



Offering Memorandum



162 Chapin St

162 CHAPIN ST, BINGHAMTON, NY 13905

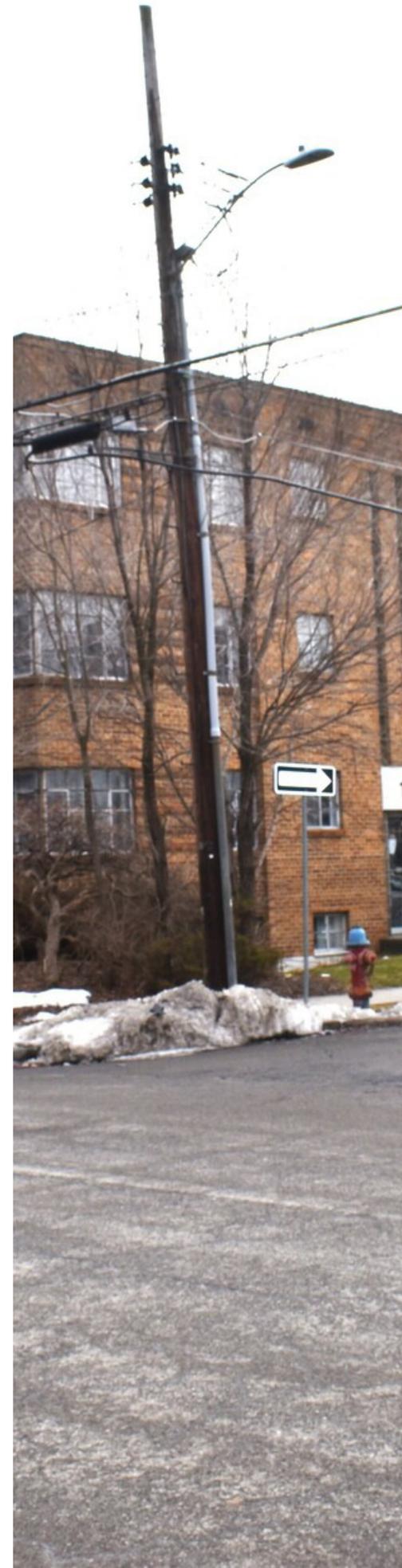
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The Team

