

**OFFERING MEMORANDUM**

# 9 Marvin

**9 MARVIN ST**

Deposit, NY 13754

**PRESENTED BY:**

**SCOTT WARREN, CCIM**

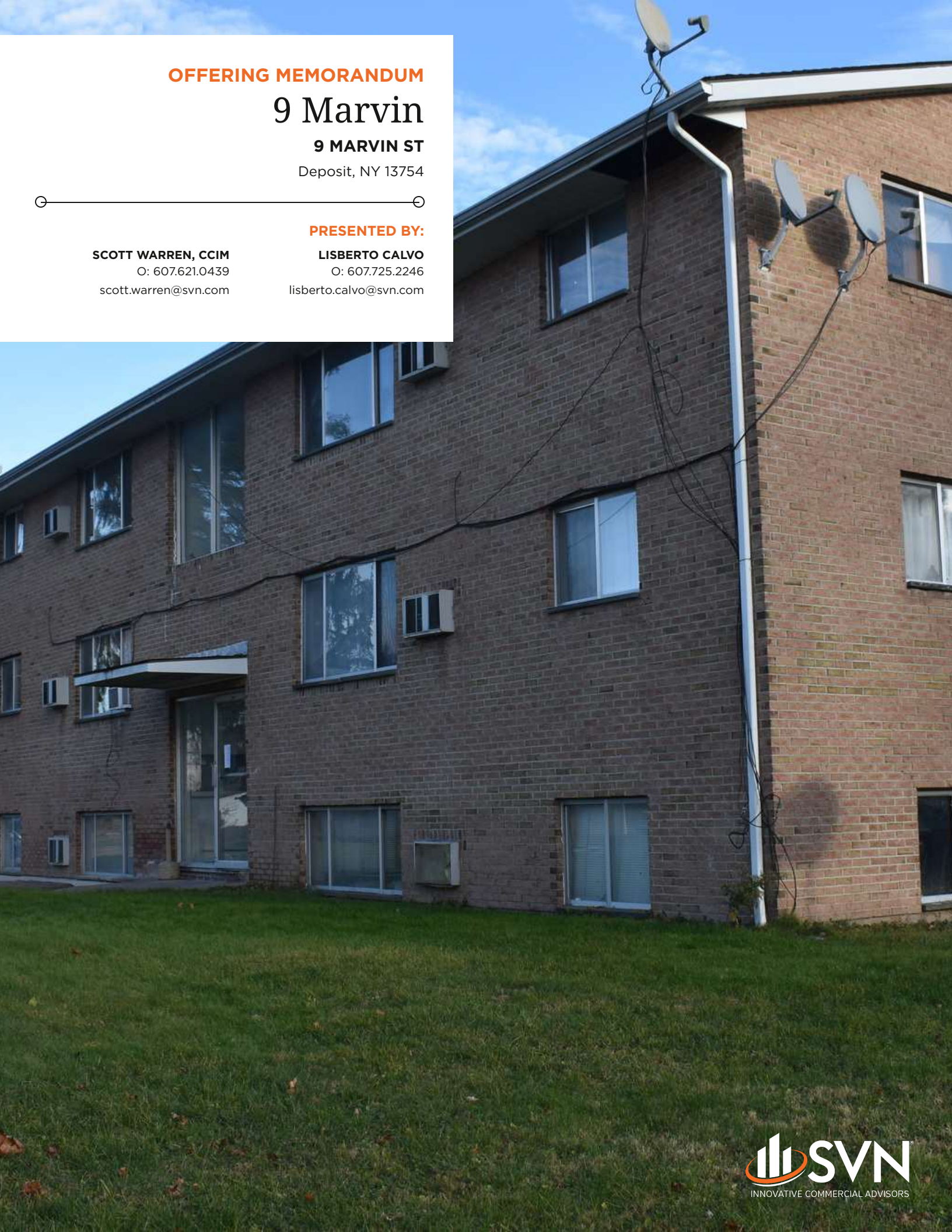
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## DISCLAIMER

The material contained in this Proposal 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 Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal 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 Proposal 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 Proposal, 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 Proposal 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 Proposal 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.



