



Offering Memorandum

STABILIZED DOWNTOWN MIXED-USE ASSET

74 Carroll St.

BINGHAMTON, NY 13901

PRESENTED BY:

**SCOTT WARREN, CCIM,
CIREC**
O: 607.203.1826
scott.warren@svn.com
NY #10491212432

COTY LUNN, CIREC
O: 607.481.5660
coty.lunn@svn.com

TABLE OF CONTENTS

The Team	3
Meet The Team	4
PROPERTY INFORMATION	5
Property Summary	6
Property Highlights	7
Property Photos	8
LOCATION INFORMATION	9
Location Description	10
Retailer Map	11
Aerial Map	12
DEMOGRAPHICS	13
Demographics Map & Report	14
SALE COMPARABLES	15
Sale Comps Map & Summary	16
Sale Comps	17
Property Analysis	19
Income & Expenses	20
Rent Roll	21
Profit & Loss Statement	22
About SVN	23
Core Services and Specialty Practices	24
Marketing Platform	25
Disclaimer	26



The Team



MEET THE TEAM



Scott Warren, CCIM, CIREC

O: 607.203.1826

scott.warren@svn.com

NY #10491212432

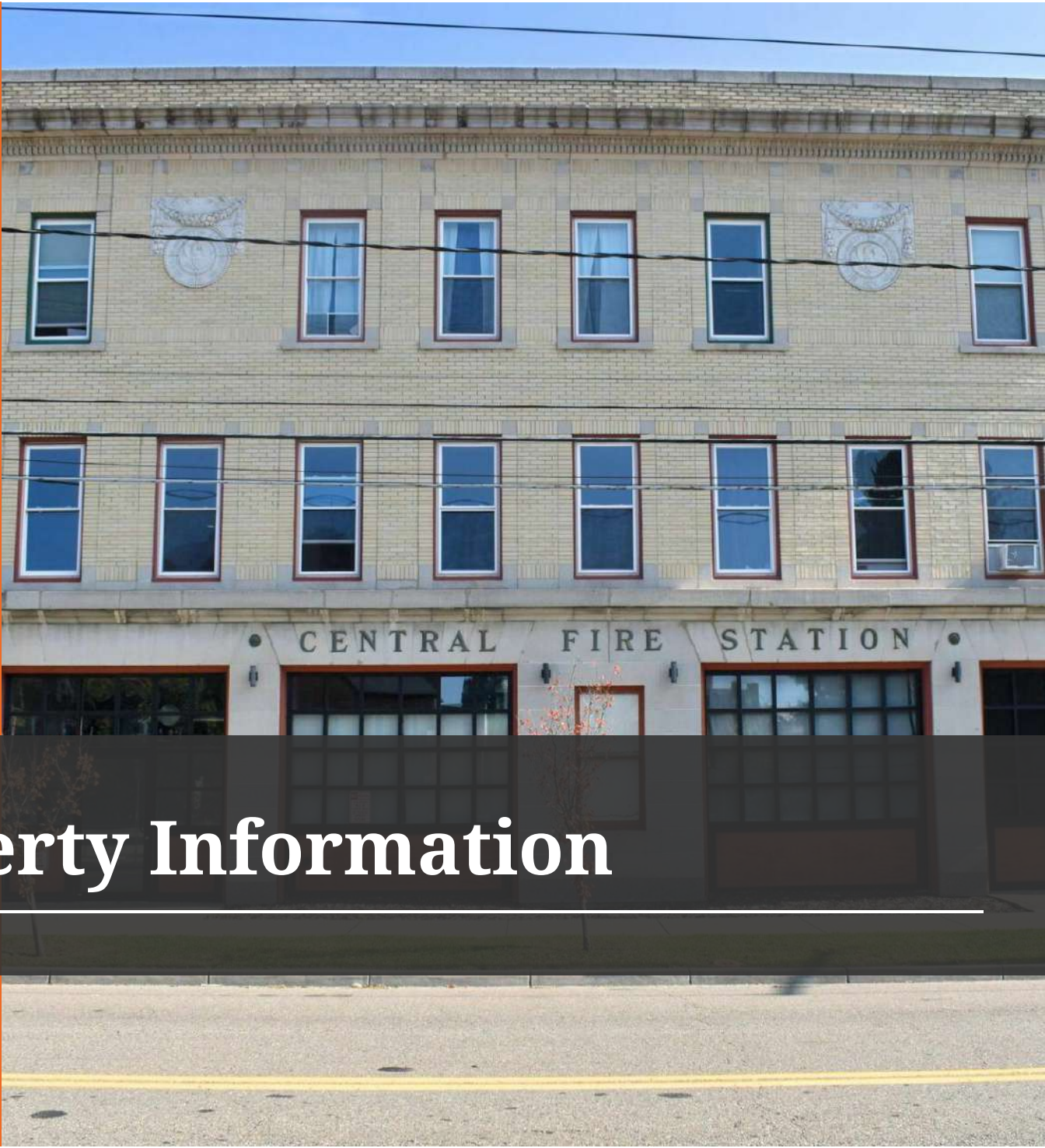


Coty Lunn, CIREC

O: 607.481.5660

coty.lunn@svn.com



A photograph of a three-story brick fire station. The building has a light-colored brick facade with a decorative cornice. The second floor features six windows, each with a decorative stone surround. The first floor has large, multi-paned garage doors. The words "CENTRAL FIRE STATION" are inscribed in large, dark letters above the central garage door. A dark grey semi-transparent banner is overlaid on the lower portion of the image, containing the text "Property Information" in white serif font, underlined. A vertical orange bar is on the left side of the image.

