



Offering Memorandum

**STABILIZED DOWNTOWN MIXED-USE ASSET
25 BEDS | FULLY LEASED THROUGH 2025-2026**



74 Carroll St.

BINGHAMTON, NY 13901

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The Team

MEET THE TEAM



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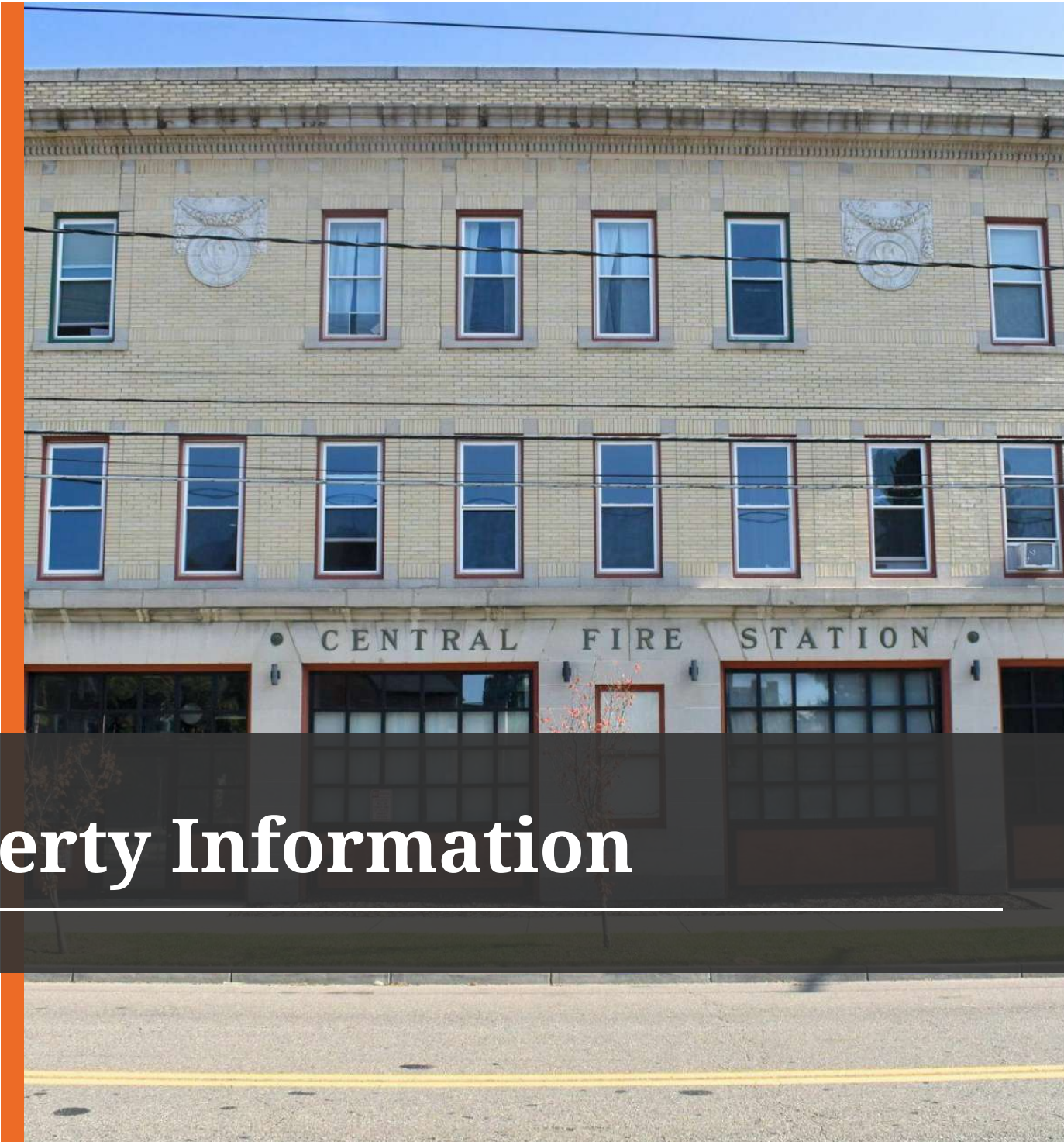


