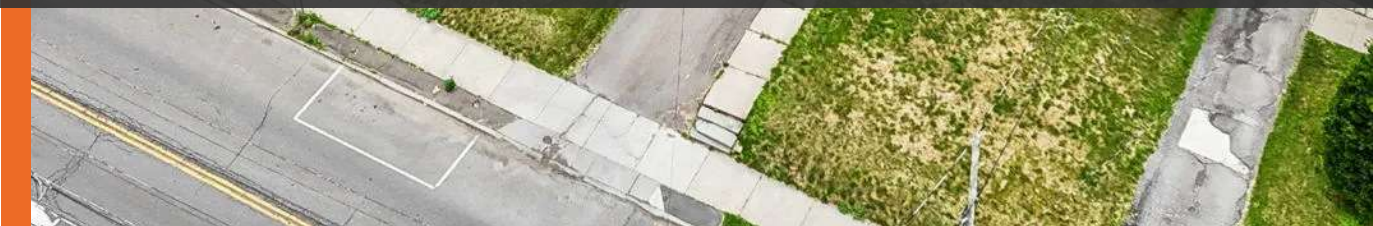
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Property Information



PROPERTY SUMMARY

FRONT STREET PORTFOLIO

135, 141 AND 151 FRONT ST
BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$2,999,000
BUILDING SIZE:	19,345 SF
LOT SIZE:	14,854 SF
PRICE / SF:	\$155.03
CAP RATE:	9.53%



PROPERTY SUMMARY

135, 141 and 151 Front Street present an excellent opportunity to acquire a well-maintained student housing portfolio in a premium Binghamton location. Situated within walking distance of Downtown Binghamton, the Clinton Street Bridge, and the Court Street Bridge, the properties offer tenants convenient access to restaurants, entertainment, transportation, and nearby amenities.

The portfolio is well-suited for student housing, with large units, oversized bedrooms, and ample off-street parking. This combination is highly desirable in the downtown rental market, where walkability and parking are both important drivers of tenant demand.

These properties offer investors a stable, well-located student housing asset with strong market fundamentals, functional layouts, and a competitive position within the Binghamton student housing market.

NOI and CAP Rate quoted are Pro Forma.

PROPERTY HIGHLIGHTS

- Well-maintained student housing portfolio consisting of 135, 141 and 151 Front Street in Binghamton, NY
- Premium student housing location within walking distance of Downtown Binghamton
- Convenient access to the Clinton Street Bridge and Court Street Bridge
- Large, spacious units with oversized bedrooms, well-suited for student housing demand
- Ample off-street parking, a significant competitive advantage in the downtown rental market
- Strong tenant appeal due to the combination of walkability, parking, and unit size



Excellent Location



Spacious Bedrooms

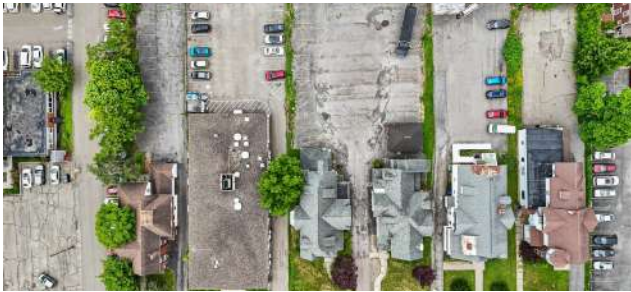
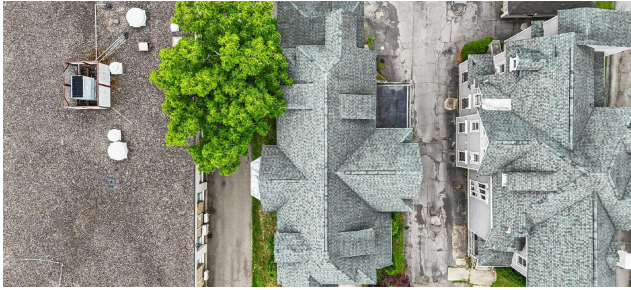


Ample Off Street Parking

PROPERTY PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS



TOTAL: 1351 sq. ft.
 1st Floor: 1,351 sq. ft.
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft., WALLS: 113 sq. ft.
Floor Plan Created By: Calixtina App. Measurements Disclosed Highly Probable But Not Guaranteed.

MANNA MEDIA INC.