Property Information

PROPERTY SUMMARY

74 CARROLL ST

BINGHAMTON, NY 13901

STUDENT HOUSING + COMMERCIAL INCOME

OFFERING SUMMARY

SALE PRICE: **\$1,340,000**

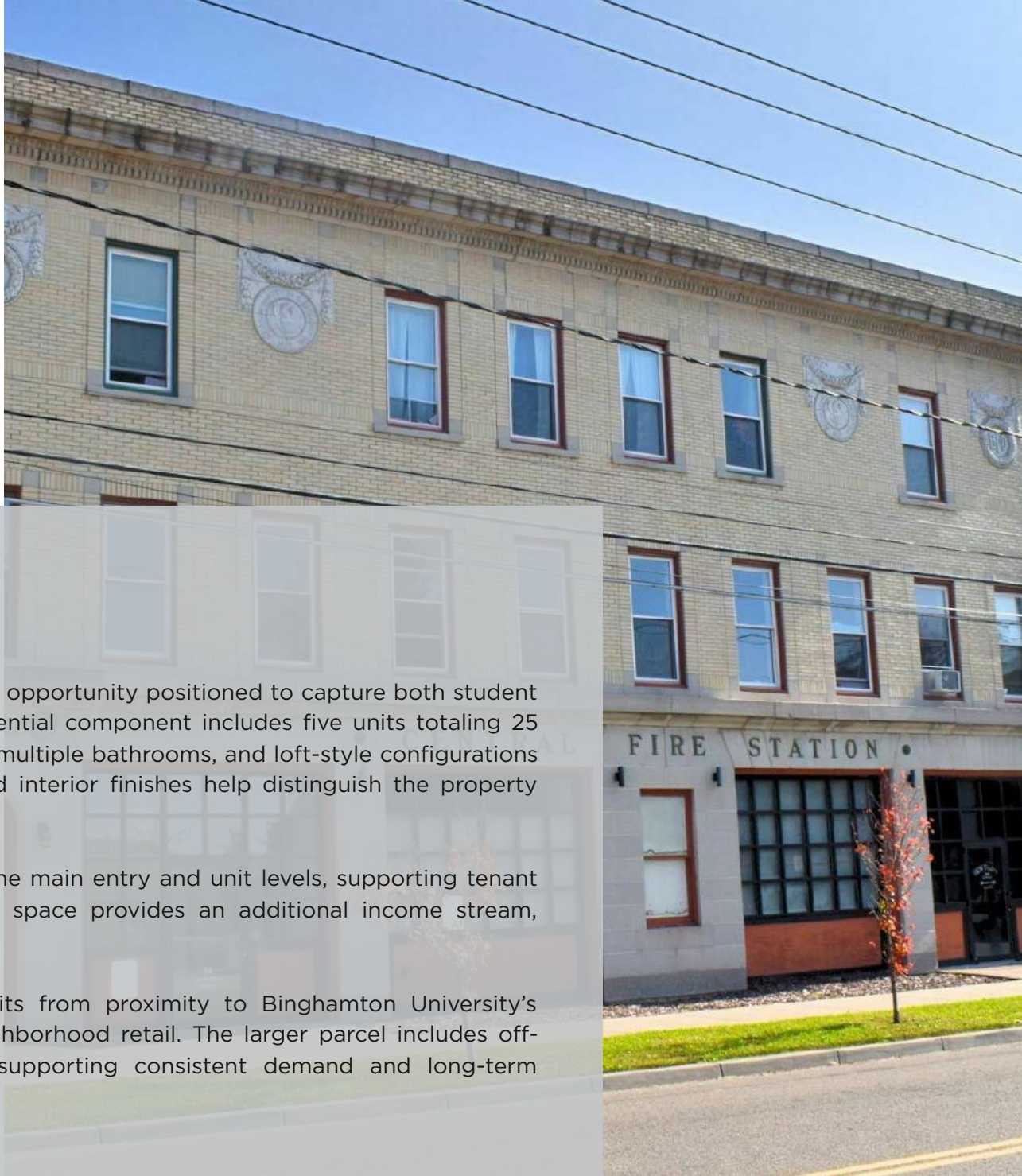
BUILDING SIZE: 13,020 SF

ABOUT:

74 Carroll Street is a 13,020 SF mixed-use investment opportunity positioned to capture both student housing demand and commercial income. The residential component includes five units totaling 25 student beds, designed with multi-bedroom layouts, multiple bathrooms, and loft-style configurations that align with current leasing preferences. Updated interior finishes help distinguish the property from competing inventory in the market.

The building features secure coded access at both the main entry and unit levels, supporting tenant quality and efficient management. The commercial space provides an additional income stream, supported by a recently executed three-year lease.

Situated just off Court Street, the property benefits from proximity to Binghamton University's downtown presence, public transportation, and neighborhood retail. The larger parcel includes off-street parking, a key advantage in this market, supporting consistent demand and long-term performance.



PROPERTY HIGHLIGHTS

- 13,020 SF mixed-use investment with residential and commercial income streams
- Five residential units totaling 25 student beds
- Student-focused layouts with multiple bathrooms and loft-style configurations
- Secure coded access at building and unit levels for operational control
- Commercial space supported by a recently executed three-year lease
- Larger parcel with off-street parking in a downtown-adjacent location