MEET THE TEAM



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Property Information

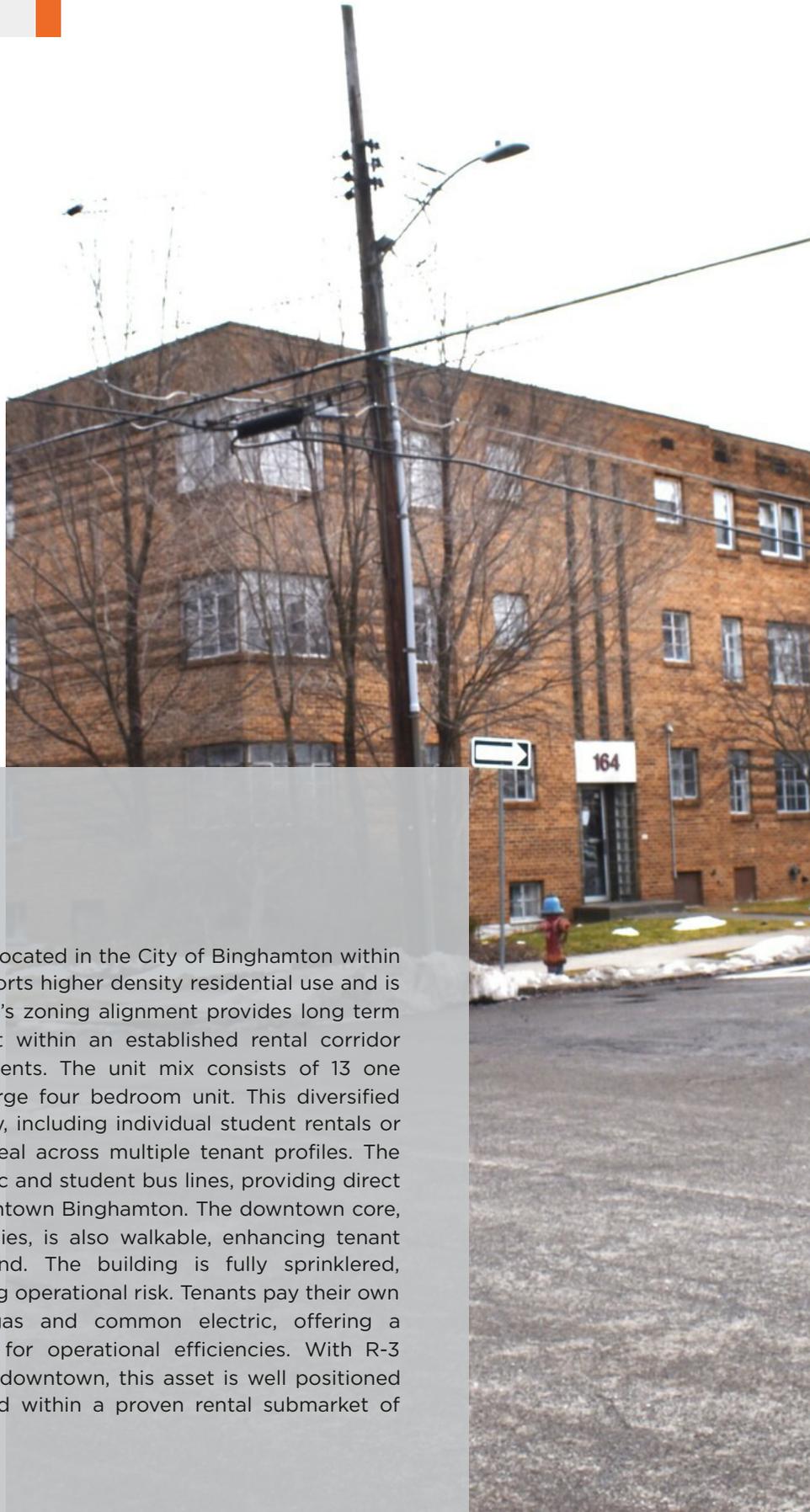
PROPERTY SUMMARY

162 CHAPIN ST

162 CHAPIN ST
BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$1,650,000
BUILDING SIZE:	18,736 SF
LOT SIZE:	15,821 SF
PRICE / SF:	\$88.07
CAP RATE:	11.91%



PROPERTY SUMMARY

Offered for sale is a 20 unit apartment complex located in the City of Binghamton within the R-3 zoning district, a classification that supports higher density residential use and is well suited for student occupancy. The property's zoning alignment provides long term regulatory consistency and positions the asset within an established rental corridor attractive to both traditional tenants and students. The unit mix consists of 13 one bedroom units, 6 two bedroom units, and 1 large four bedroom unit. This diversified configuration allows flexibility in leasing strategy, including individual student rentals or group occupancy, while maintaining broad appeal across multiple tenant profiles. The property is within walking distance to both public and student bus lines, providing direct connectivity to Binghamton University and Downtown Binghamton. The downtown core, including restaurants, retail, and service amenities, is also walkable, enhancing tenant convenience and supporting sustained demand. The building is fully sprinklered, strengthening life safety compliance and reducing operational risk. Tenants pay their own electric service, while the landlord covers gas and common electric, offering a manageable expense structure with potential for operational efficiencies. With R-3 zoning, transportation access, and proximity to downtown, this asset is well positioned for investors targeting student housing demand within a proven rental submarket of Binghamton.

PROPERTY HIGHLIGHTS

- • 20 unit apartment complex located in the City of Binghamton
- • Situated within R-3 zoning supporting higher density residential and student occupancy
- • Suitable for student housing with flexible leasing configurations
- • Unit mix includes 13 one bedroom units, 6 two bedroom units, and 1 four bedroom unit
- • Diversified income stream across multiple bedroom formats
- • Walking distance to student and public bus lines serving Binghamton University
- • Proximity to Downtown Binghamton restaurants, retail, and employment centers
- • Fully sprinklered building enhancing life safety compliance
- • Tenants pay their own electric service
- • Established rental corridor with consistent demand
- • Opportunity to capture student driven leasing velocity within a proven submarket



20 Units



Recent Renovations and updates.