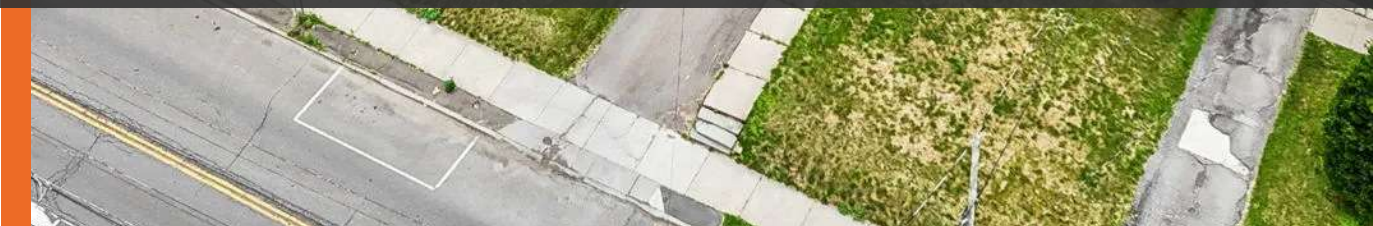


TOTAL: 1255 sq. ft.
 1st Floor: 1,255 sq. ft.
 EXCLUDED AREAS: WALLS: 129 sq. ft.
Floor Plan Created By: Calixtina App. Measurements Disclosed Highly Probable But Not Guaranteed.

MANNA MEDIA INC.



