

OFFERING MEMORANDUM
1104 Monroe Ave

1104 MONROE ST
Endicott, NY 13760

PRESENTED BY:

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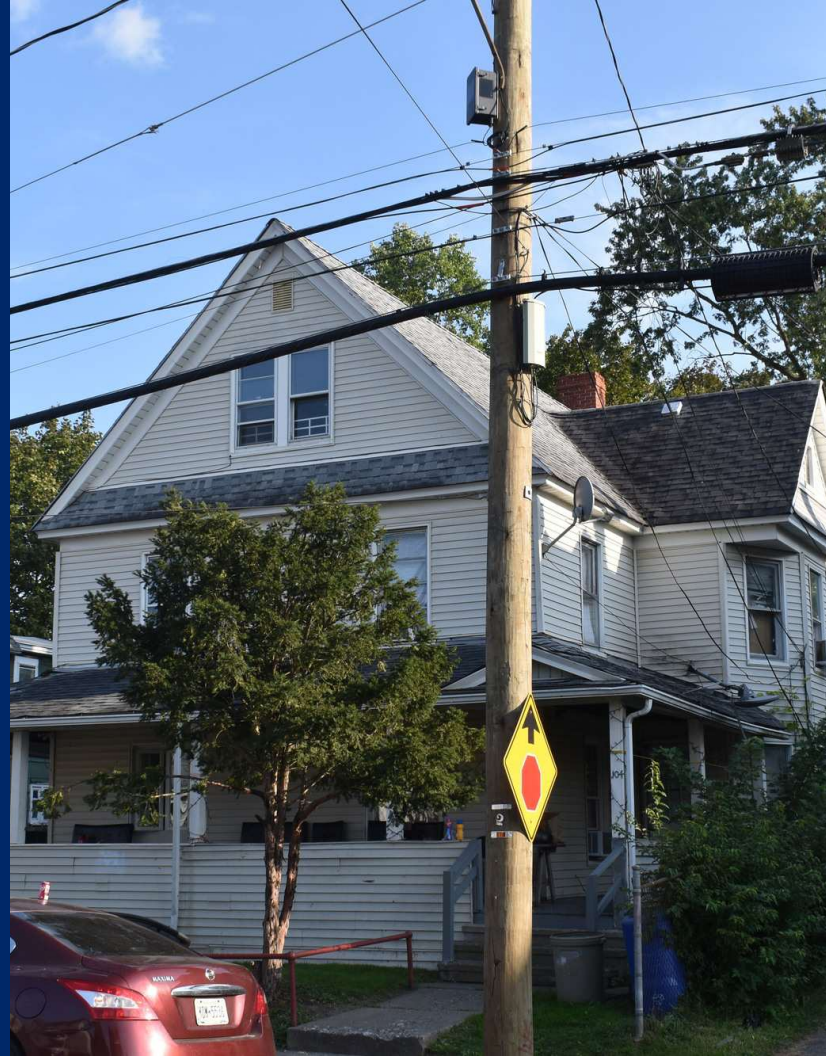




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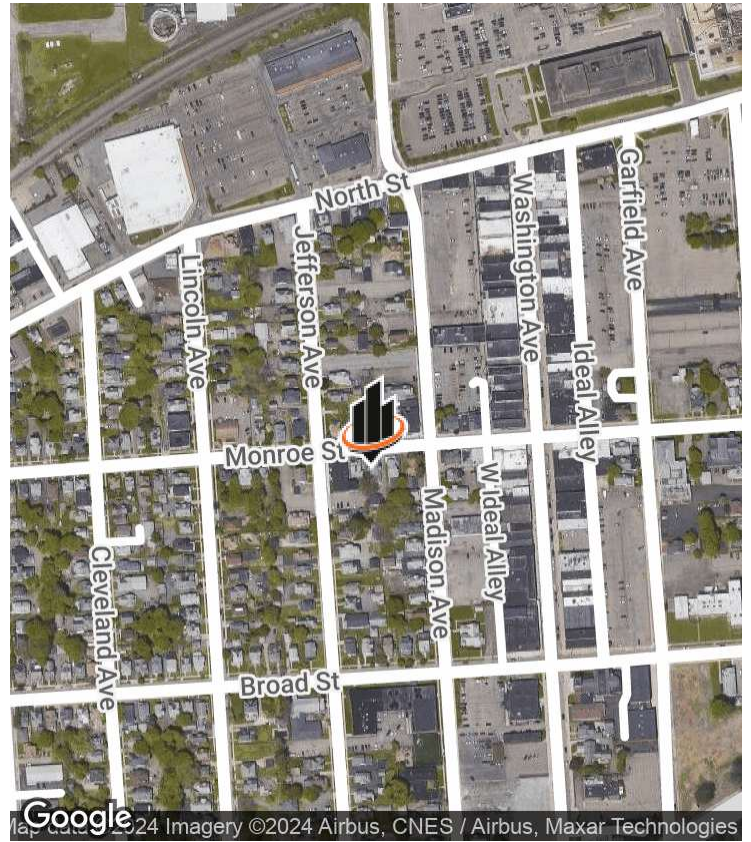
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations 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
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$330,000
NUMBER OF UNITS:	6
LOT SIZE:	0.23 Acres
BUILDING SIZE:	4,852 SF
NOI:	\$34,698.58
CAP RATE:	10.51%