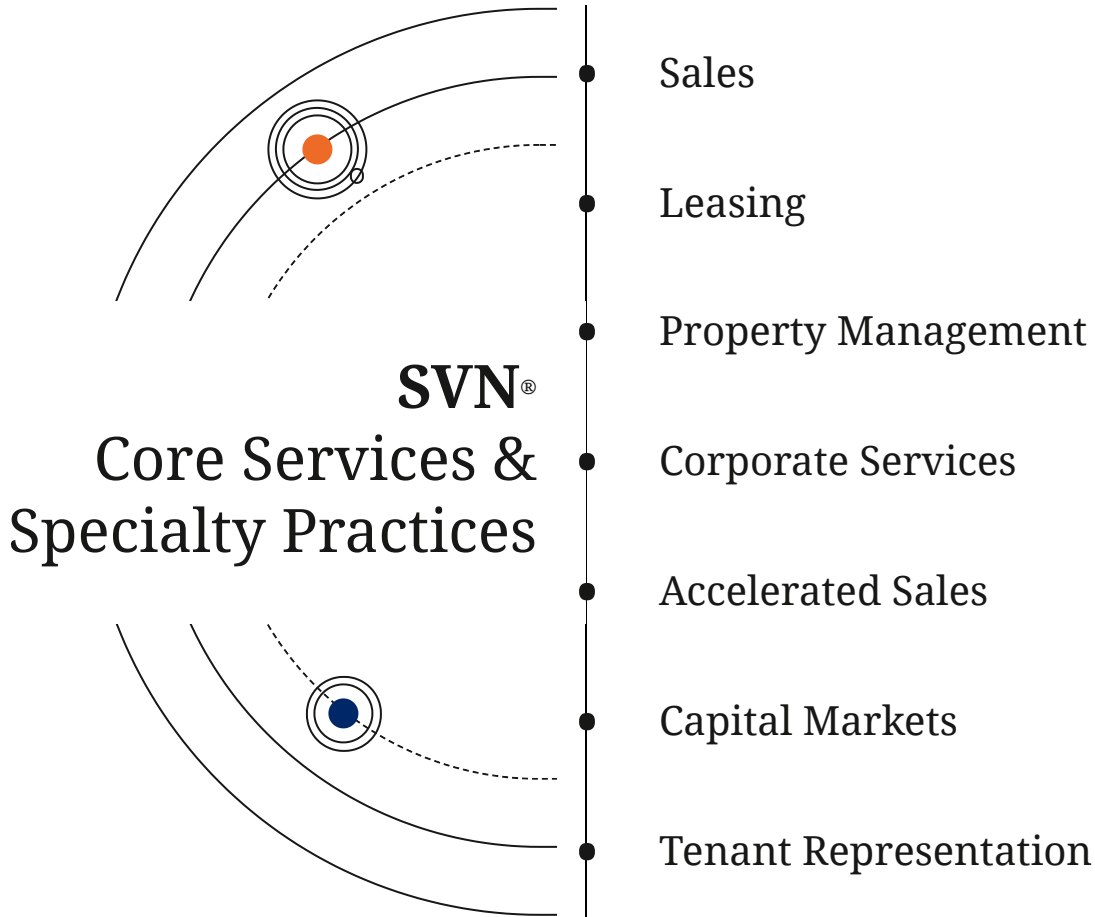


**SECTION 1**  
**About SVN**



# SVN CORE SERVICES & SPECIALTY PRACTICES

**THE SVN ORGANIZATION** is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.



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.

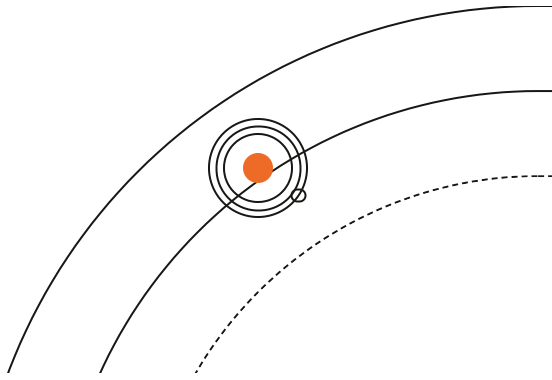
## SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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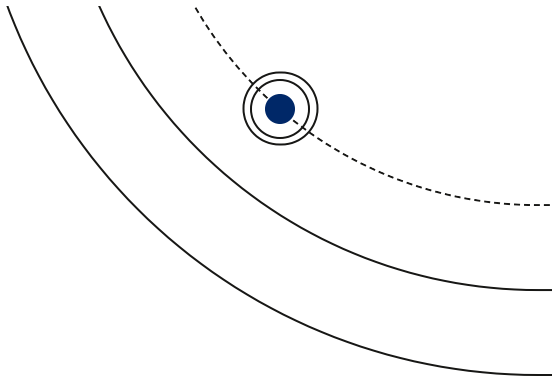


# SVN TRANSACTION VOLUME



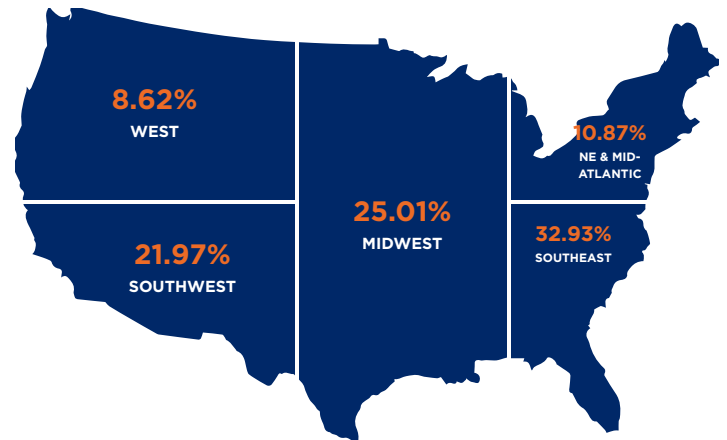
SVN®

## transaction volume USA | 2023



### TRANSACTION VOLUME

united states national distribution\*



**\$14.9B**

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

#### CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

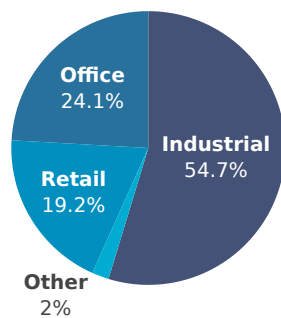
#### SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

### PRODUCT TYPE

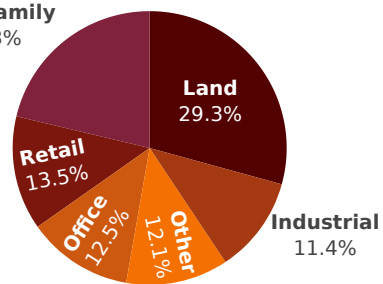
national distribution by product volume\*\*\*