SECURED ACCESS



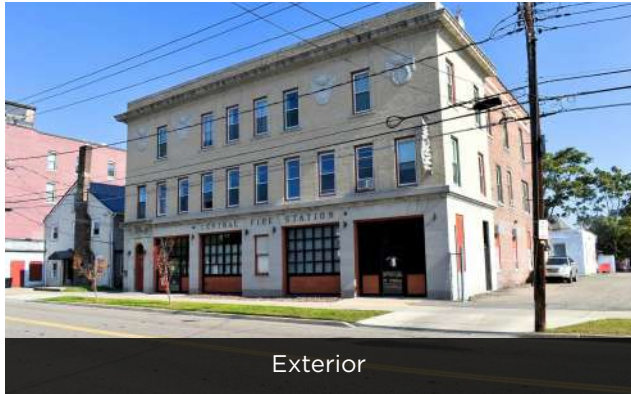
DEDICATED PARKING



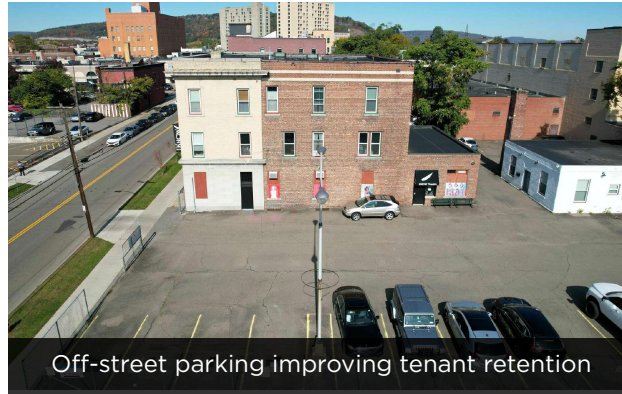
MIXED USE INCOME



PROPERTY PHOTOS



Exterior



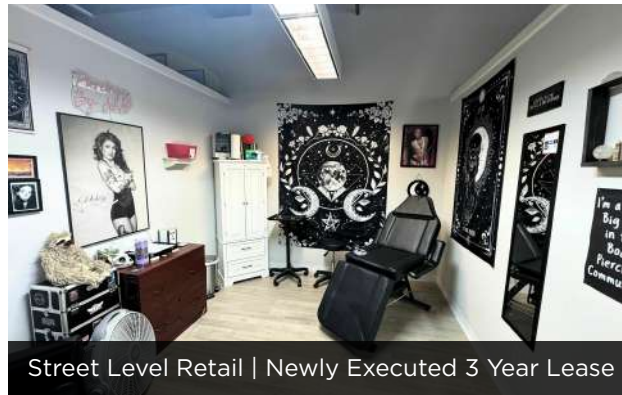
Off-street parking improving tenant retention



Diversified income from residential and commercial tenancy



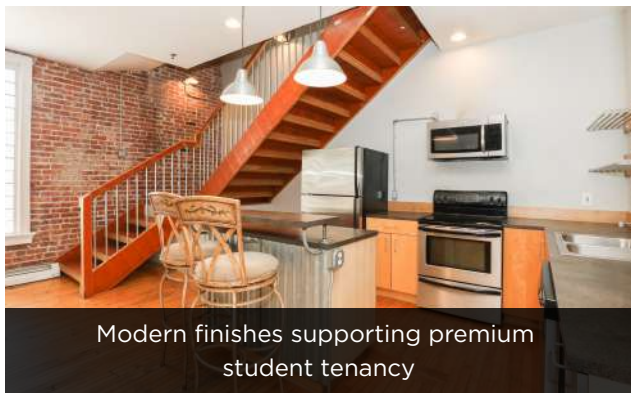
Street Level Retail | Newly Executed 3 Year Lease



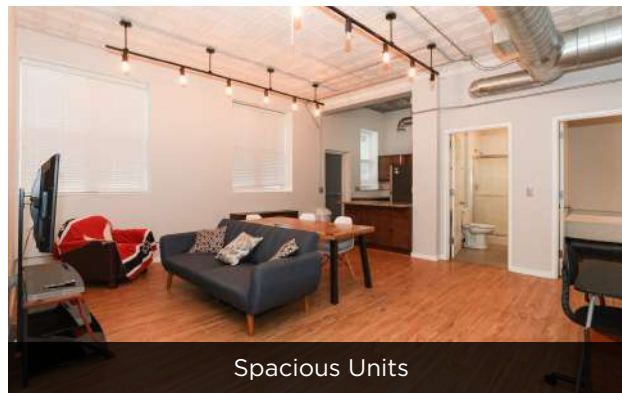
Street Level Retail | Newly Executed 3 Year Lease