PROPERTY DESCRIPTION

This well-located 6-unit property is now available for sale in the heart of Endicott, NY, known as the birthplace of IBM and Endicott Johnson Shoes. Situated in a rapidly developing area, fueled by the arrival of a new Battery Manufacturer and Solar Manufacturer, the property is positioned to benefit from significant local growth.

Centrally located and within walking distance to Washington Avenue, BAE Systems, the Huron Campus, and IM3, it offers both convenience and strong investment potential.

Located in a Federal Opportunity Zone, the building includes 3 one-bedroom units, 1 two-bedroom unit, and 1 four-bedroom unit, offering excellent cash flow opportunities. This property must be sold as a package with either 310 E Main St or 102-102 W Main St.

PROPERTY HIGHLIGHTS

- This is in a Federal Opportunity Zone
- Very walkable score of 84
- Walking distance to Washington Ave. BAE Systems, the Huron Campus and IM3
- In a rapidly developing area.

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LOCATION DESCRIPTION

Endicott, NY, the birthplace of IBM and Endicott Johnson Shoes, is experiencing significant growth with the arrival of a new Battery Manufacturer and Solar Manufacturer, both expected to bring a wave of new jobs to the area.

This property is perfectly positioned to take advantage of the area's rapid expansion, located within walking distance to Washington Avenue, BAE Systems, IM3, and the Huron Campus.

Centrally located in the Endicott market, the property has a walkability score of 84 and is situated in a Federal Opportunity Zone, making it an outstanding investment opportunity in this growing community.

COMPLETE HIGHLIGHTS

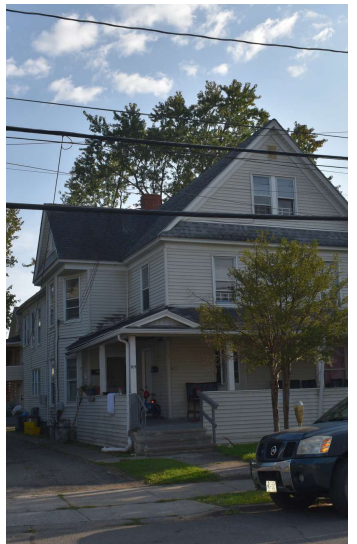
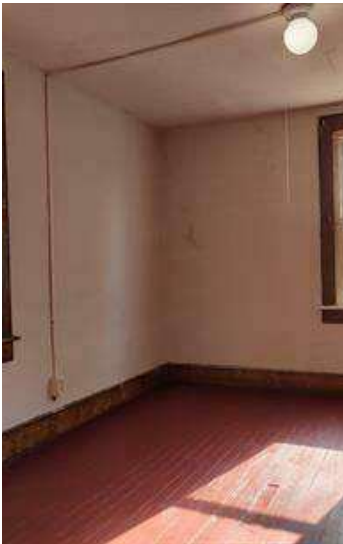