#### Leasing\*\*



#### Sales

MultiFamily 21.3%



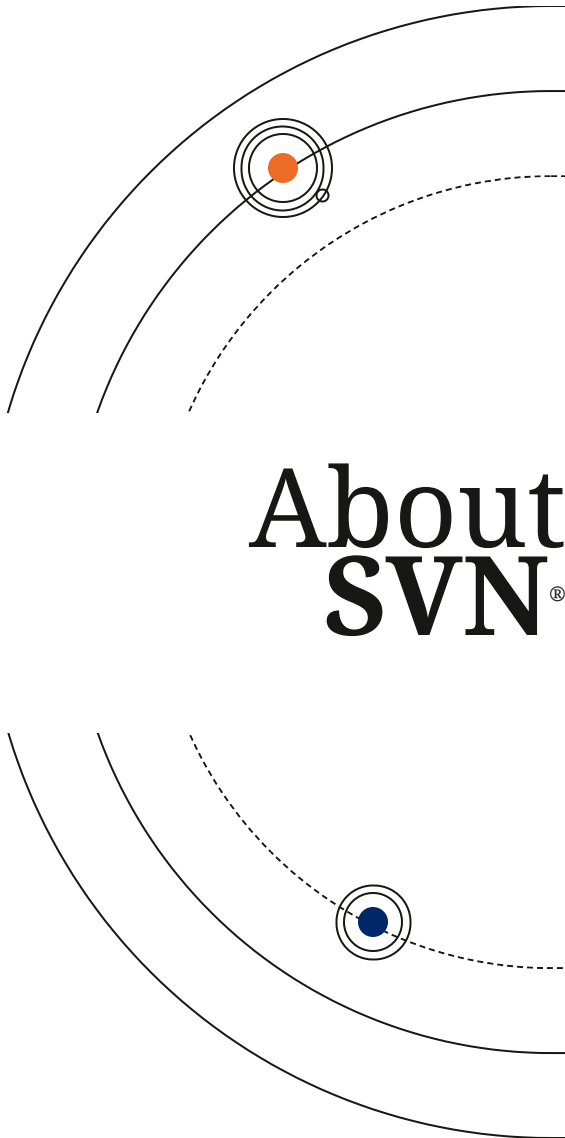
\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.



## ABOUT SVN



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.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

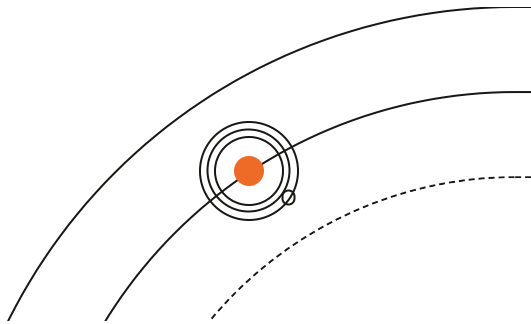
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# THE 9.6% REPORT

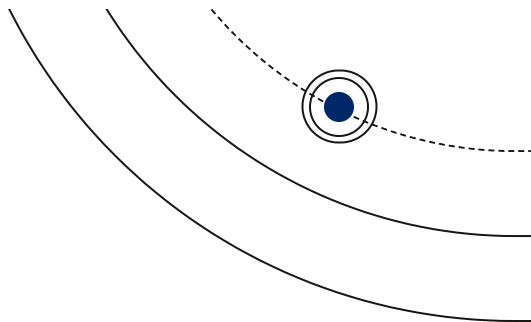
**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*



# The 9.6% report

**A REPORT ON THE PRICING ADVANTAGE OF COOPERATION**



## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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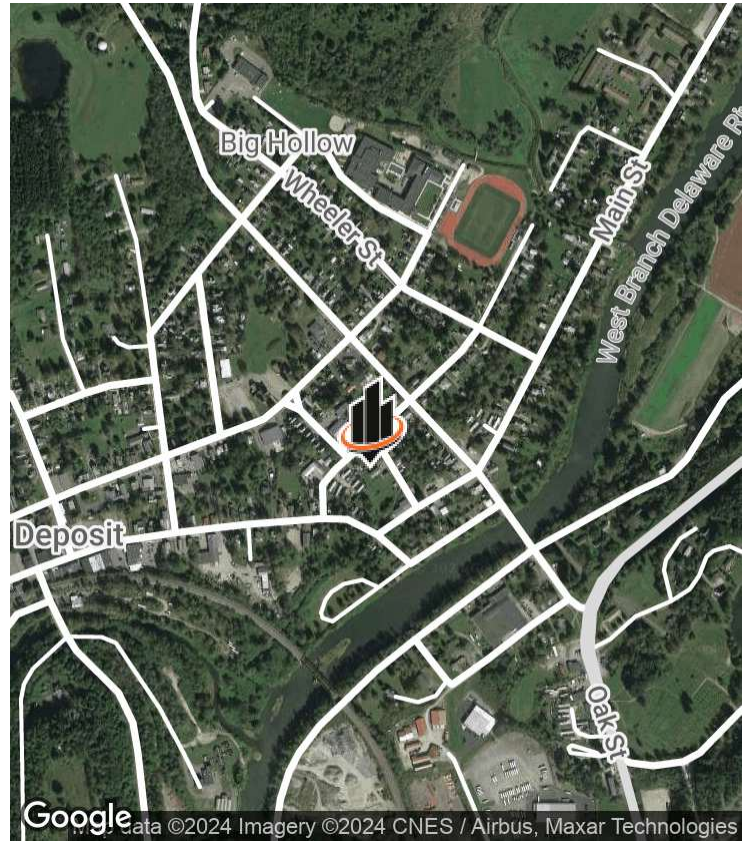