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Property Information

PROPERTY SUMMARY

74 CARROLL ST

BINGHAMTON, NY 13901

STABILIZED THROUGH 2026

OFFERING SUMMARY

SALE PRICE:	\$1,689,000
BUILDING SIZE:	13,020 SF
CAP RATE:	8.52%

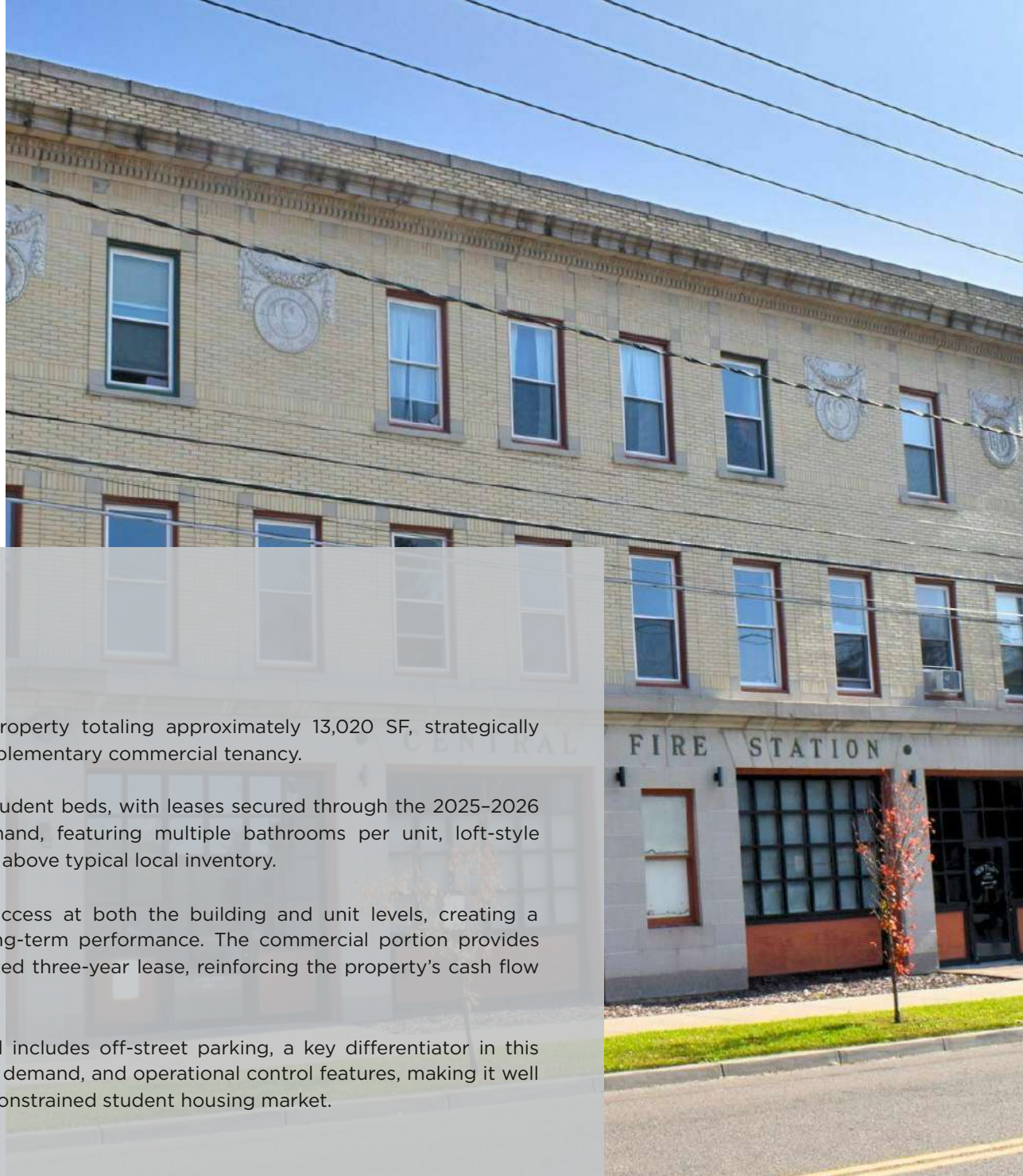
ABOUT:

74 Carroll Street is a fully leased, mixed-use investment property totaling approximately 13,020 SF, strategically configured to support both stable residential income and complementary commercial tenancy.