Street Level Retail | Newly Executed 3 Year Lease



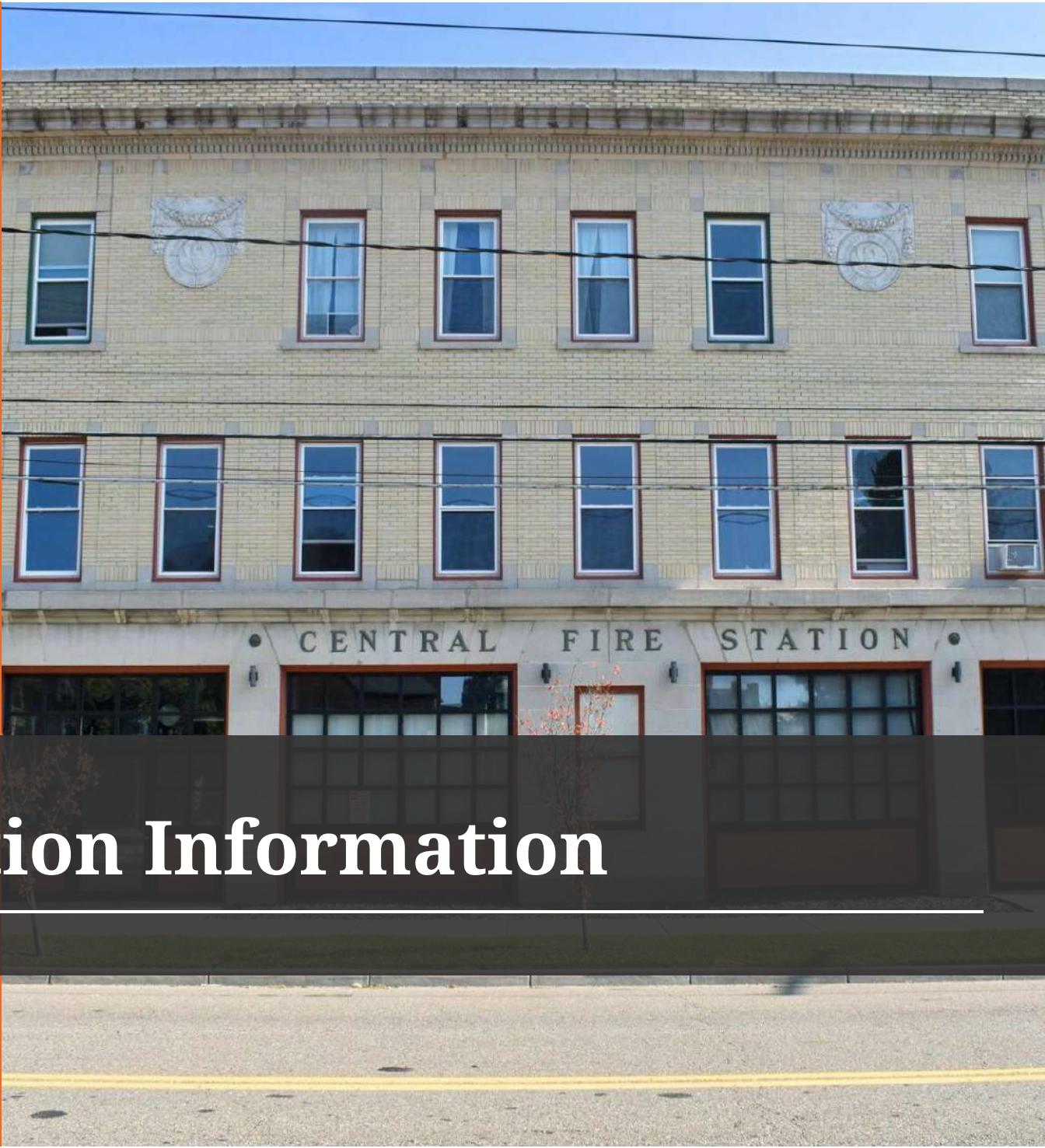
Modern finishes supporting premium student tenancy



Spacious Units



25 Bed Count

A photograph of a three-story brick fire station. The building has a light-colored brick facade with a decorative cornice. The second floor features six windows, each with a decorative stone surround. The first floor has large, multi-paned garage doors. The words "CENTRAL FIRE STATION" are inscribed in large, dark letters above the central garage door. A dark grey semi-transparent banner is overlaid on the lower portion of the image, containing the text "Location Information" in white. A vertical orange bar is on the left side of the image.