Location Information

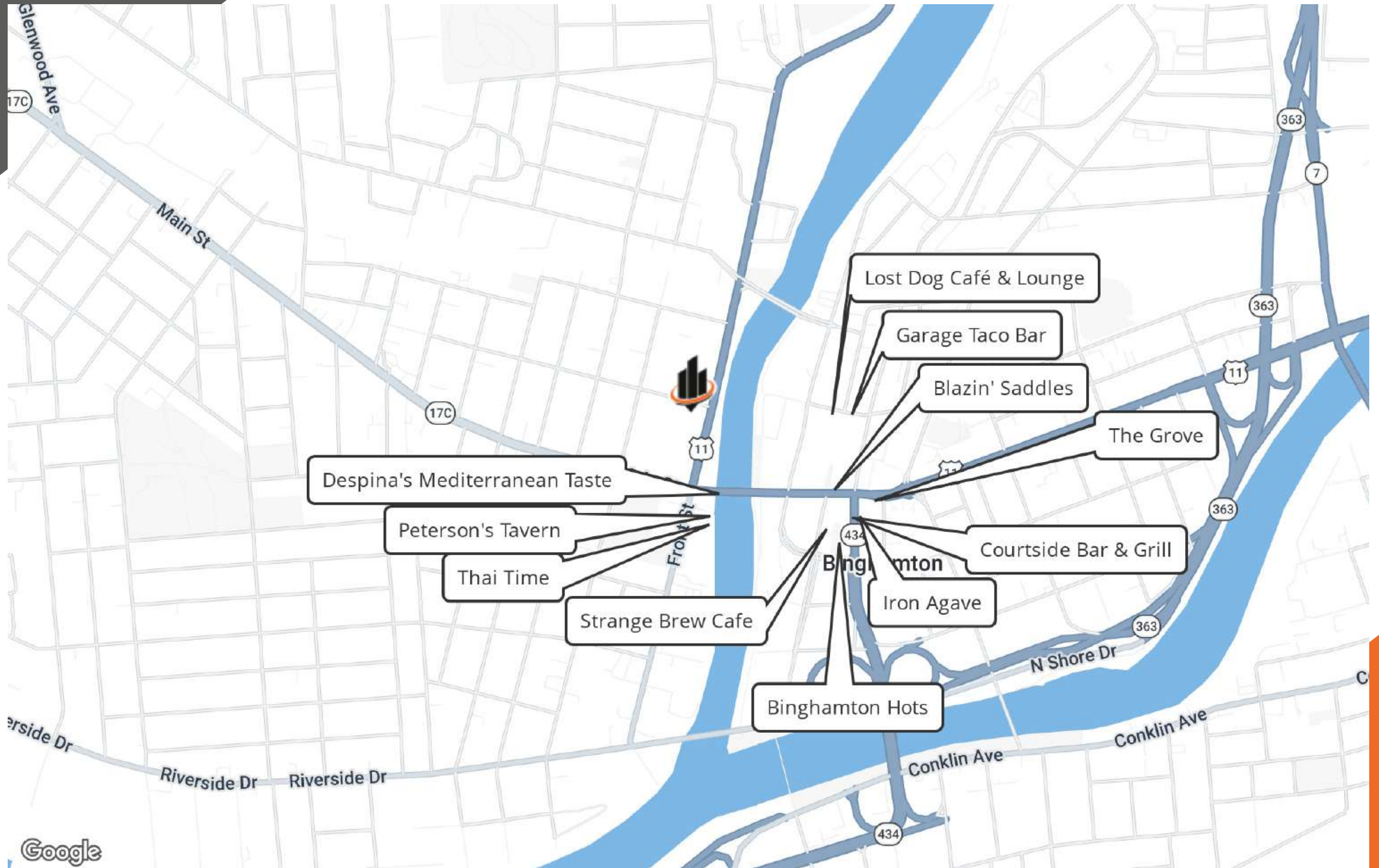


LOCATION DESCRIPTION

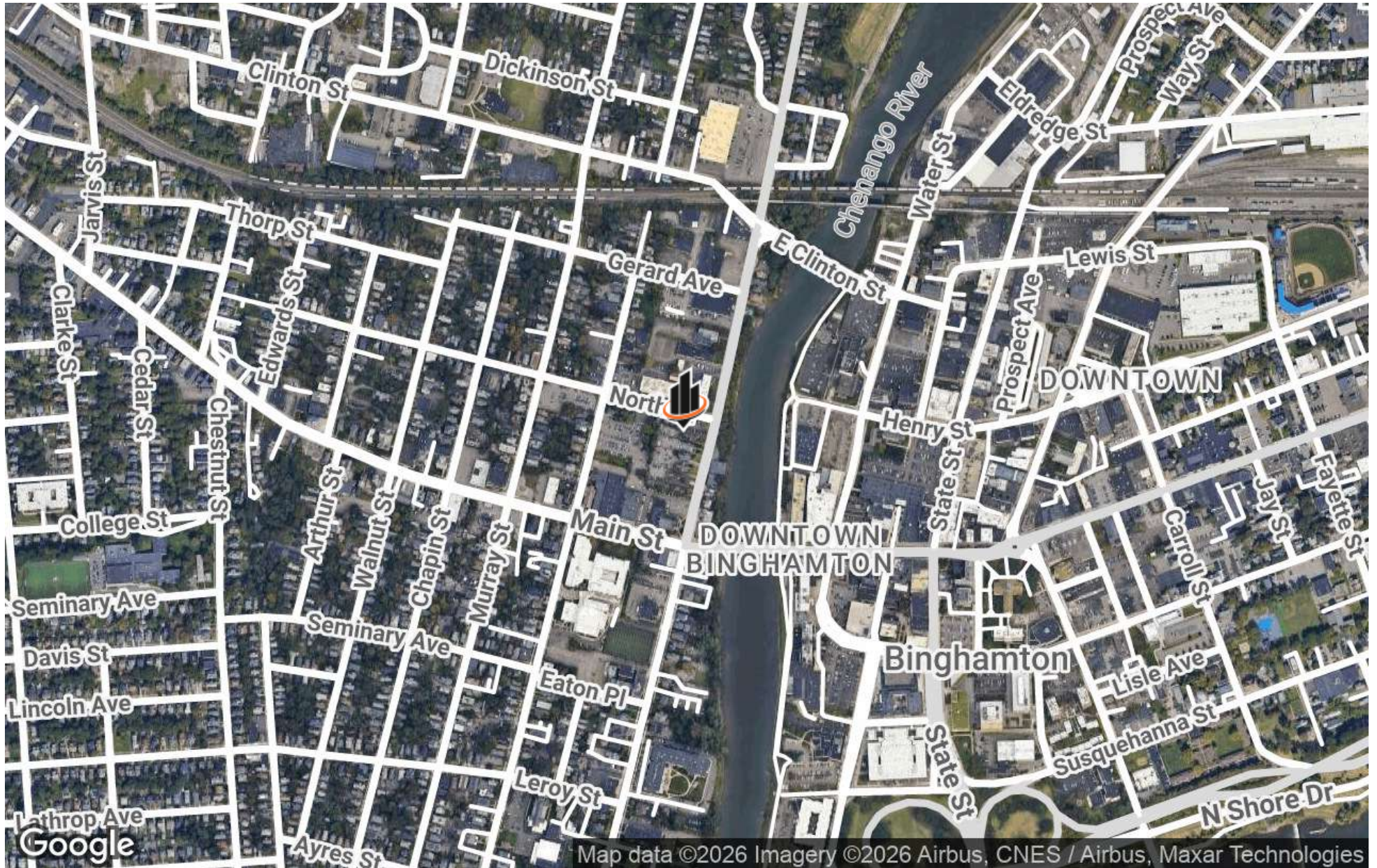
Located along Front Street in Binghamton, 135, 141 and 151 Front Street offer a premium student housing location within walking distance of Downtown Binghamton, the Clinton Street Bridge, and the Court Street Bridge. The properties provide convenient access to restaurants, entertainment, public transportation, and the surrounding downtown amenities, while maintaining the rare advantage of ample off-street parking.