Very competitive price.



ADDITIONAL PHOTOS





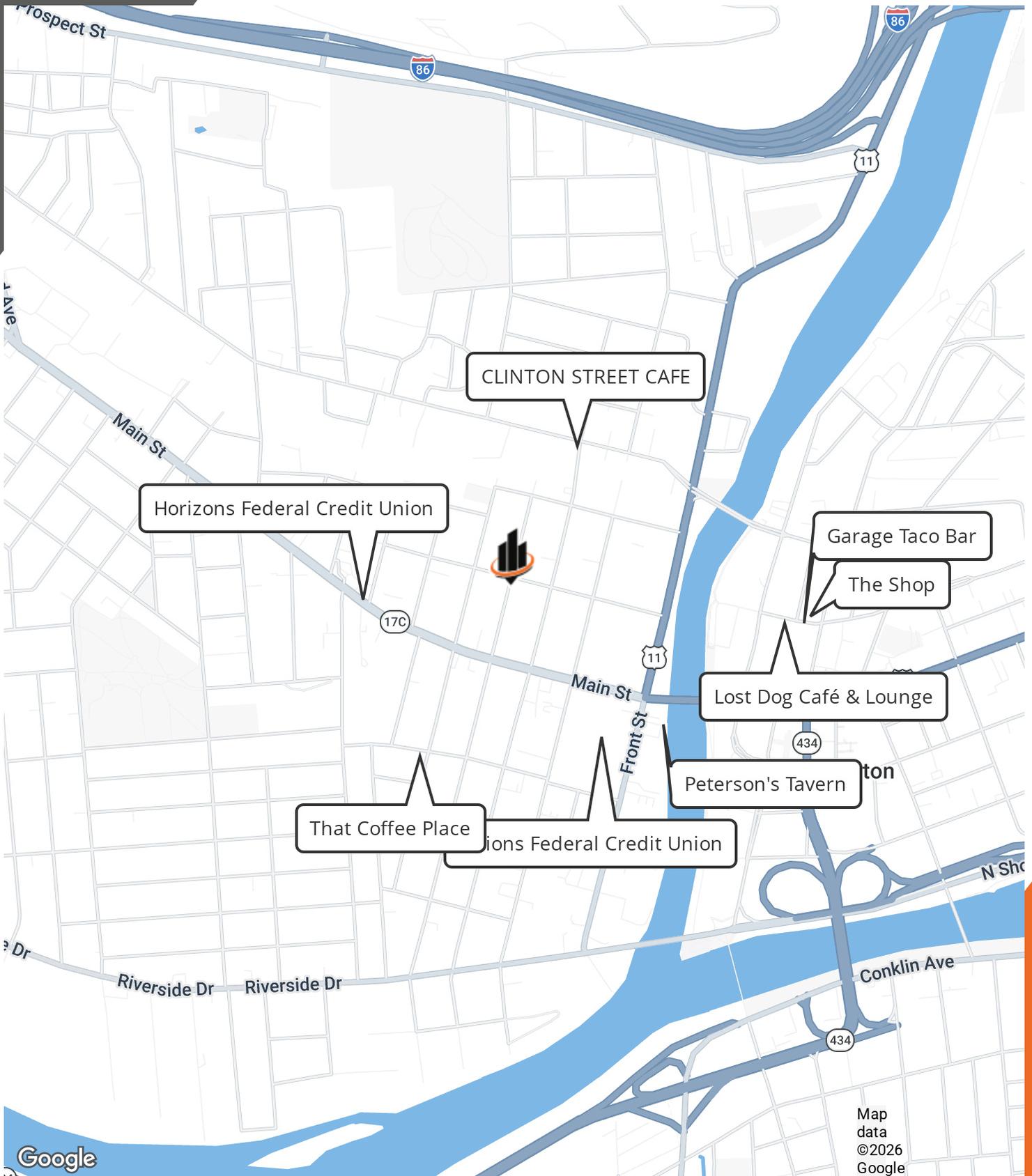
Location Information



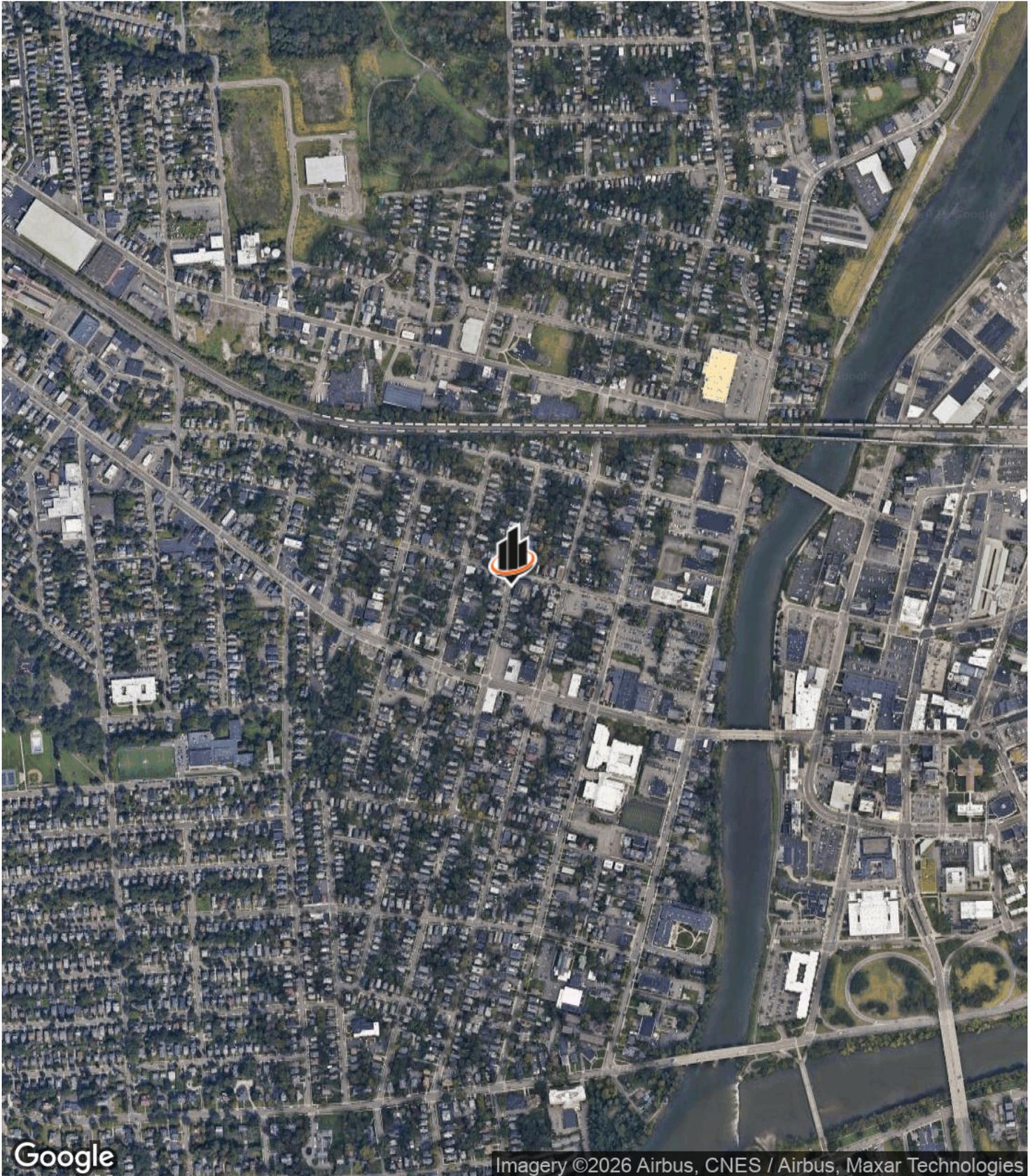
LOCATION DESCRIPTION

162 Chapin Street is located on Binghamton's West Side, one of the City's most established residential neighborhoods with consistent rental demand. The property benefits from close proximity to Main Street, providing convenient access to neighborhood retail, services, and daily amenities. The location offers walking distance to both public transportation and established student bus lines serving Binghamton University. This connectivity supports stable occupancy by reducing tenant reliance on personal vehicles and enhancing overall accessibility. From a market standpoint, the West Side continues to perform as a dependable rental submarket due to its walkability, transportation access, and proximity to downtown employment, education, and service centers. The positioning of 162 Chapin Street supports durable tenant demand and long term asset stability.