Location Information

LOCATION DESCRIPTION



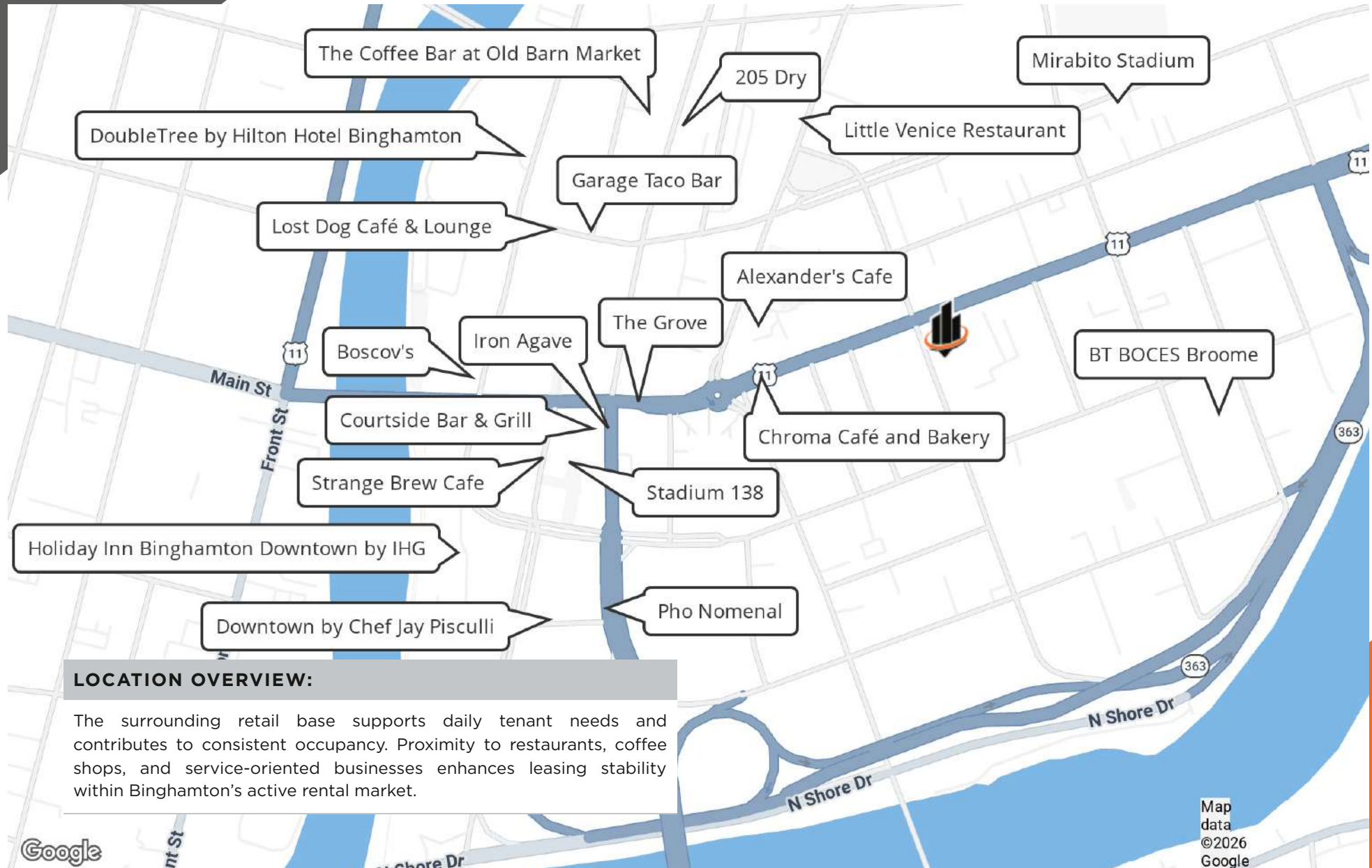
Positioned just off Court Street, 74 Carroll Street benefits from immediate access to Downtown Binghamton's primary demand drivers while maintaining a more controlled residential setting.

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.