The complexes are well-suited for student housing, with large, spacious units and bedrooms that appeal to tenants seeking both convenience and comfortable living space. The combination of walkability, parking, scale, and proximity to Downtown Binghamton positions this offering as a highly attractive student housing asset.

REGIONAL MAP



AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



Demographics

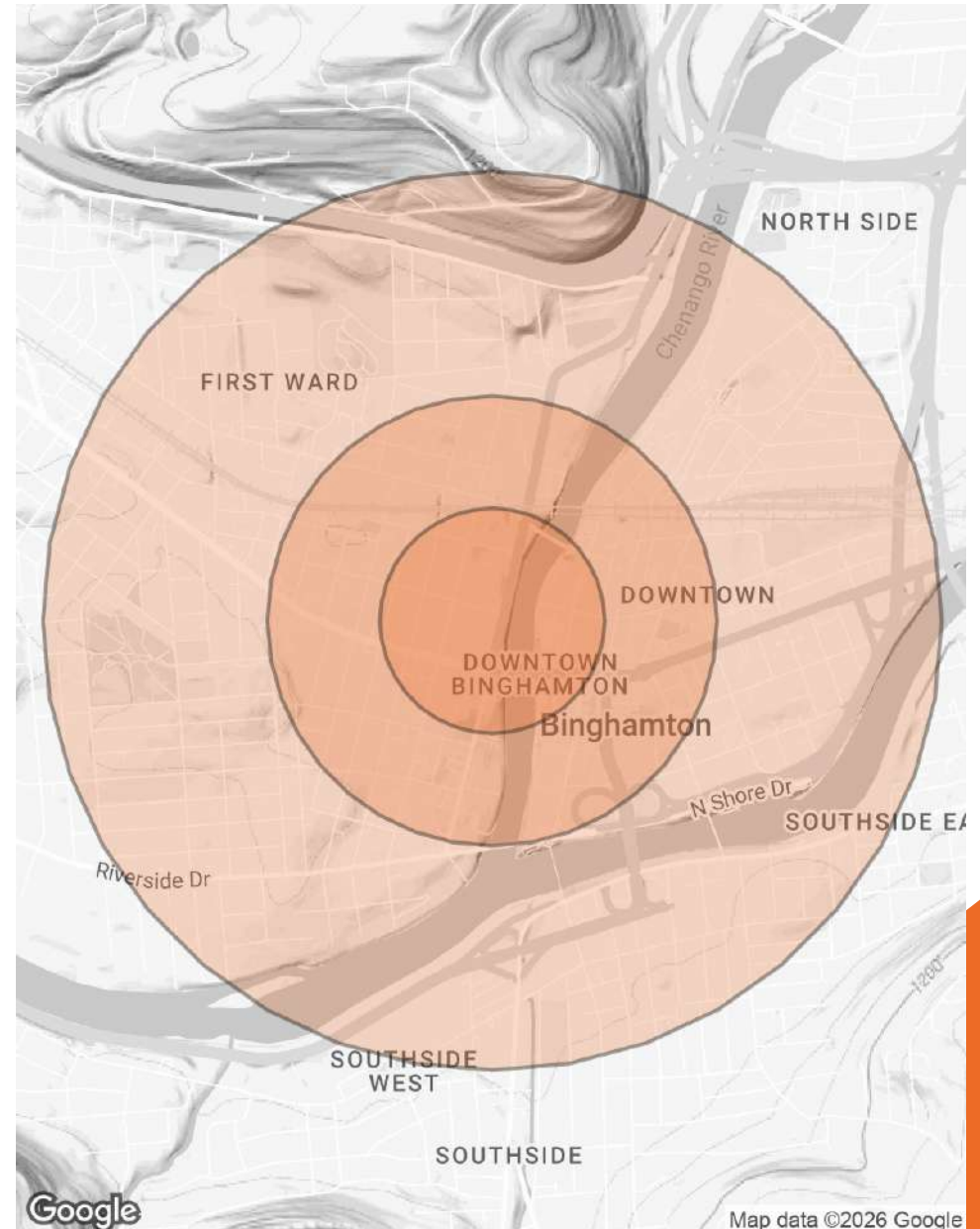


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,317	7,312	19,295
AVERAGE AGE	41.5	34.1	34.2
AVERAGE AGE (MALE)	39.1	33.6	34.9
AVERAGE AGE (FEMALE)	51.8	39.0	35.5

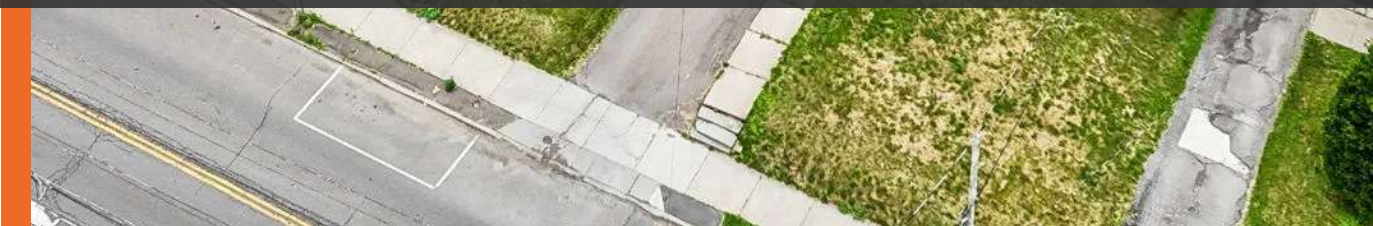
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	727	2,944	8,521
# OF PERSONS PER HH	3.2	2.5	2.3
AVERAGE HH INCOME	\$52,754	\$54,952	\$58,836
AVERAGE HOUSE VALUE	\$82,500	\$77,668	\$127,208