The residential component consists of five units totaling 25 student beds, with leases secured through the 2025-2026 academic year. Unit layouts are designed for student demand, featuring multiple bathrooms per unit, loft-style configurations, and modern finishes that position the property above typical local inventory.

Operational efficiency is enhanced through secure coded access at both the building and unit levels, creating a controlled environment that supports tenant quality and long-term performance. The commercial portion provides additional income diversification, anchored by a newly executed three-year lease, reinforcing the property's cash flow stability.

The asset sits on a larger-than-typical downtown parcel and includes off-street parking, a key differentiator in this market. This offering combines in-place income, strong tenant demand, and operational control features, making it well suited for investors seeking durable performance in a supply-constrained student housing market.



PROPERTY HIGHLIGHTS

- 25-bed student housing asset leased through 2025-2026 academic year
- Mixed-use income with residential scale and commercial stability
- 8.52% cap rate supported by in-place operations
- Secure access building with controlled entry and unit-level systems
- Large parcel with dedicated off-street parking
- Unit layouts designed for student demand with multiple bathrooms
- Walkable access to downtown amenities and SUNY bus routes



SECURED ACCESS

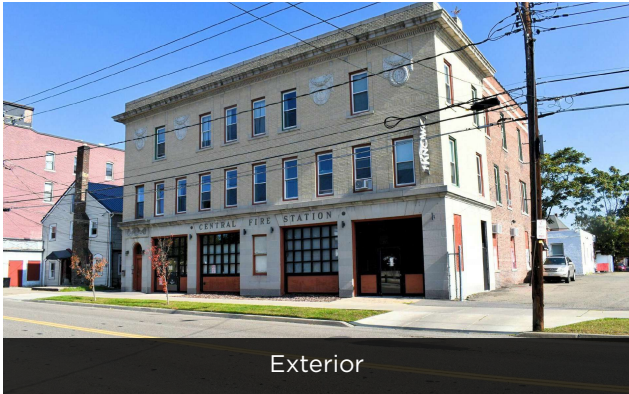


DEDICATED PARKING



MIXED USE INCOME

PROPERTY PHOTOS



Exterior



Off-street parking improving tenant retention



Diversified income from residential and commercial tenancy



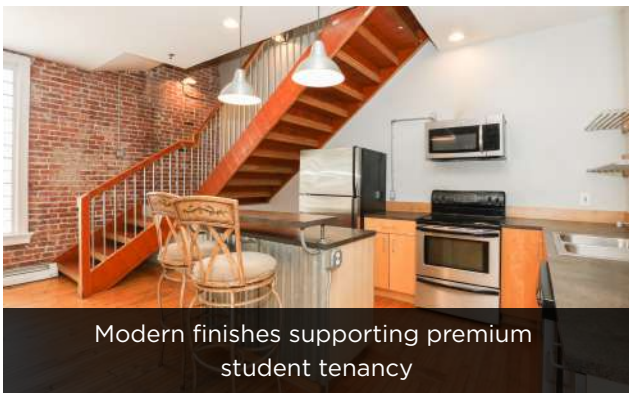
Street Level Retail | Newly Executed 3 Year Lease



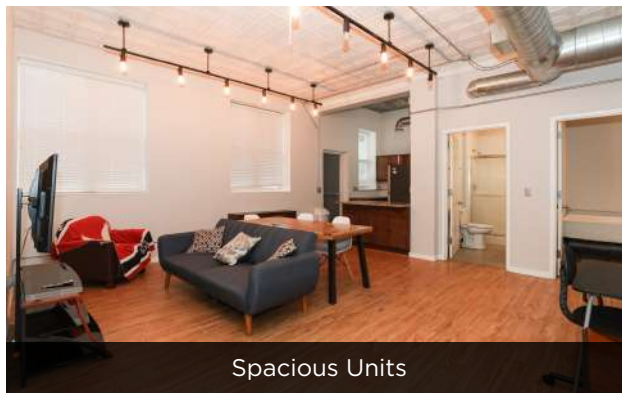
Street Level Retail | Newly Executed 3 Year Lease



