



Offering Memorandum



29-31 Court St

29 COURT ST, BINGHAMTON, NY 13901

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The Team

MEET THE TEAM



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Property Information

PROPERTY SUMMARY

29-31 COURT ST

29 COURT ST
BINGHAMTON, NY 13901

OFFERING SUMMARY	
SALE PRICE:	\$1,165,000
BUILDING SIZE:	15,356 SF
LOT SIZE:	0.06 Acres
PRICE / SF:	\$75.87
CAP RATE:	8.52%

PROPERTY SUMMARY

For sale are two premium mixed-use buildings in the heart of Downtown Binghamton, a vibrant area known for its bustling student population.

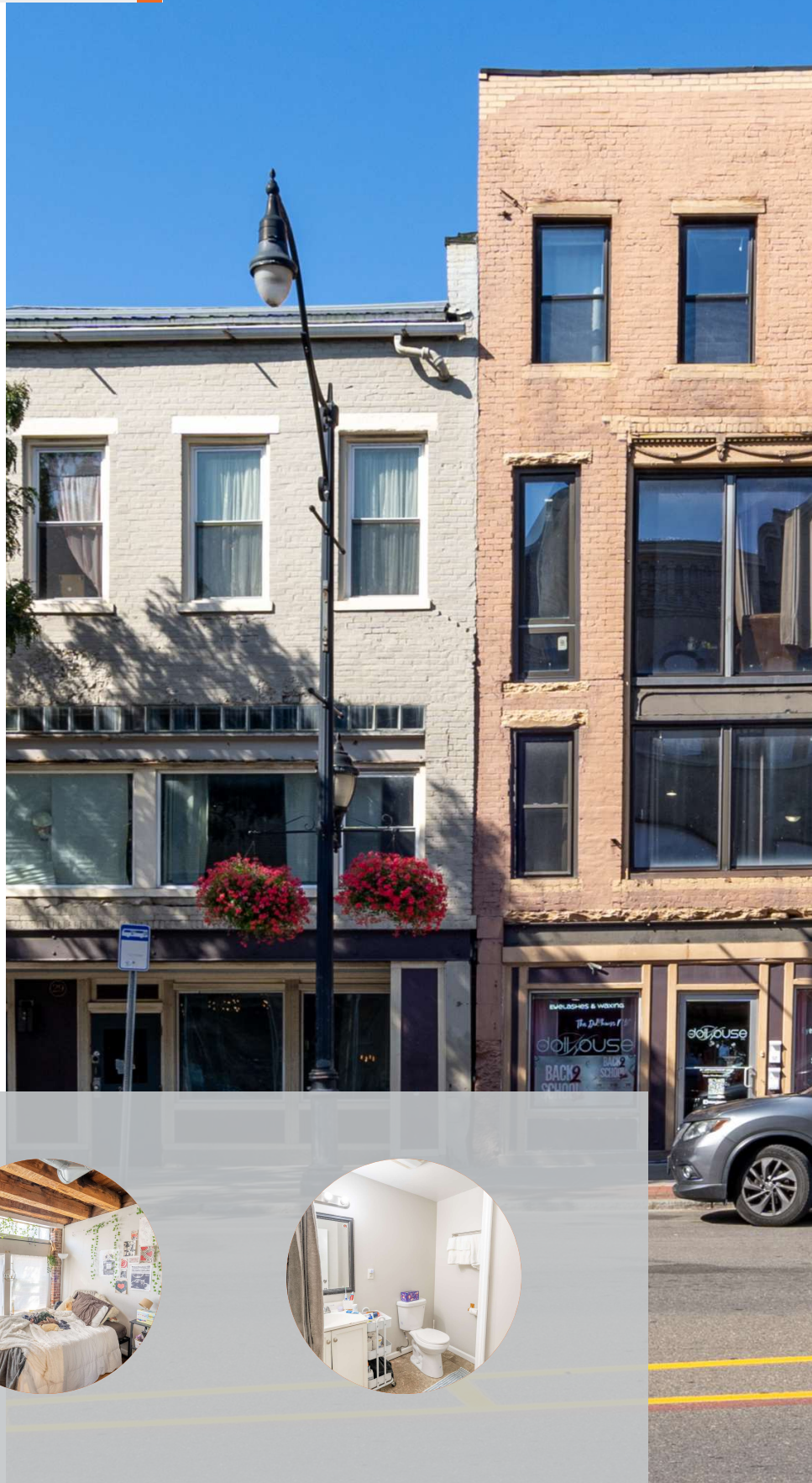
Located just steps from Water St, these buildings are perfectly positioned near approximately 1,300 student beds, ensuring a constant flow of foot and vehicle traffic. With a daily traffic count of 5,391 vehicles and a walkability score of 90, this "walker's paradise" offers unparalleled access to Binghamton's top restaurants, clubs, shops, and amenities.