2023 American Community Survey (ACS)





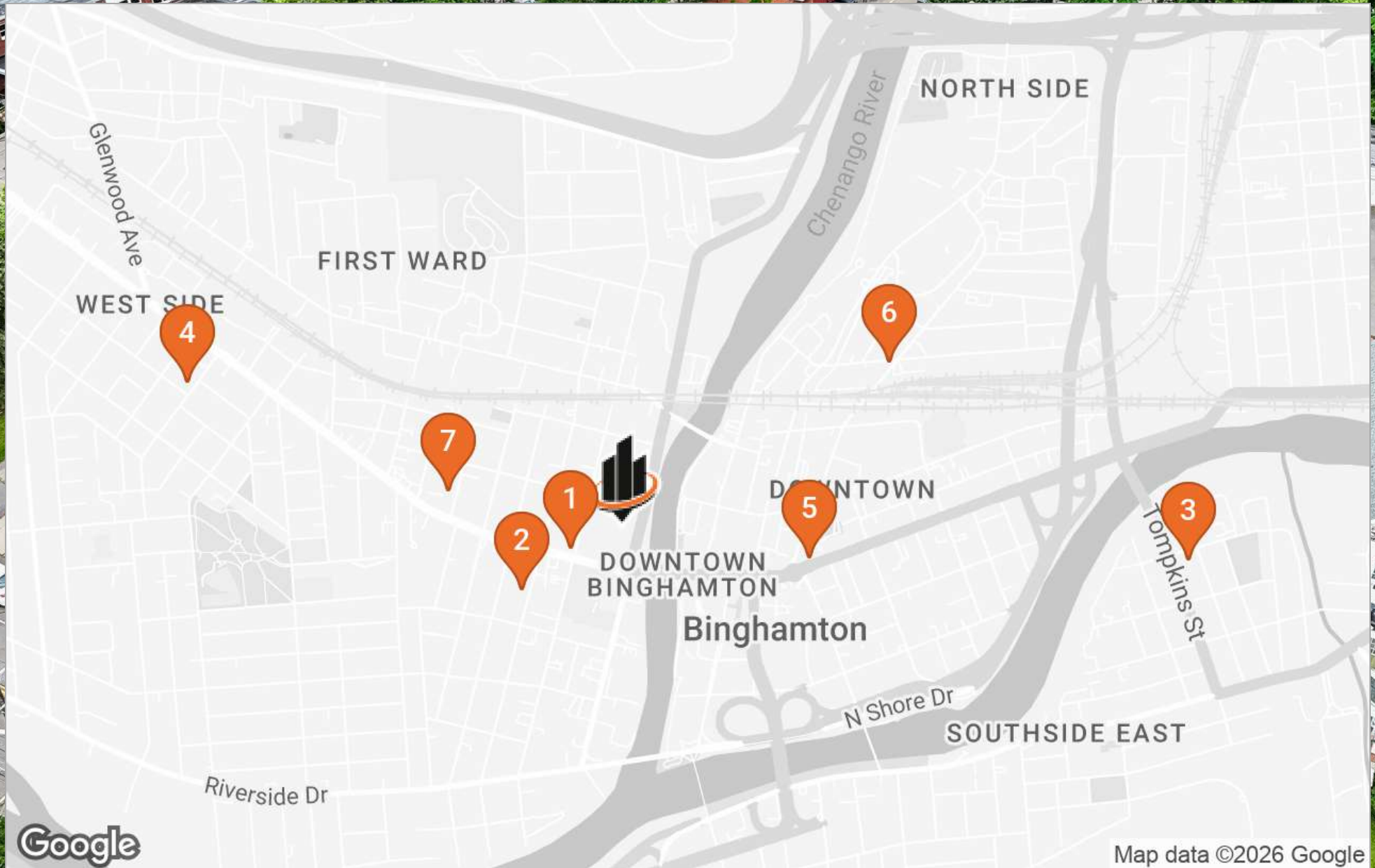
Sale Comparables



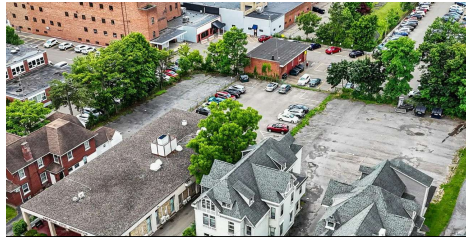
SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Front Street Portfolio 135, 141 and 151 Front St Binghamton, NY	\$2,999,000	19,345 SF	14,854 SF	8	9.53%
1	50 Main St 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	4,356 SF	21	8.40%
2	101 Murray 101 Murray Binghamton, NY	\$600,000	15,840 SF	7,405 SF	14	7%
3	27 Tompkins Street 27 Tompkins Street Binghamton, NY	\$950,000	22,960 SF	24,829 SF	20	5.70%
4	2 Grand Blvd Binghamton, NY	\$950,000	8,334 SF	6,098 SF	10	8.50%
5	101 Court St Binghamton, NY	\$1,050,000	7,680 SF	2,178 SF	19	9.18%
6	213 Chenango 213 Chenango Binghamton, NY	\$2,350,000	20,000 SF	21,780 SF	10	7%
7	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	8,276 SF	6	7%
	AVERAGES	\$1,178,571	13,185 SF	10,703 SF	14	7.54%