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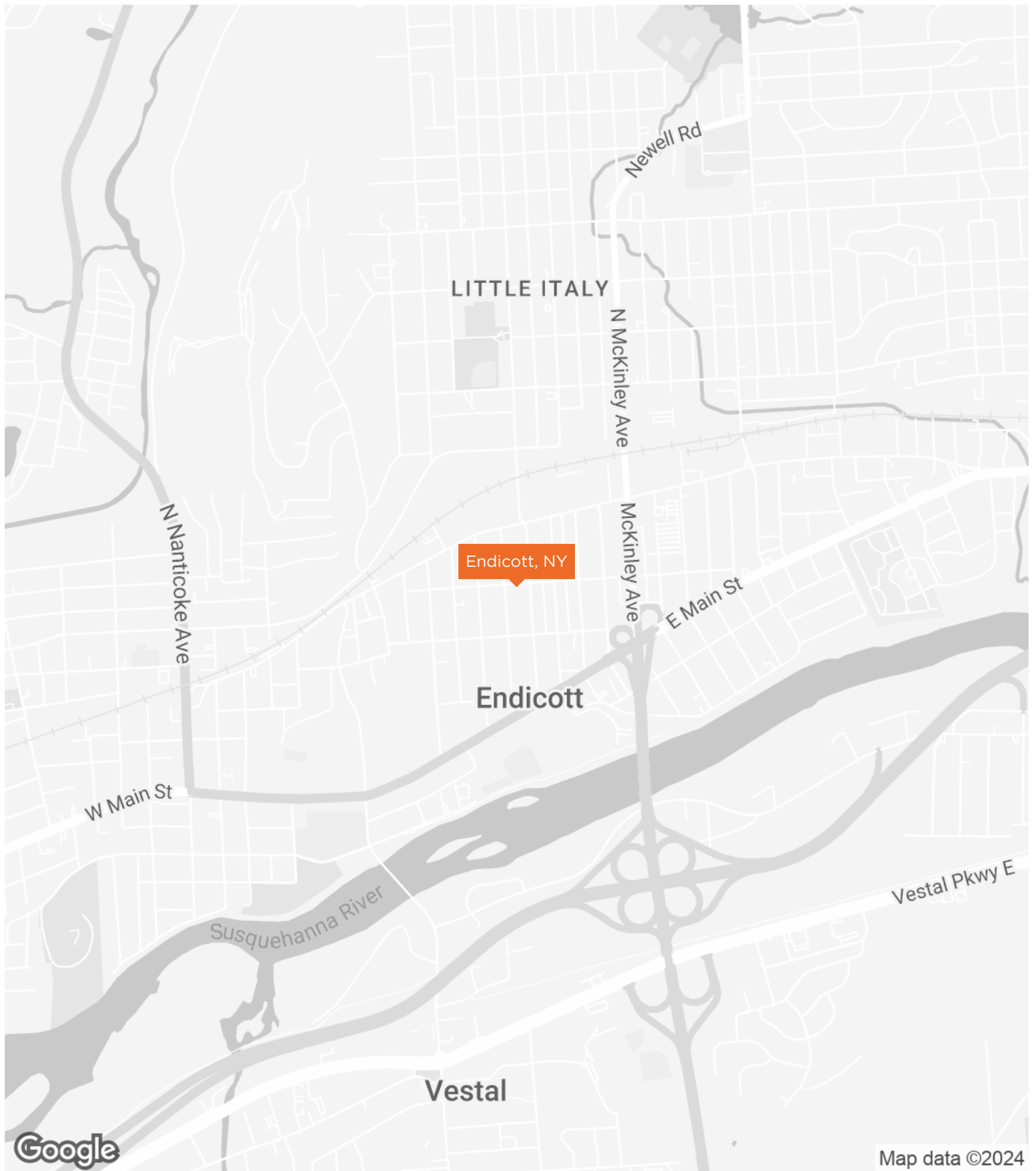
ADDITIONAL PHOTOS