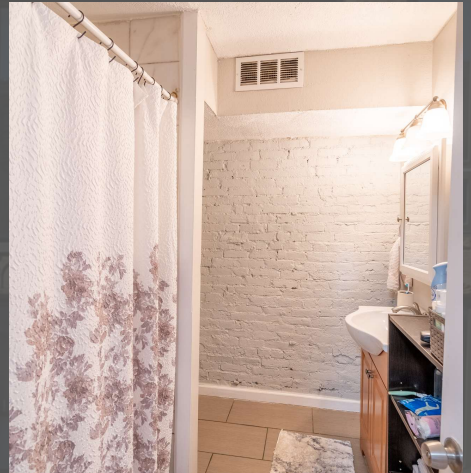
These buildings feature ground-floor retail with student apartments above - an investment in the city's most sought-after location.



PROPERTY HIGHLIGHTS

- 15,356 SF BUILDING
- 5 UNITS
- ZONED DOWNTOWN BUSINESS DISTRICT
- LOCATED IN BINGHAMTON STUDENT HOUSING AREA
- 100% OCCUPANCY
- CHARMING HISTORIC ARCHITECTURE
- MODERN AMENITIES
- PROXIMITY TO PUBLIC TRANSPORTATION
- STRONG RENTAL DEMAND
- RENOVATED UNITS AND COMMON AREAS
- SECURE ENTRY SYSTEM
- UPDATED ELECTRICAL AND PLUMBING SYSTEMS