SALE COMPS MAP & SUMMARY



SALE COMPS



★ FRONT STREET PORTFOLIO

135, 141 and 151 Front St
Binghamton, NY 13905

PRICE:	\$2,999,000	BLDG SIZE:	19,345 SF
LOT SIZE:	14,854 SF	NO. UNITS:	8
CAP RATE:	9.53%	YEAR BUILT:	1900



1. 50 MAIN ST

50 Main Street
Binghamton, NY 13905

PRICE:	\$1,725,000	BLDG SIZE:	8,925 SF
LOT SIZE:	4,356 SF	NO. UNITS:	21
CAP RATE:	8.40%	YEAR BUILT:	1900



2. 101 MURRAY

101 Murray
Binghamton, NY 13905

PRICE:	\$600,000	BLDG SIZE:	15,840 SF
LOT SIZE:	7,405 SF	NO. UNITS:	14
CAP RATE:	7%		

SALE COMPS

3



3. 27 TOMPKINS STREET
27 Tompkins Street
Binghamton, NY 13903

PRICE:	\$950,000	BLDG SIZE:	22,960 SF
LOT SIZE	24,829 SF	NO. UNITS:	20
CAP RATE:	5.70%	YEAR BUILT:	1975

4



4. 2 GRAND BLVD
Binghamton, NY 13905

PRICE:	\$950,000	BLDG SIZE:	8,334 SF
LOT SIZE	6,098 SF	NO. UNITS:	10
CAP RATE:	8.50%	YEAR BUILT:	1970

5



5. 101 COURT ST
Binghamton, NY 13901

PRICE:	\$1,050,000	BLDG SIZE:	7,680 SF
LOT SIZE	2,178 SF	NO. UNITS:	19
CAP RATE:	9.18%	YEAR BUILT:	1960

SALE COMPS

6



6. 213 CHENANGO
213 Chenango
Binghamton, NY 13901

PRICE:	\$2,350,000	BLDG SIZE:	20,000 SF
LOT SIZE	21,780 SF	NO. UNITS:	10
CAP RATE:	7%	YEAR BUILT:	1900

7

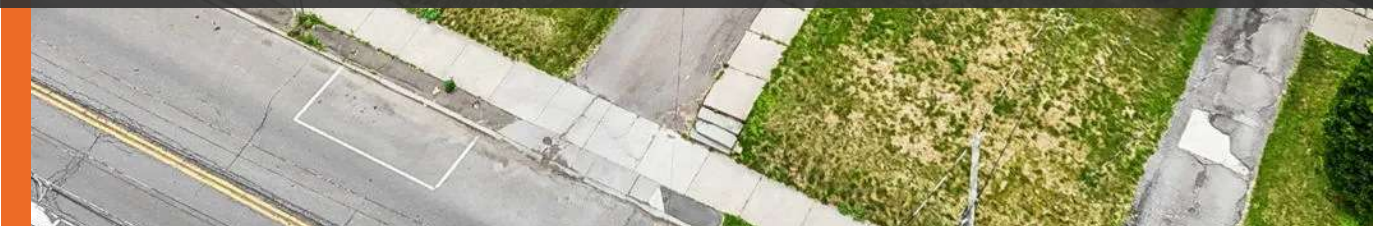


7. 5 MATHER ST
5 Mather Street
Binghamton, NY 13905

PRICE:	\$625,000	BLDG SIZE:	8,556 SF
LOT SIZE	8,276 SF	NO. UNITS:	6
CAP RATE:	7%	YEAR BUILT:	1965



Property Analysis



PRO FORMA

Property Information	
SALE PRICE	\$2,999,000
NUMBER OF UNITS	8
PRICE/SF	\$155.03
LOT SIZE	14,854 SF
BUILDING SIZE	19,345 SF
PRICE/UNIT	\$374,875
CAP RATE	9.53%
YEAR BUILT	1900

Proposed Financing On Sale	
% DOWN	-
DOWN PAYMENT	\$2,999,000
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns	
	FRONT STREET PORTFOLIO
NET OPERATING INCOME	\$285,889
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$285,889
CASH-ON-CASH RETURN	\$9.53
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	\$285,889.00

Cap Rates	
FRONT STREET PORTFOLIO	
9.53%	-%

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
135 Front	14	5	\$9,800	\$11,900	-	6/1/2026	5/25/2027
141 Front	12	5	\$8,400	\$10,200	-	6/1/2026	5/25/2027
151 Front	15	7	\$6,000	\$12,750	-	6/1/2026	5/25/2027
TOTALS			\$24,200	\$34,850	\$0.00		
AVERAGES			\$8,067	\$11,617			

INCOME & EXPENSES



INCOME SUMMARY	FRONT STREET PORTFOLIO
VACANCY COST	(\$19,680)
GROSS INCOME	\$407,493
EXPENSES SUMMARY	FRONT STREET PORTFOLIO
MANAGEMENT (EST 5%)	\$19,680
TAXES	\$23,859
UTILITIES (E&G AND W&S)	\$38,964
INSURANCE	\$11,167
MAINTENANCE REPAIRS AND TRASH	\$6,836
LEASING ADVERTISING OFFICE	\$2,136
TURNOVER NET OF SECURITY	\$4,274
CONTRACT SERVICES	\$4,501
REPLACEMENT RESERVES	\$10,187
OPERATING EXPENSES	\$121,604
NET OPERATING INCOME	\$285,889