REGIONAL MAP



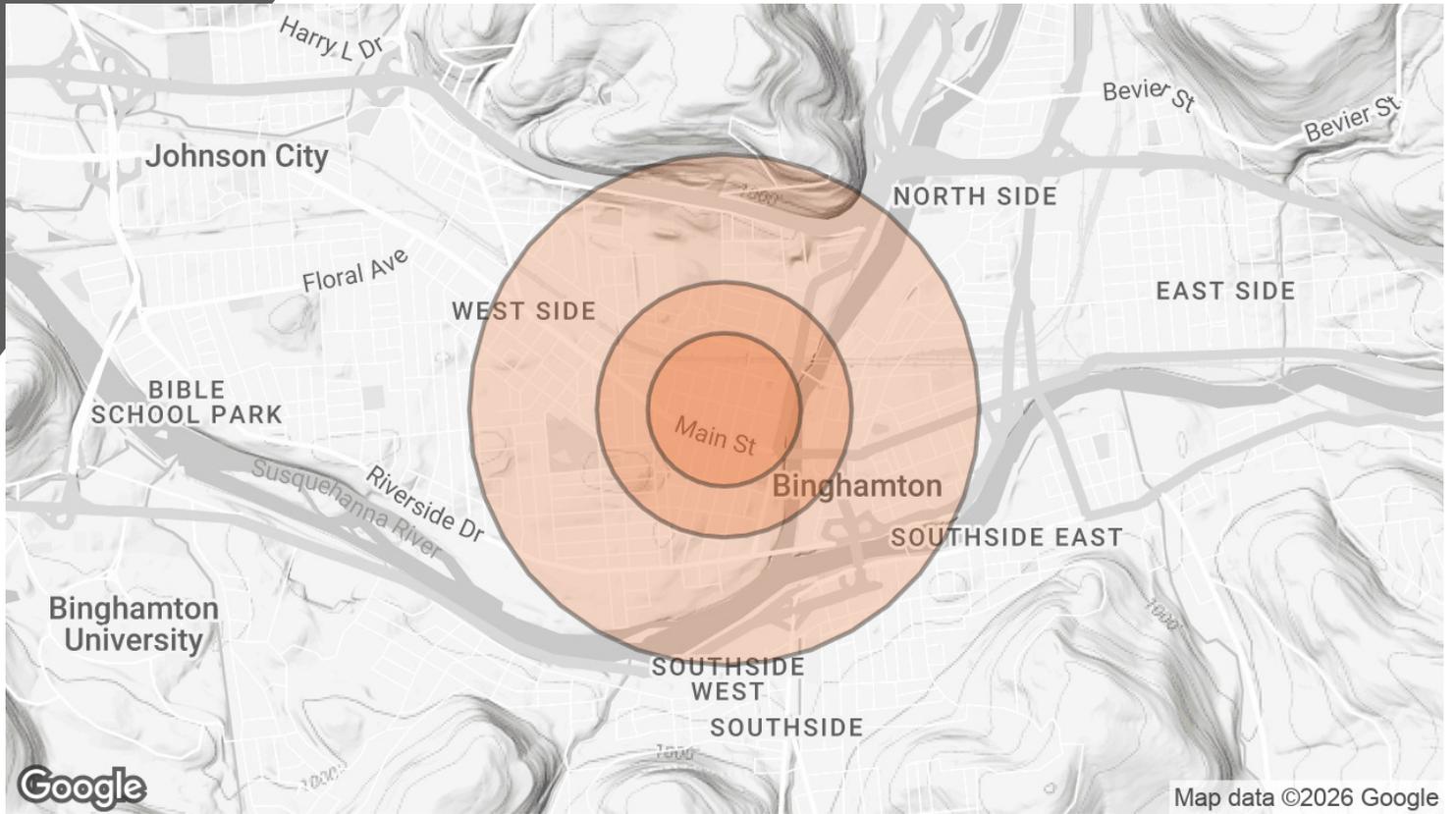
AERIAL MAP





Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,005	7,429	20,484
AVERAGE AGE	44	39	39
AVERAGE AGE (MALE)	40	37	38
AVERAGE AGE (FEMALE)	47	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,086	2,985	9,420
# OF PERSONS PER HH	2.8	2.5	2.2
AVERAGE HH INCOME	\$62,945	\$71,016	\$74,613
AVERAGE HOUSE VALUE	\$181,450	\$184,176	\$205,559