Location Information

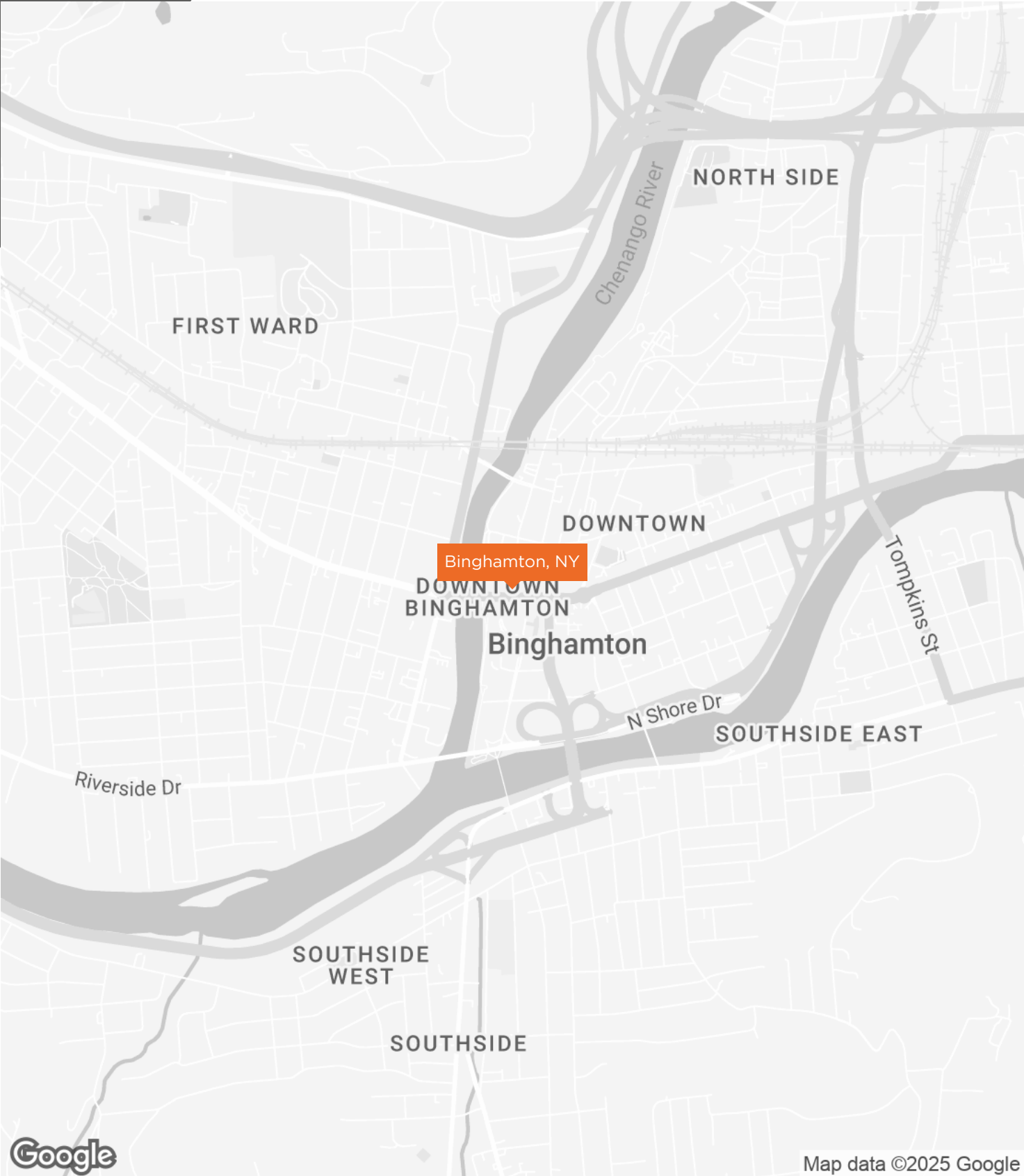


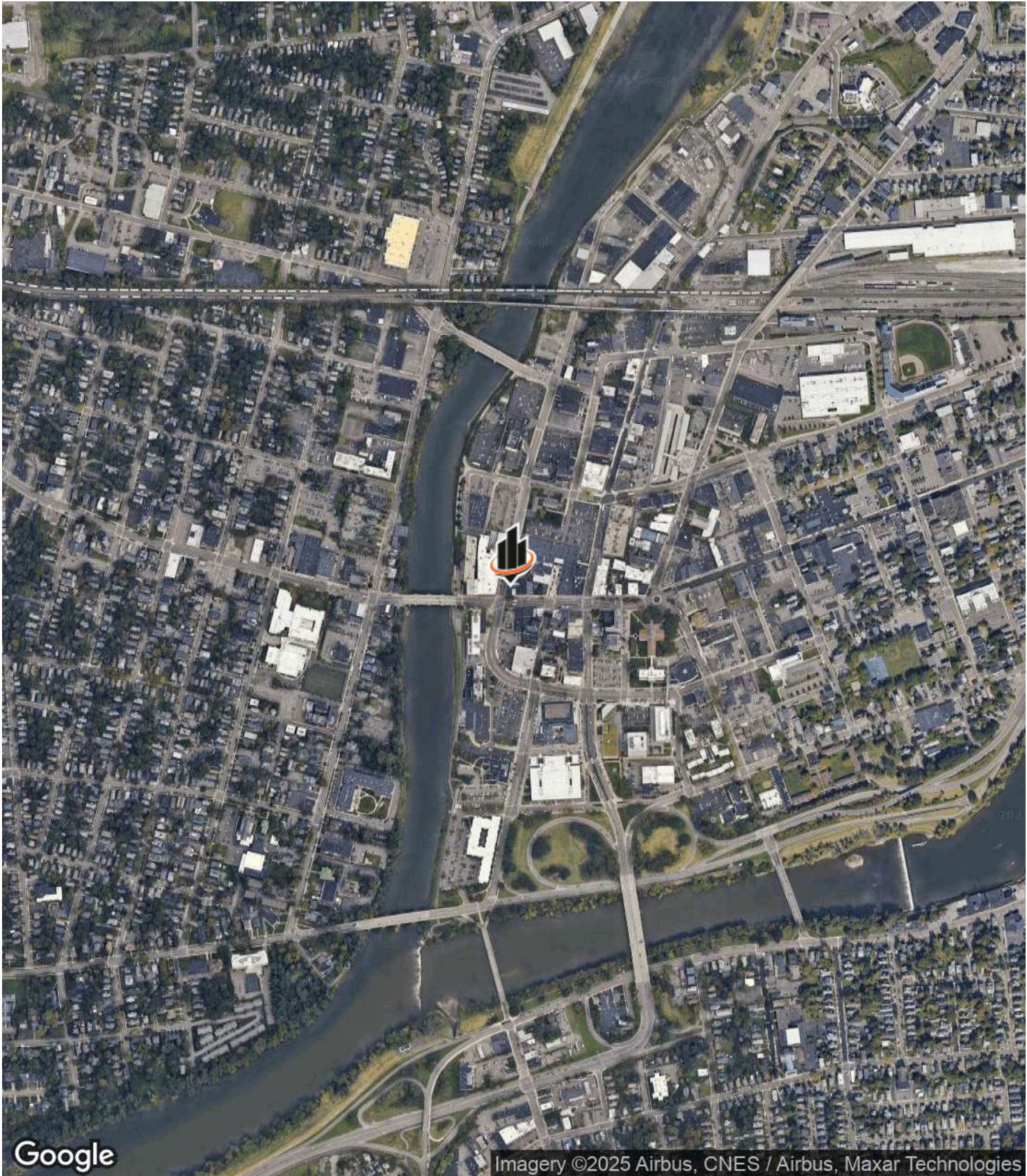
LOCATION DESCRIPTION

Situated directly on Court St, just two buildings past Water St, this location is one of the most desirable in Binghamton.

Surrounded by approximately 1,300 student beds, it benefits from constant foot and vehicle traffic, with an average daily count of 5,391 vehicles.

Boasting a walkability score of 90, this "walker's paradise" is within easy walking distance of all of Downtown Binghamton's top restaurants, clubs, shops, and amenities.