Street Level Retail | Newly Executed 3 Year Lease



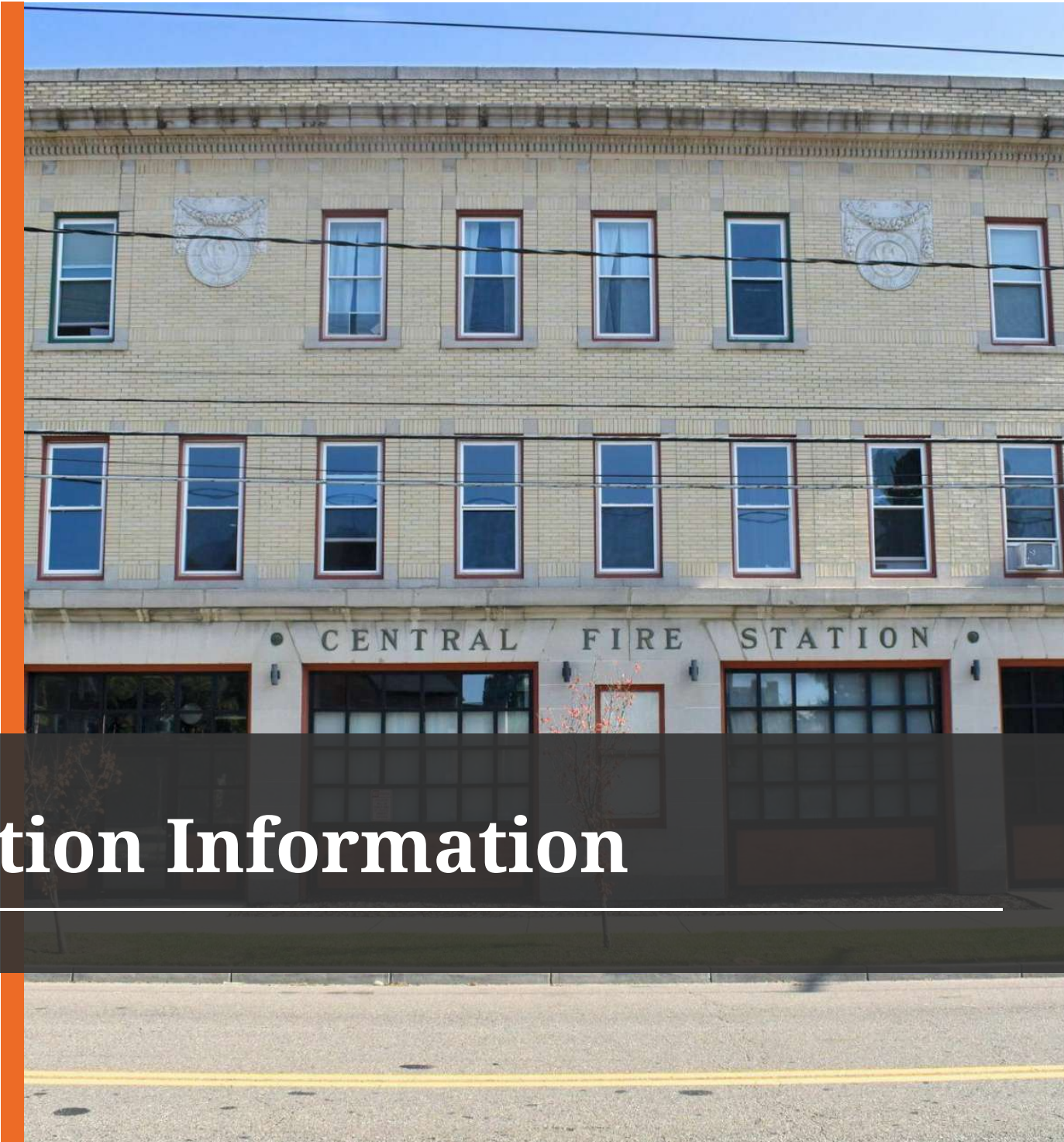
Modern finishes supporting premium student tenancy