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**

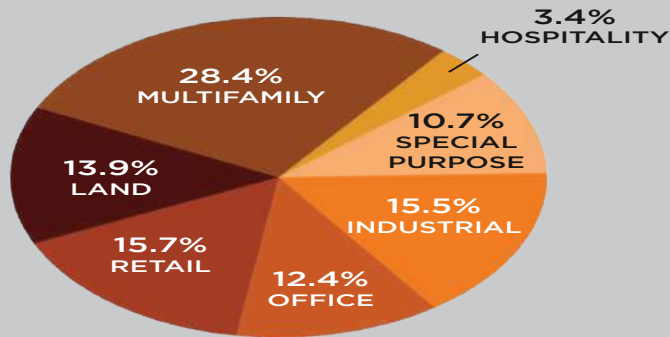
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

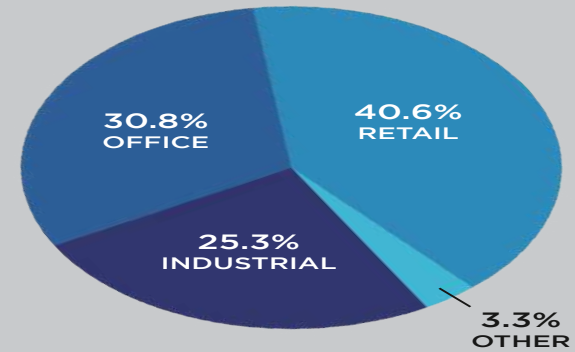
WORK®

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.

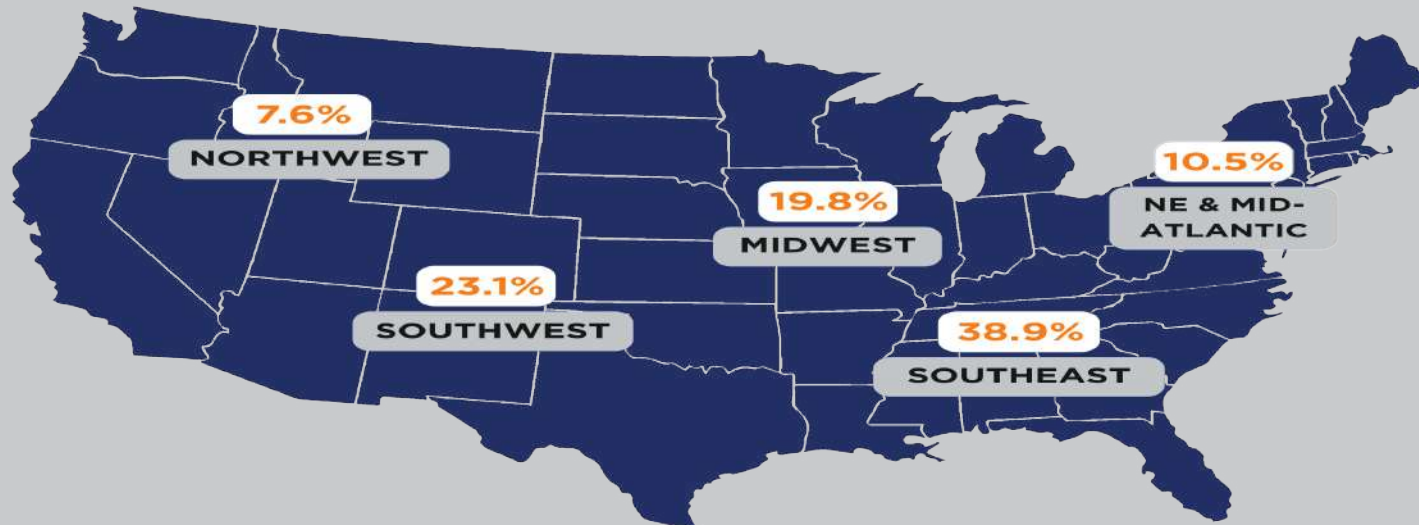
SALES



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.com 1309 Beacon Street, Suite 300 Brookline, MA 02446

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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

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

PROPERTY MANAGEMENT

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.

VALUE PROPOSITION

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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

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JOHNSON CITY, NY 13790



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