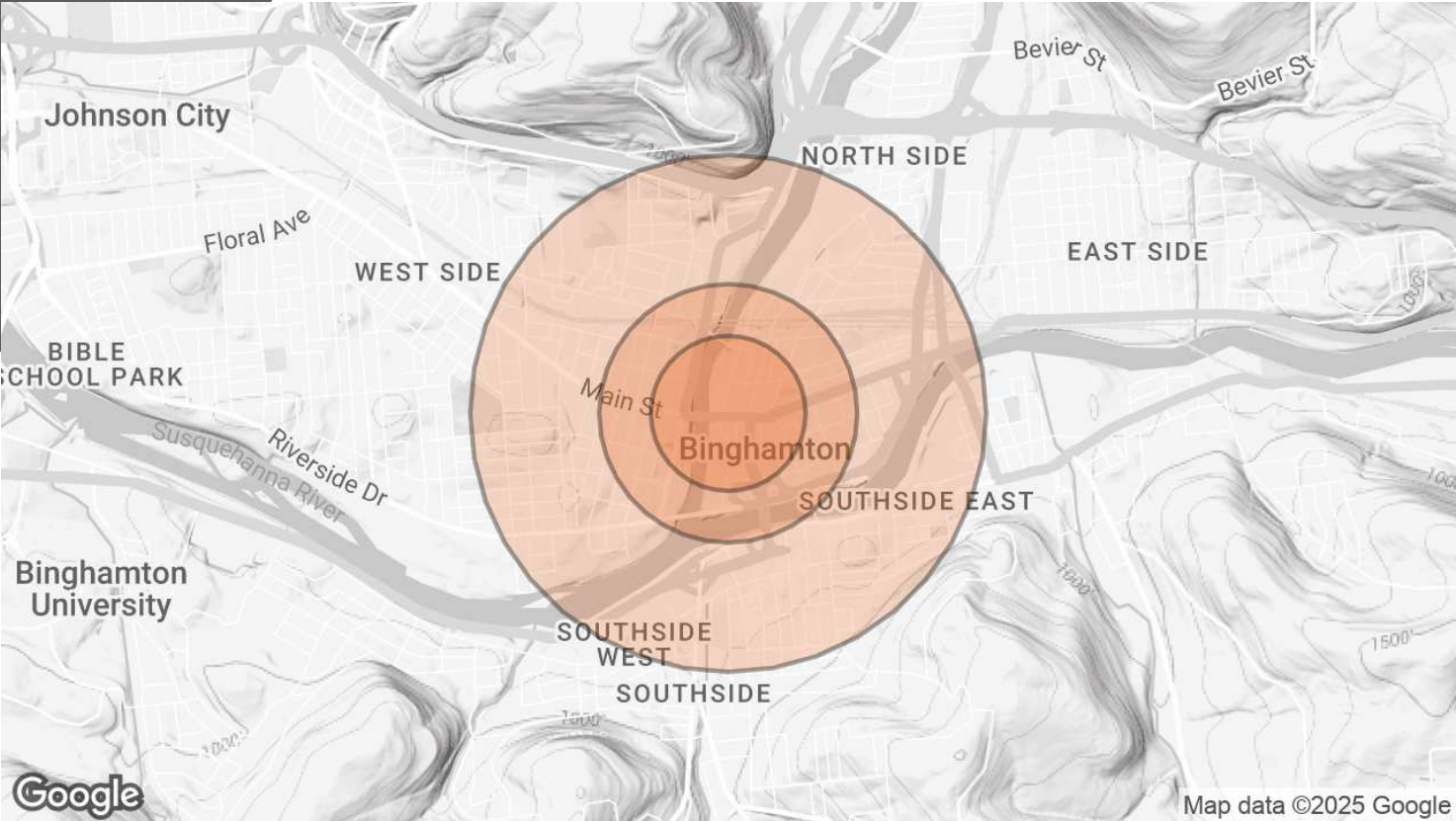






Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,575	8,068	20,647
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	41	38	37
AVERAGE AGE (FEMALE)	45	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,258	3,758	9,472
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$44,549	\$55,306	\$65,662
AVERAGE HOUSE VALUE	\$264,468	\$239,115	\$196,166

Demographics data derived from AlphaMap



Financial Analysis

INCOME & EXPENSES



INCOME SUMMARY

29-31 COURT STREET

VACANCY COST

(\$8,124)

GROSS INCOME

\$154,356

EXPENSES SUMMARY

29-31 COURT STREET

MANAGEMENT (ESTIMATED 8%)

\$12,439

TAXES

\$28,701

UTILITIES E&G, W&S

\$7,944

INSURANCE

\$3,516

MAINTENANCE REPAIRS AND TRASH

\$627

INTERNET/CABLE

\$1,840

OPERATING EXPENSES

\$55,067

NET OPERATING INCOME

\$99,289

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
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- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

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





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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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