Spacious Units



25 Bed Count



Location Information

LOCATION DESCRIPTION



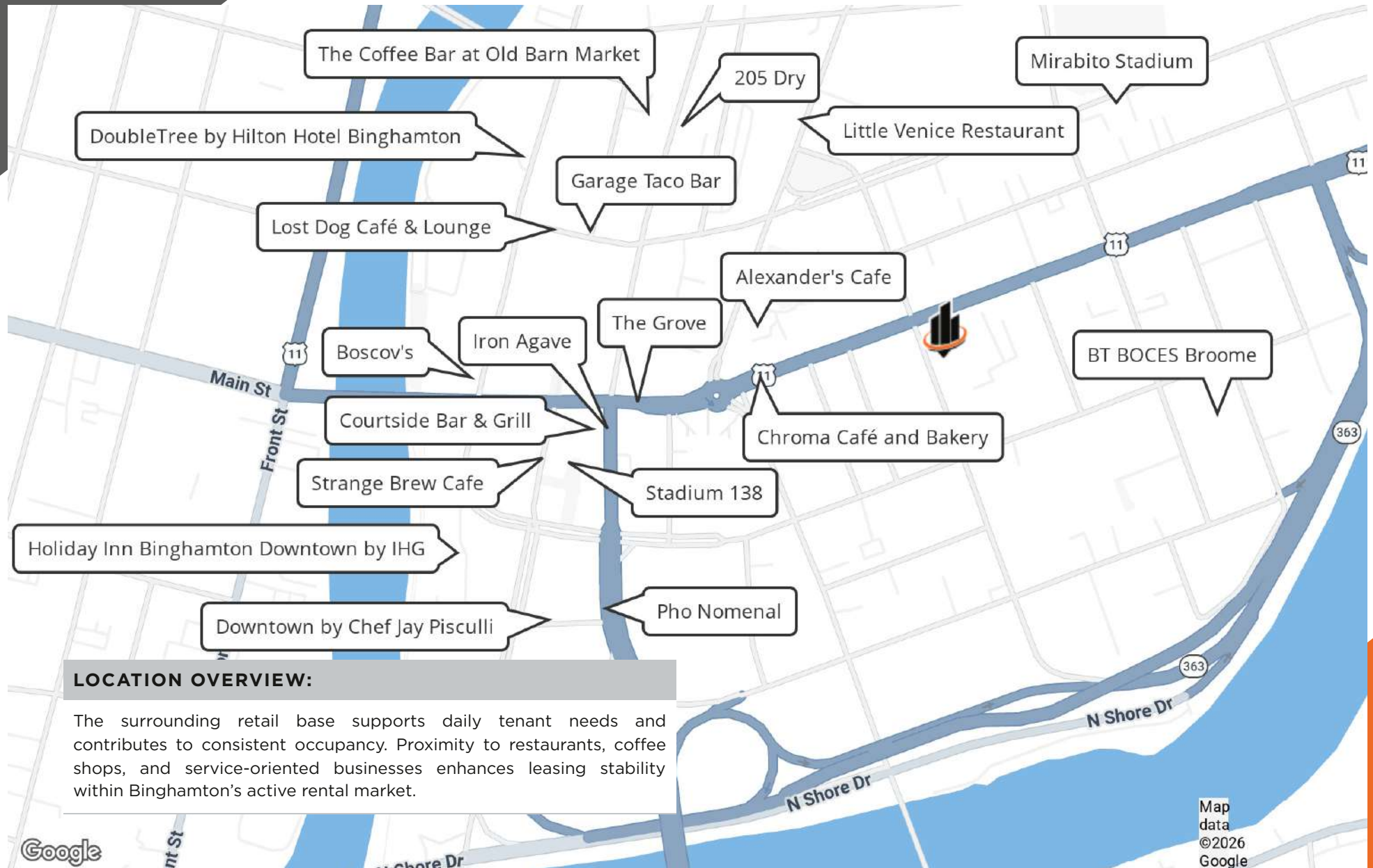
Positioned just off Court Street, 74 Carroll Street benefits from immediate access to Downtown Binghamton's primary demand drivers while maintaining a more controlled residential setting.

The property sits within walking distance to Binghamton University's downtown presence, Government Plaza, and the city's core retail, dining, and nightlife. This location consistently supports student and young professional tenancy, driven by proximity to both academic and employment centers.

Access to the SUNY bus line and public transportation provides direct connectivity to Binghamton University's main campus, reinforcing long-term leasing stability within the student housing cycle.

Unlike many downtown assets, the property offers a dedicated off-street parking component, improving tenant retention and operational ease in a market where parking is limited.