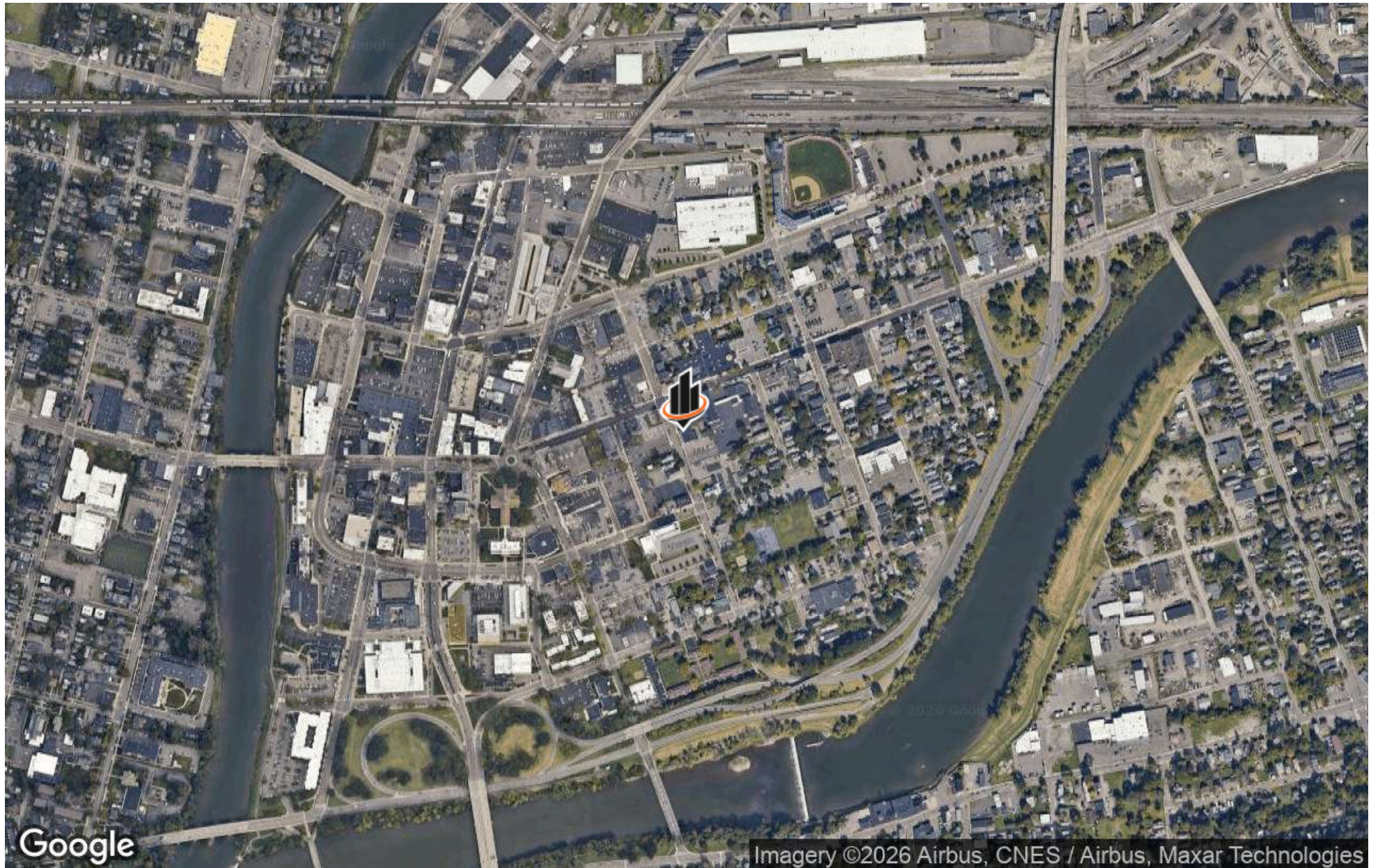
RETAILER MAP



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

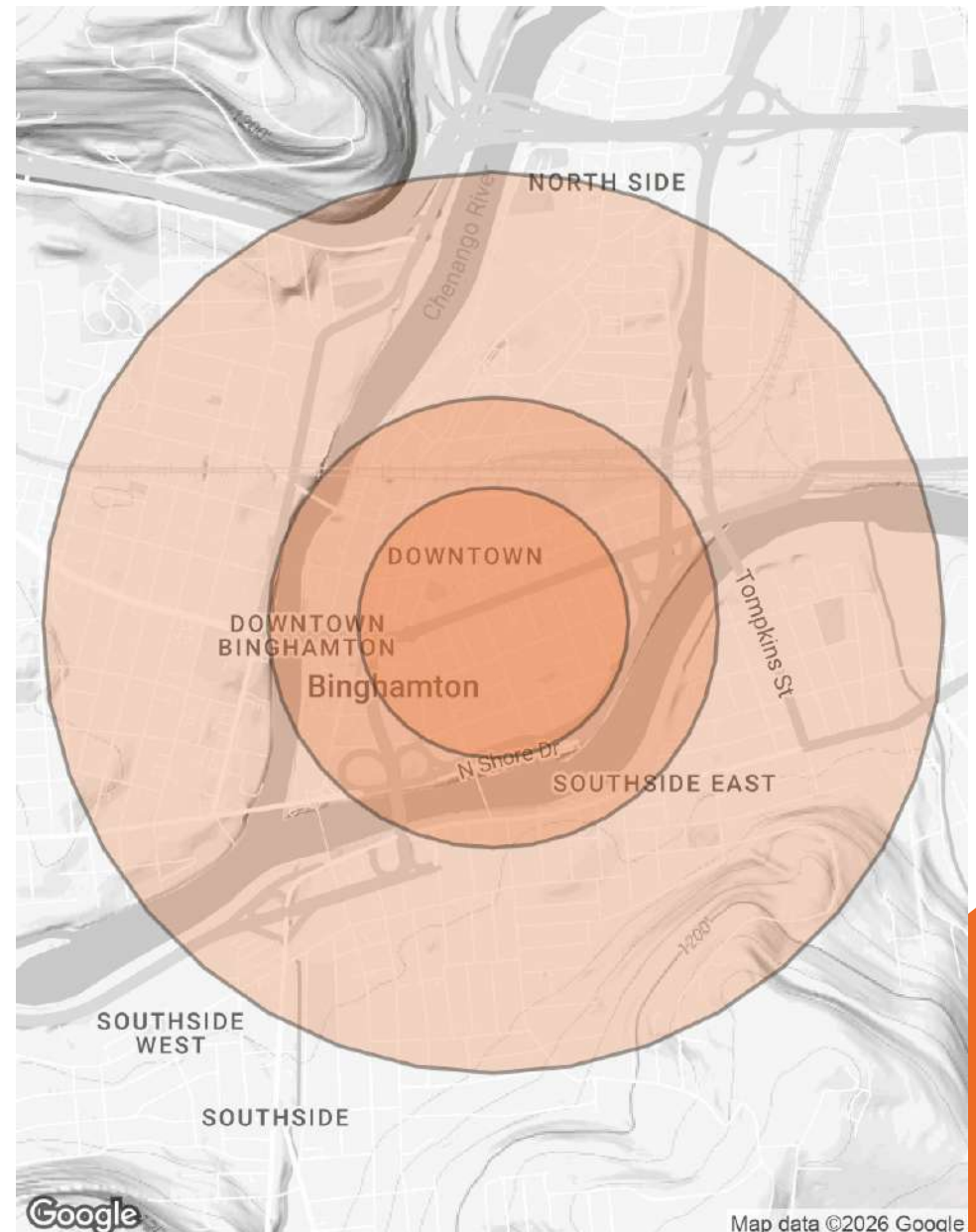


DEMOGRAPHICS MAP & REPORT

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

2020 American Community Survey (ACS)



A photograph of a three-story brick building, identified as the Central Fire Station. The building features a row of six windows on the top floor, each with a decorative stone crest above it. The middle floor has a row of eight windows. The ground floor has large, multi-paned glass doors. The words "CENTRAL FIRE STATION" are inscribed in large, dark letters above the ground-floor doors. A dark grey semi-transparent banner with the text "Sale Comparables" is overlaid on the lower left portion of the image. A vertical orange bar is on the far left edge.

Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	74 Carroll St 74 Carroll St Binghamton, NY	\$1,340,000	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