Demographics data derived from AlphaMap

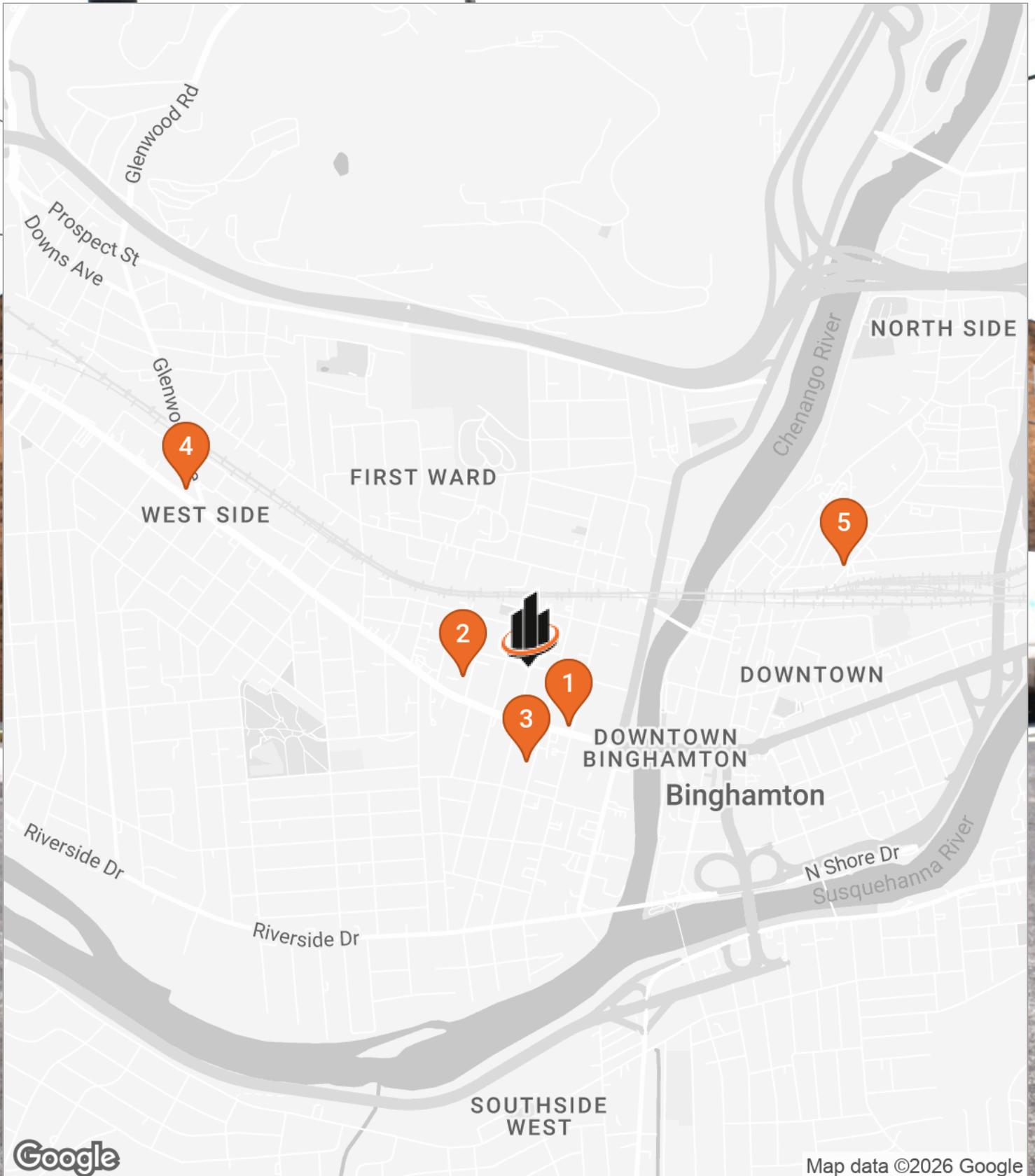


Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	162 Chapin St 162 Chapin St Binghamton, NY	\$1,650,000	18,736 SF	15,821 SF	20	11.91%
1	50 Main St 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	4,356 SF	21	8.40%
2	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	8,276 SF	6	7%
3	101 Murray 101 Murray Binghamton, NY	\$600,000	15,840 SF	7,405 SF	14	7%
4	258 Main Street Binghamton, NY	\$717,003	6,576 SF	10,019 SF	7	7%
5	213 Chenango 213 Chenango Binghamton, NY	\$2,350,000	20,000 SF	21,780 SF	10	7%
AVERAGES		\$1,203,401	11,979 SF	10,367 SF	11	7.28%

SALE COMPS MAP & SUMMARY



Google

Map data ©2026 Google

SALE COMPS



★ **162 CHAPIN ST**
162 Chapin St
Binghamton, NY 13905

PRICE:	\$1,650,000	BLDG SIZE:	18,736 SF
LOT SIZE:	15,821 SF	NO. UNITS:	20
CAP RATE:	11.91%	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. 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

3



3. 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%		

4



4. 258 MAIN STREET
Binghamton, NY 13905

PRICE:	\$717,003	BLDG SIZE:	6,576 SF
LOT SIZE	10,019 SF	NO. UNITS:	7
CAP RATE:	7%	YEAR BUILT:	1960

5



5. 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



Property Analysis

PRO FORMA

Property Information

SALE PRICE	\$1,650,000
NUMBER OF UNITS	20
PRICE/SF	\$88.07
LOT SIZE	15,821 SF
BUILDING SIZE	18,736 SF