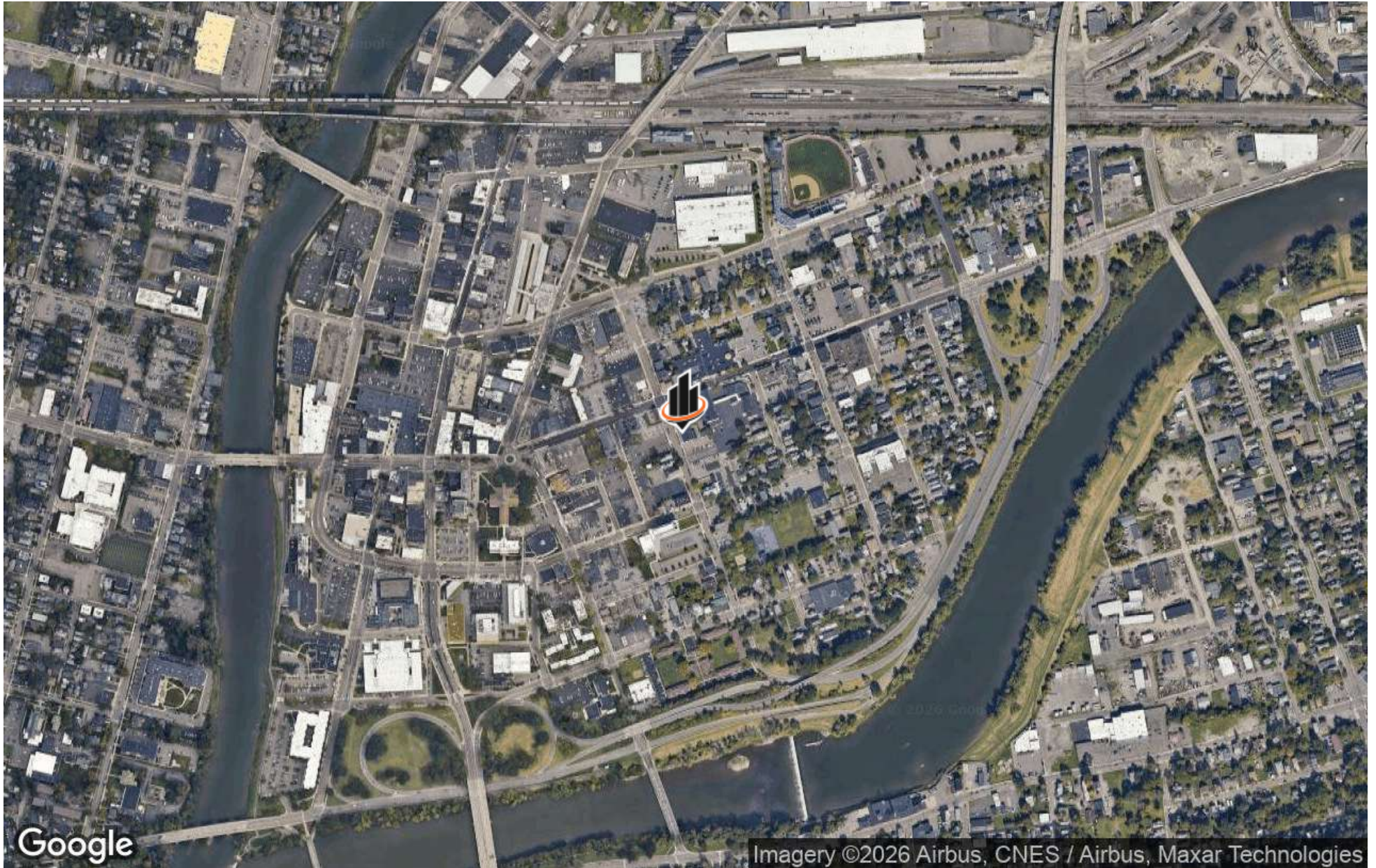
RETAILER MAP



LOCATION OVERVIEW:

The surrounding retail base supports daily tenant needs and contributes to consistent occupancy. Proximity to restaurants, coffee shops, and service-oriented businesses enhances leasing stability within Binghamton's active rental market.