1

2



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

PRICE:	\$1,340,000	BLDG SIZE:	13,020 SF
LOT SIZE:	0.57 Acres	NO. UNITS:	7
CAP RATE:	8.18%	YEAR BUILT:	1970



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. 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		

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

A photograph of a three-story brick fire station. The building has a light-colored brick facade with a decorative cornice. The second floor features six windows, each with a decorative stone surround. The first floor has large, multi-paned garage doors. The words "CENTRAL FIRE STATION" are inscribed in large, dark letters above the central garage door. A dark grey semi-transparent banner is overlaid on the lower portion of the image, containing the text "Property Analysis" in white serif font, underlined. A vertical orange bar is on the left side of the image.

Property Analysis

INCOME & EXPENSES

INCOME SUMMARY		74 CARROLL STREET
VACANCY COST		(\$6,359)
GROSS INCOME		\$205,609
EXPENSES SUMMARY		74 CARROLL STREET
MANAGEMENT (ESTIMATED 8%, CURRENT OWNER SELF MANAGES)		\$16,110
TAXES		\$42,333
UTILITIES E&G AND W&S		\$20,648
INSURANCE		\$7,302
REPAIRS AND MAINTENANCE		\$4,196
INTERNET AND CABLE		\$5,371
OPERATING EXPENSES		\$95,960
NET OPERATING INCOME		\$109,649

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE END
R1	4	2	\$2,700	05/28/2027
R2	6	2	\$4,260	05/28/2027
R3	5	2	\$3,000	05/28/2027
R4	5	2	\$2,700	05/28/2027
74 1/2	5	2	\$2,800	05/31/2027
C1	-	0.5	\$850	06/30/2026
C2	-	0.5	\$1,354	02/28/2028
TOTALS			\$17,664	
AVERAGES			\$2,523	

PROFIT & LOSS STATEMENT (2024-2025)

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 tenants)	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.

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



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

520 COLUMBIA DR. SUITE 103
JOHNSON CITY, NY 13790



SVNINNOVATIVE.COM