**SECTION 2**  
Property  
Information



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$399,000
<b>NUMBER OF UNITS:</b>	6
<b>LOT SIZE:</b>	14,631 SF
<b>BUILDING SIZE:</b>	4,740 SF
<b>NOI:</b>	\$29,377.00
<b>CAP RATE:</b>	7.36%

## PROPERTY DESCRIPTION

Offered for sale is this solid Brick 6 unit building. This is a low vacancy building located conveniently near the Delaware River. Tenants enjoy year round activities such as fishing, hiking, boating. This location is fast and easy access to I86. This property has one, 1 Bed unit and 5, 2 Bed Units. This is a fully leased property with long term tenants and a strong rental history.

## PROPERTY HIGHLIGHTS

- Solid Brick Building.
- Right around the corner from the Delaware River.
- Fully leased.
- Strong Rental History



## PROPERTY DESCRIPTION



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Offered for sale is this solid Brick 6 unit building. This is a low vacancy building located conveniently near the Delaware River. Tenants enjoy year round activities such as fishing, hiking, boating. This location is fast and easy access to I86. This property has one, 1 Bed unit and 5, 2 Bed Units. This is a fully leased property with long term tenants and a strong rental history.

### LOCATION DESCRIPTION

Discover the allure of the Catskills in Deposit, NY. Nestled in the serene Catskill Mountains, the area offers a tranquil retreat from the hustle and bustle of city life. Just minutes away from the Delaware River, outdoor enthusiasts can enjoy a variety of recreational activities, from fishing and kayaking to hiking and birdwatching. Nearby, the charming town of Deposit welcomes visitors with local eateries, quaint shops, and a welcoming community spirit. With its proximity to natural beauty and year-round attractions, the property presents an exceptional opportunity for investors seeking to capitalize on the growing appeal of the Catskill/Delaware River market.

## COMPLETE HIGHLIGHTS



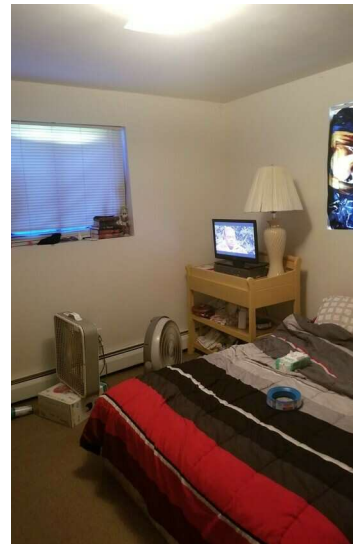
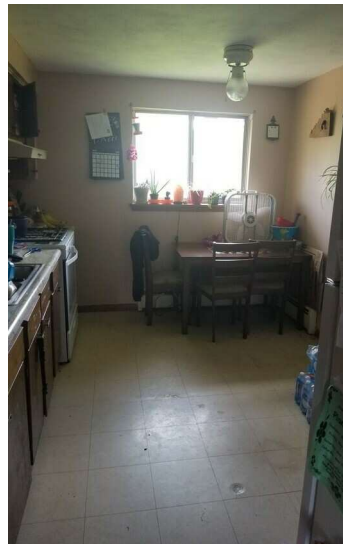
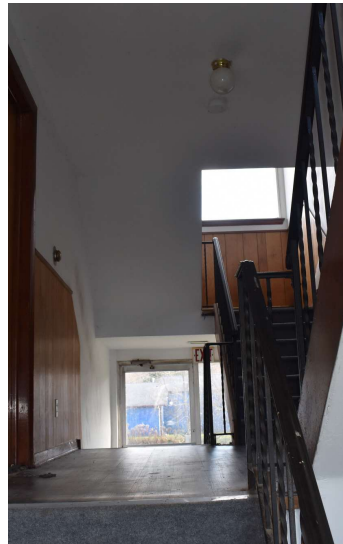
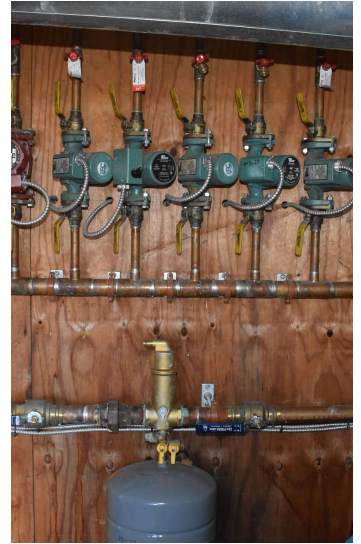
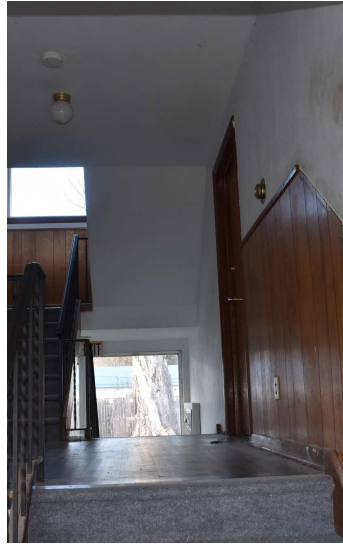
## PROPERTY HIGHLIGHTS