PRICE/UNIT	\$82,500
CAP RATE	11.91%
YEAR BUILT	1900

Proposed Financing On Sale

% DOWN	-
DOWN PAYMENT	\$1,650,000
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns

	162 CHAPIN ST
NET OPERATING INCOME	\$196,461
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$196,461
CASH-ON-CASH RETURN	\$11.91
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	\$196,461.00

Cap Rates

162 CHAPIN ST	
11.91%	-%

INCOME & EXPENSES



INCOME SUMMARY	162 CHAPIN ST
VACANCY COST	(\$12,491)
GROSS INCOME	\$255,337
EXPENSES SUMMARY	162 CHAPIN ST
PROPERTY TAXES	\$16,776
MANAGEMENT (ACTUAL, INCLUDES LAWN AND SNOW)	\$8,400
WATER AND SEWER	\$5,000
TRASH	\$3,200
INSURANCE	\$11,500
REPAIRS AND MAINTENANCE	\$6,000
UTILITIES, ELECTRIC AND GAS	\$8,000
OPERATING EXPENSES	\$58,876
NET OPERATING INCOME	\$196,461

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
111	1	1	\$800	\$1,050	-
112	1	1	\$975	\$1,050	-
121	1	1	\$1,050	\$1,050	-
122	2	1	\$1,100	\$1,300	-
131	2	1	\$1,200	\$1,300	-
132	1	1	\$950	\$1,050	-
201	4	1	\$1,500	\$4,000	-
211	1	1	\$975	\$1,050	-
212	1	1	\$975	\$1,050	-
221	1	1	\$975	\$1,050	-
222	2	1	\$944	\$1,300	-
231	2	1	\$1,200	\$1,300	-
232	1	1	\$900	\$1,050	-
302	2	1	\$1,200	\$1,300	-
311	1	1	\$975	\$1,050	-
312	1	1	\$950	\$1,050	-
321	1	1	\$1,000	\$1,050	-
322	1	1	\$975	\$1,050	-
331	2	1	\$1,200	\$1,300	-
332	1	1	\$975	\$1,050	-
TOTALS			\$20,819	\$25,450	\$0.00
AVERAGES			\$1,041	\$1,273	