AERIAL MAP





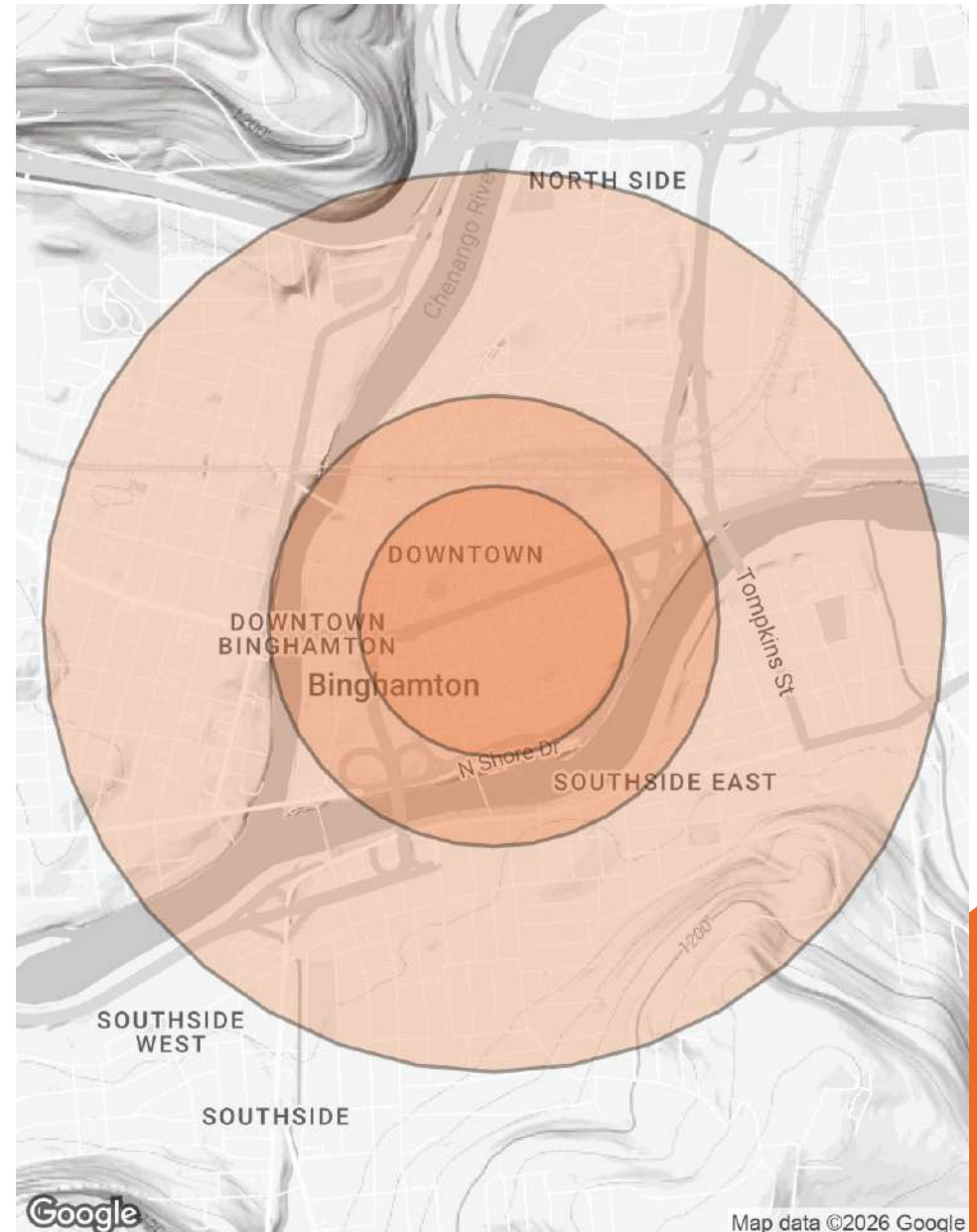
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,692	4,550	19,377
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	37	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,513	2,468	8,895
# OF PERSONS PER HH	1.8	1.8	2.2
AVERAGE HH INCOME	\$28,567	\$33,052	\$59,296
AVERAGE HOUSE VALUE	\$229,899	\$227,212	\$191,642