- Solid Brick Building.
- Right around the corner from the Delaware River.
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- Strong Rental History





# ADDITIONAL PHOTOS

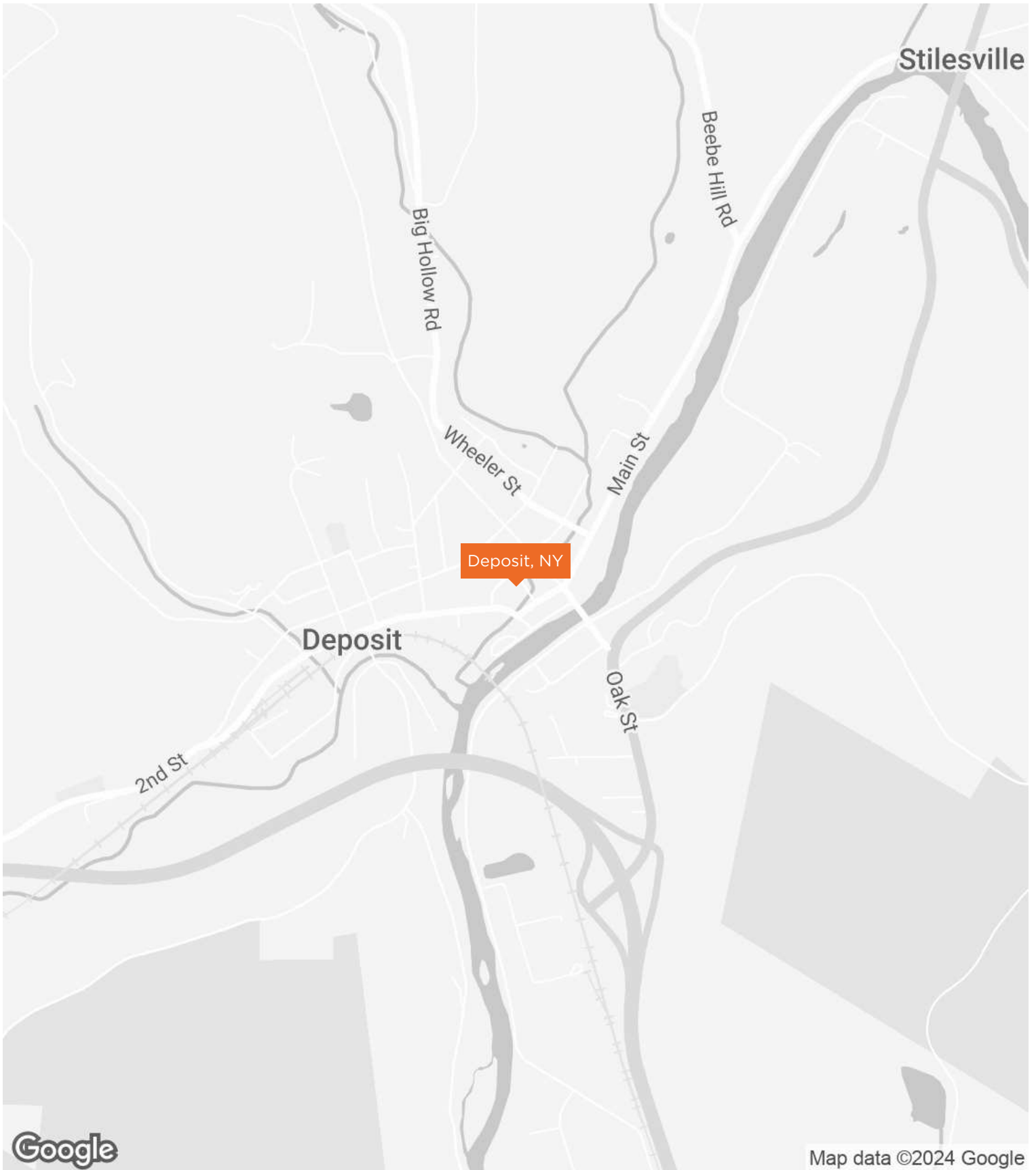






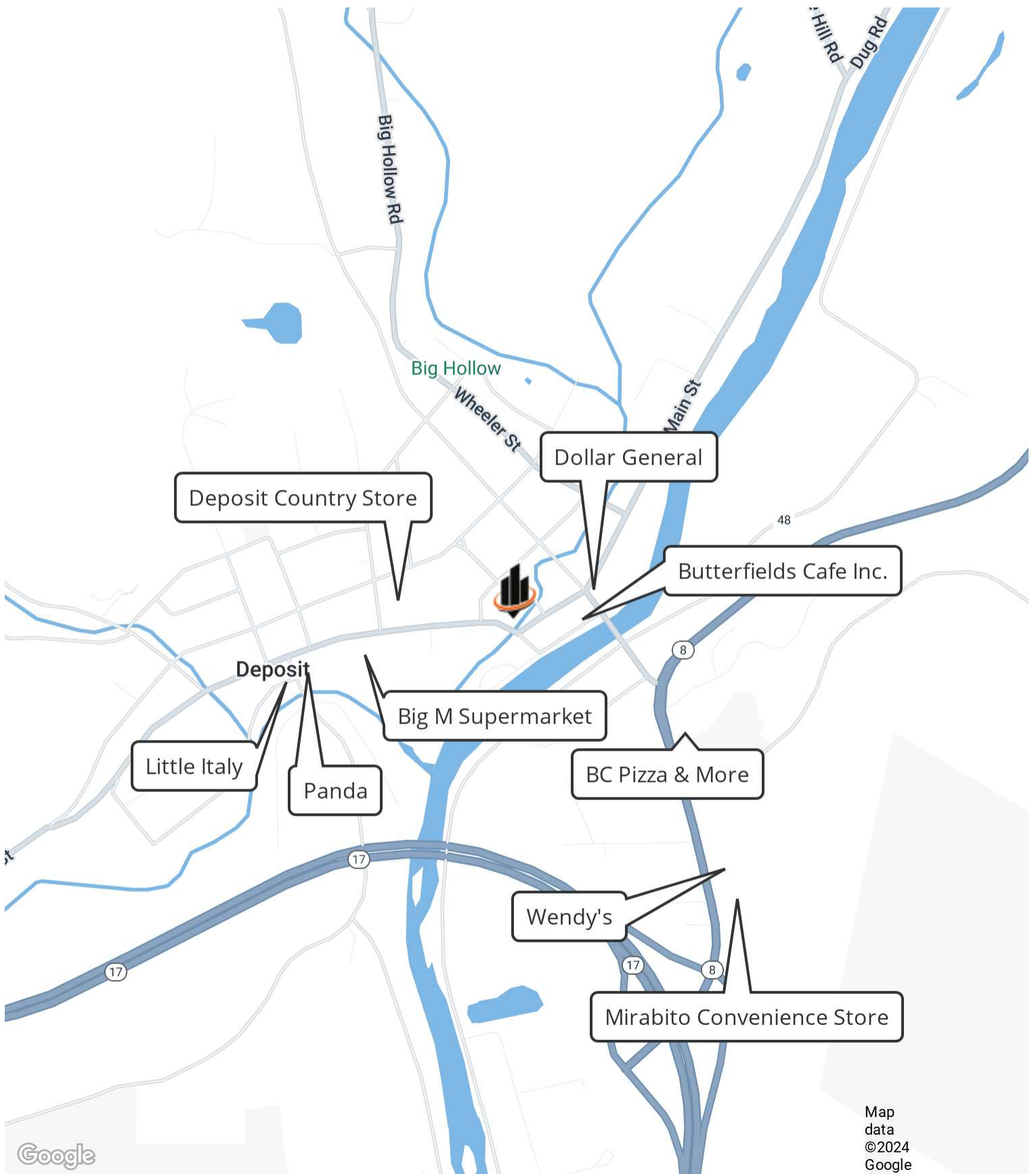
**SECTION 3**  
Location  
Information

# REGIONAL MAP



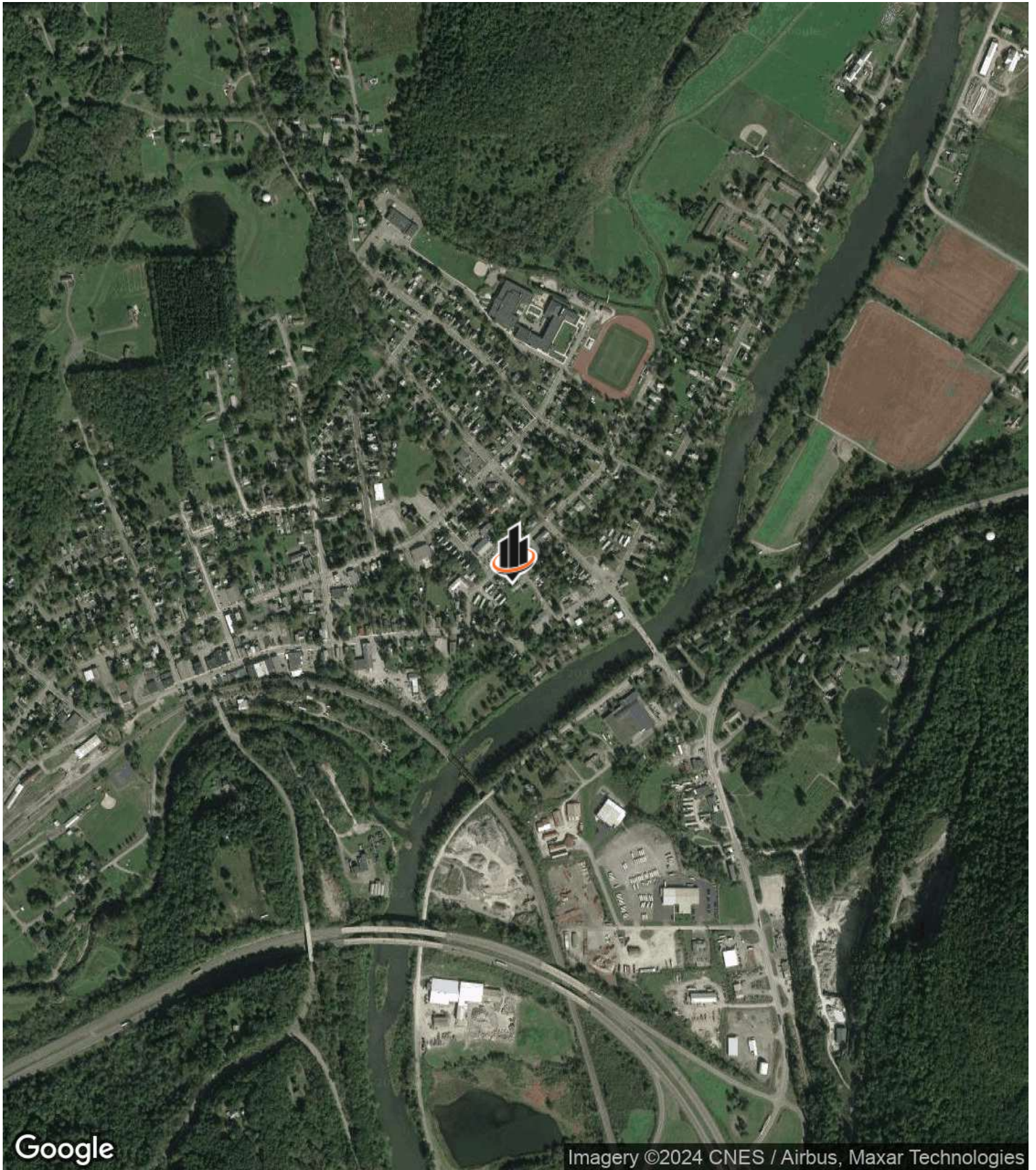


# LOCATION MAP





# AERIAL MAP



Google

Imagery ©2024 CNES / Airbus, Maxar Technologies





**SECTION 4**  
Financial  
Analysis



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

9 MARVIN STREET

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PRICE	\$399,000
PRICE PER SF	\$84
PRICE PER UNIT	\$66,500
GRM	6.96
CAP RATE	7.36%
CASH-ON-CASH RETURN (YR 1)	7.36%