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**

THE SVN BRAND

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

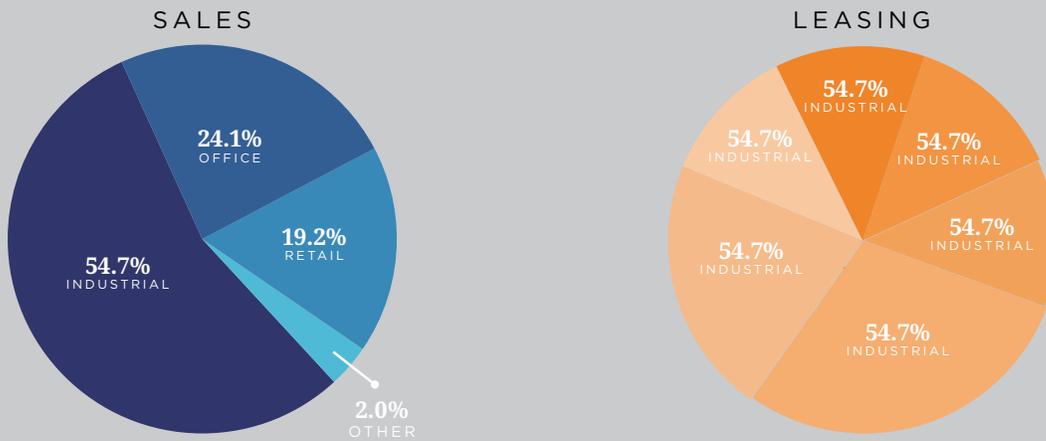
More offices in the US than any other CRE company

Comprehensive **training & support**

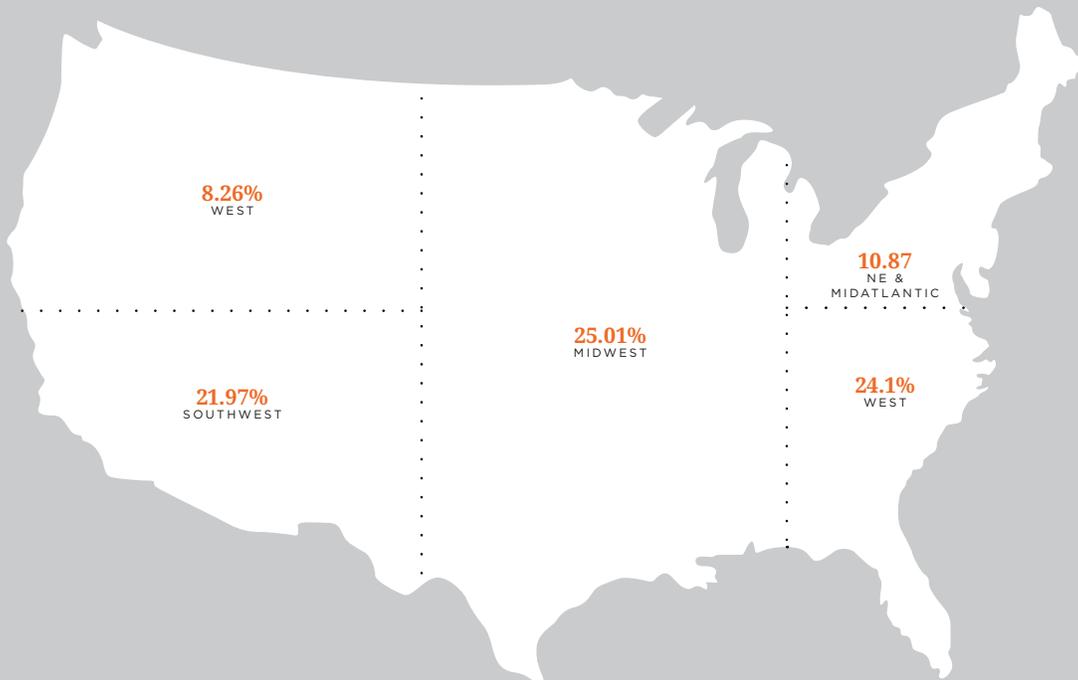
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

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.



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



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





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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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