Demographics data derived from AlphaMap





Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	74 Carroll St 74 Carroll St Binghamton, NY	\$1,689,000	13,020 SF	0.57 Acres	7
1	101 Court St Binghamton, NY	\$1,050,000	7,680 SF	0.05 Acres	19
2	38 Carroll Street Binghamton, NY	\$850,000	15,678 SF	0.20 Acres	13
3	213 Chenango 213 Chenango Binghamton, NY	\$2,350,000	20,000 SF	0.50 Acres	10
4	27 Tompkins Street 27 Tompkins Street Binghamton, NY	\$950,000	22,960 SF	0.57 Acres	20
5	50 Main St 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	0.10 Acres	21
AVERAGES		\$1,385,000	15,049 SF	0.28 ACRES	16

SALE COMPS

★



★ **74 CARROLL ST**
74 Carroll St
Binghamton, NY 13901

PRICE:	\$1,689,000	BLDG SIZE:	13,020 SF
LOT SIZE:	0.57 Acres	NO. UNITS:	7
CAP RATE:	8.52%	YEAR BUILT:	1970

1



1. 101 COURT ST
Binghamton, NY 13901

PRICE:	\$1,050,000	BLDG SIZE:	7,680 SF
LOT SIZE:	0.05 Acres	NO. UNITS:	19
CAP RATE:	9.18%	YEAR BUILT:	1960

2



2. 38 CARROLL STREET
Binghamton, NY 13901

PRICE:	\$850,000	BLDG SIZE:	15,678 SF
LOT SIZE:	0.20 Acres	NO. UNITS:	13
YEAR BUILT:	1950		

SALE COMPS

3



3. 213 CHENANGO
213 Chenango
Binghamton, NY 13901

PRICE:	\$2,350,000	BLDG SIZE:	20,000 SF
LOT SIZE	0.50 Acres	NO. UNITS:	10
CAP RATE:	7%	YEAR BUILT:	1900

4



4. 27 TOMPKINS STREET
27 Tompkins Street
Binghamton, NY 13903

PRICE:	\$950,000	BLDG SIZE:	22,960 SF
LOT SIZE	0.57 Acres	NO. UNITS:	20
CAP RATE:	5.70%	YEAR BUILT:	1975

5



5. 50 MAIN ST
50 Main Street
Binghamton, NY 13905

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



Property Analysis

INCOME & EXPENSES



INCOME SUMMARY	74 CARROLL STREET
VACANCY COST	(\$12,212)
GROSS INCOME	\$232,036
EXPENSES SUMMARY	74 CARROLL STREET
MANAGEMENT (ESTIMATED 8%, CURRENT OWNER SELF MANAGES)	\$18,588
TAXES	\$42,279
UTILITIES E&G	\$9,829
UTILITIES W&S	\$4,948
INSURANCE	\$6,817
REPAIRS AND MAINTENANCE	\$729
LEASING, ADVERTISING, OFFICE	\$2,319
SUPPLIES	\$160
INTERNET AND CABLE	\$2,448
OPERATING EXPENSES	\$88,117
NET OPERATING INCOME	\$143,919

PROFIT & LOSS STATEMENT

Building: 74 Carroll St

Account Name	Account #	Selected Period
		08/01/2024 - 7/31/2025
Income		
Rent	4000	\$238,000.00
Total Income		\$238,000.00
Expense		
Cleaning and Maintenance (billed back to tenant)	5030	(\$695.00)
Electric & Gas	5800	\$9,829.00
Insurance	5050	\$6,817.00
Internet/Cable utility	5803	\$2,448.00
Repairs	5510	\$729.00
Supplies	5520	\$160.00
Tax Expense	5610	\$42,279.00
Trash Removal (billed back to tenants)	5012	(\$1,190.00)
Turnover Repairs (billed back to tenants)	5025	\$0.00
Water Utility	5630	\$4,948.43
Total Expense		\$65,325.43
Net Operating Income		\$172,674.57

The SVN Difference

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. Nearly four decades later, that unique approach remains our key differentiator.

SVN was built on the belief that proactively cooperating and collaborating with the entire 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 and its **trusted network of relationships** to act on their behalf.

We **share data, knowledge, and opportunities** across the brokerage community through our Shared Value Network®, giving our offices and Advisors **access to more deals, greater visibility, and unmatched earning potential**.

SVN is proud to be the only Employee-Owned Public Benefit Corporation in commercial real estate. Our mission is to **drive strong business performance** while making a **positive, lasting impact** - for our clients, our colleagues, our communities, and the industry as a whole.

This belief in a Shared Value Network® is what forms the foundation of the SVN Difference.

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- ✓ 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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