TOTAL RETURN (YR 1)	\$29,377

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## OPERATING DATA

9 MARVIN STREET

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GROSS SCHEDULED INCOME	\$57,300
TOTAL SCHEDULED INCOME	\$57,300
VACANCY COST	\$2,865
GROSS INCOME	\$54,435
OPERATING EXPENSES	\$25,058
NET OPERATING INCOME	\$29,377
PRE-TAX CASH FLOW	\$29,377

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## FINANCING DATA

9 MARVIN STREET

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DOWN PAYMENT	\$399,000
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## INCOME & EXPENSES

### INCOME SUMMARY

9 MARVIN STREET

---

VACANCY COST	(\$2,865)
<b>GROSS INCOME</b>	<b>\$54,435</b>

### EXPENSES SUMMARY

9 MARVIN STREET

---

MANAGEMENT ESTIMATED 8%	\$4,355
PROPERTY TAX	\$5,875
INSURANCE	\$2,973
REPAIRS AND MAINTENANCE	\$1,855
UTILITIES ELECTRIC AND GAS	\$4,000
UTILITIES WATER AND SEWER	\$6,000
<b>OPERATING EXPENSES</b>	<b>\$25,058</b>

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<b>NET OPERATING INCOME</b>	<b>\$29,377</b>
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## RENT ROLL

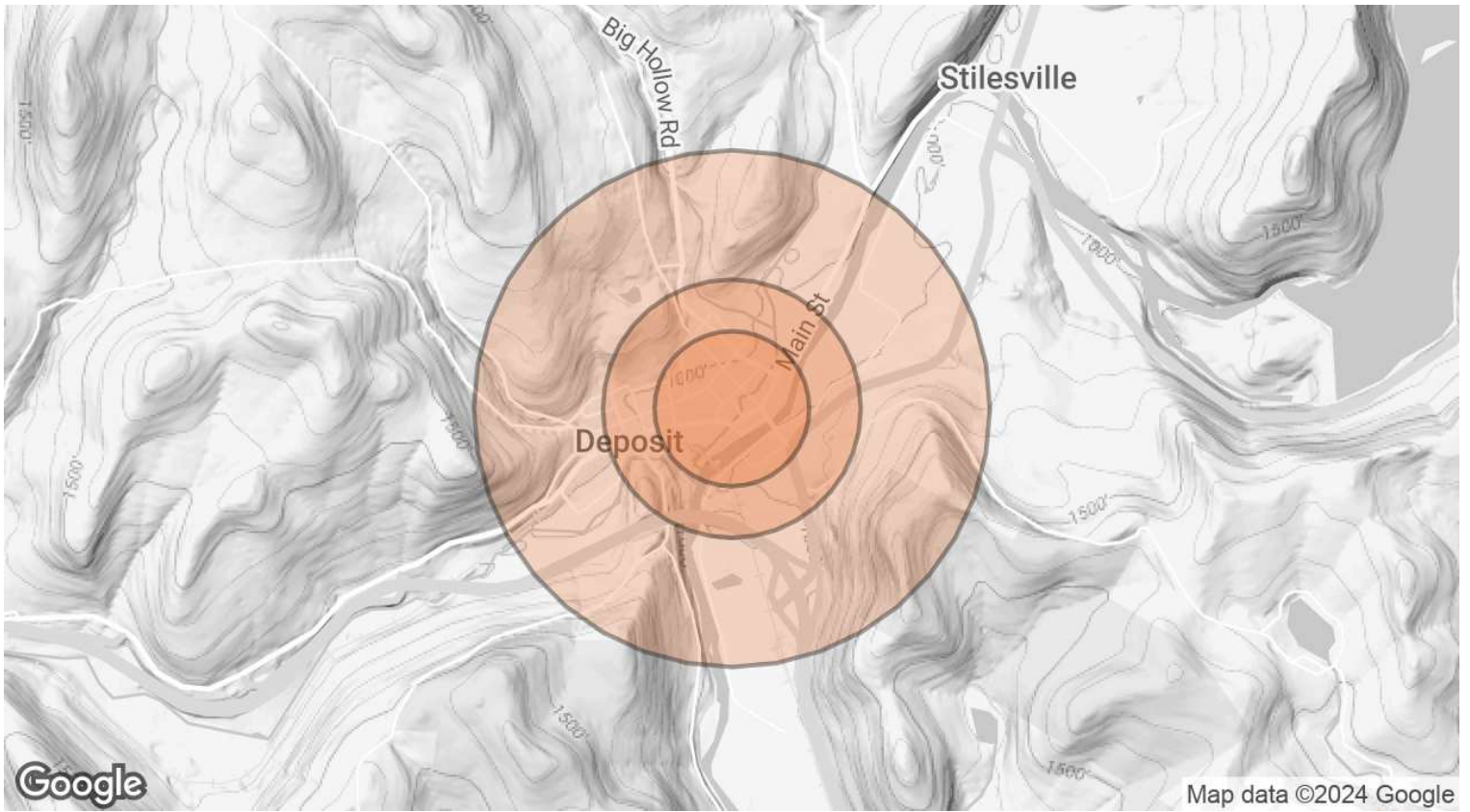
UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	1	\$825	\$825	-
2	2	1	\$775	\$950	-
3	2	1	\$825	\$950	-
4	2	1	\$800	\$950	-
5	2	1	\$800	\$950	-
6	2	1	\$750	\$950	-
<b>TOTALS</b>			<b>\$4,775</b>	<b>\$5,575</b>	<b>\$0.00</b>
<b>AVERAGES</b>			<b>\$796</b>	<b>\$929</b>	



**SECTION 5**  
**Demographics**



# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	527	926	1,428
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	45	45	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	230	404	621
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$69,574	\$71,504	\$73,250
AVERAGE HOUSE VALUE	\$149,148	\$155,167	\$157,548

Demographics data derived from AlphaMap



**SECTION 6**  
**Advisor Bios**



## ADVISOR BIO 1



### SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

### PROFESSIONAL BACKGROUND

Scott's extraordinary professional journey began in 1986, marked by unwavering dedication and a relentless pursuit of success. Rising through diverse Sales and Marketing roles, he ascended to become a District Manager and later a Regional Sales Director, overseeing operations across five states. His exceptional performance led to his appointment as a Corporate Executive with Columbian Mutual Life Insurance Company, showcasing his leadership and strategic acumen.

Driven by an entrepreneurial spirit, Scott co-founded a National Marketing Organization that expanded rapidly across all 50 states. Transitioning seamlessly into full-time commercial real estate, he demonstrated an innate understanding of the industry and a commitment to delivering unparalleled results.

Specializing in Investment Real Estate and Industrial properties, Scott's expertise shines. Holding an industrial engineering degree, his collaborations with esteemed clients like The Raymond Corporation and Corning, Inc. underscore his capability. Notably, his success in Broome County has propelled expansion into other parts of Upstate New York and Northeast Pennsylvania.

Now, as the real estate broker and owner of SVN Innovative Commercial Advisors in Johnson City, NY, Scott leads a team dedicated to delivering top-tier results and committed to client success. SVN Innovative Commercial Advisors has rapidly established itself as a trusted name in the industry, known for delivering innovative solutions and exceptional value.

Recognized with the Costar Power Broker Award for his impressive sales performance, Scott continues to shape the industry with his dedication to innovation and client success. His exemplary track record stands as a testament to his expertise, dedication, and commitment to surpassing expectations.

### EDUCATION

Bachelors of Science Industrial Engineering

CCIM

### MEMBERSHIPS

CCIM

NYSCAR

**SVN | Innovative Commercial Advisors**

520 Columbia Dr. Suite 103

Johnson City, NY 13790



## ADVISOR BIO 2



### LISBERTO CALVO

Associate Advisor

[lisberto.calvo@svn.com](mailto:lisberto.calvo@svn.com)

Direct: **607.725.2246** | Cell: **607.725.2246**

### PROFESSIONAL BACKGROUND

Lisberto Calvo, a Licensed Commercial Real Estate Salesperson at SVN® Innovative Commercial Advisors, brings a unique blend of passion, determination, and a deep commitment to helping others achieve their goals. Born and raised in the Dominican Republic, Lisberto embarked on a life-changing journey in his teens when he moved to the United States in pursuit of better opportunities for himself and his family. His unwavering drive and resilience have been the cornerstones of his success.

A naturally sociable individual with an impressive background as a professional soccer player and photographer, Lisberto possesses a remarkable ability to connect with people from all walks of life. Fluent in Spanish, he leverages his language skills to bridge cultural gaps and ensure that every client's needs are understood and met with precision.

Lisberto's mission in life is to bring happiness to those he encounters, empower them to reach their aspirations, and leave a positive impact on the world. His journey in real estate began as a personal interest in investment, but it quickly transformed into a career dedicated to serving others. With two years of experience in the industry, he has honed his expertise and gained invaluable insights into the complexities of real estate transactions.

Today, Lisberto Calvo stands as a trusted advisor in the commercial real estate arena, utilizing his knowledge and passion to guide clients towards their financial objectives. Whether you're seeking to invest, lease, or sell commercial properties, you can rely on Lisberto's unwavering commitment to your success. With a dynamic blend of personal and professional experience, he is poised to make a profound difference in the lives of his clients and in the world of real estate.

**SVN | Innovative Commercial Advisors**

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