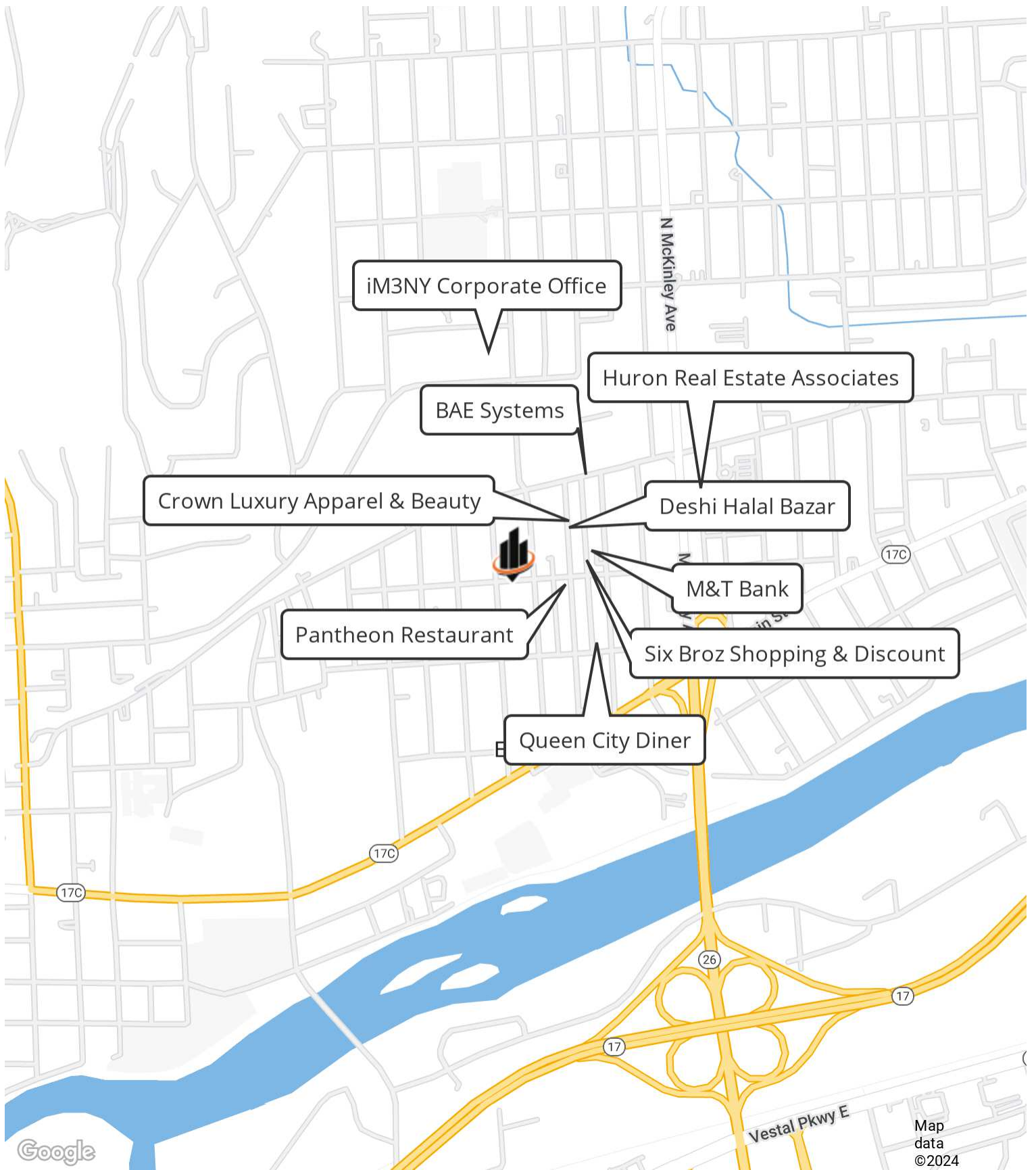


SECTION 2
Location
Information

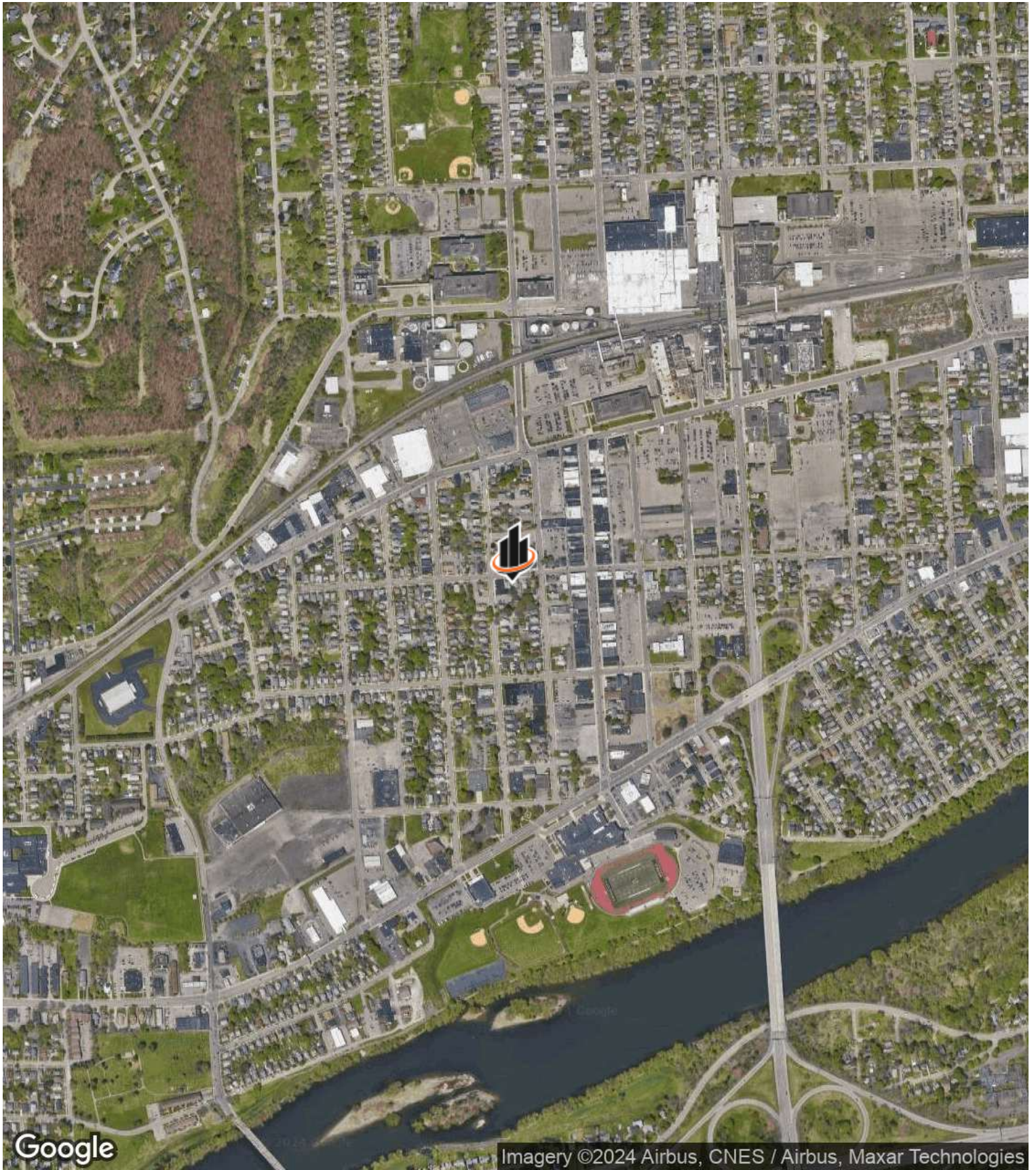
REGIONAL MAP

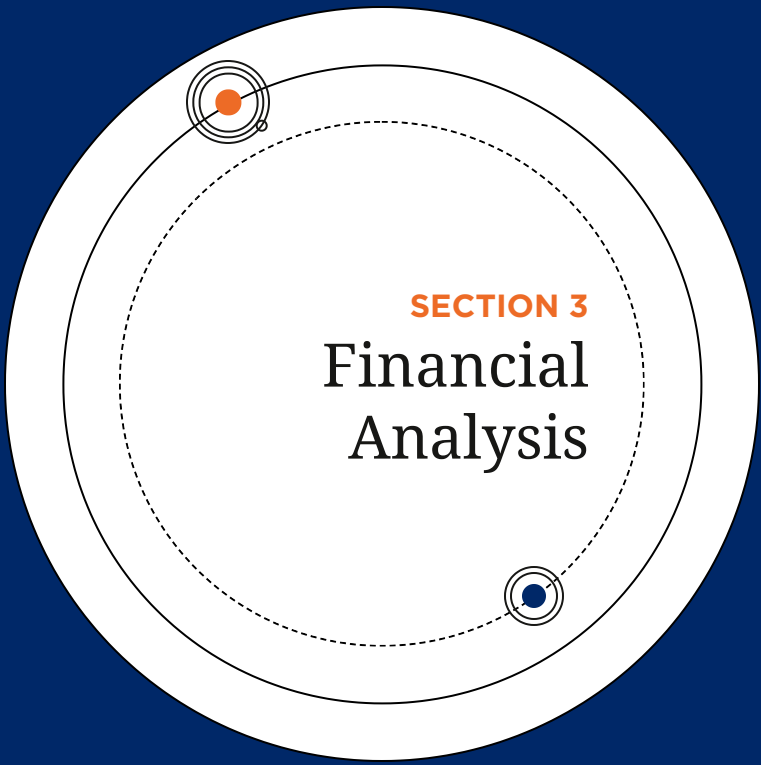


LOCATION MAP



AERIAL MAP





SECTION 3
**Financial
Analysis**



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

1104 MONROE AVE

PRICE	\$330,000
PRICE PER SF	\$68
PRICE PER UNIT	\$55,000
GRM	4.82
CAP RATE	10.51%
CASH-ON-CASH RETURN (YR 1)	10.51%
TOTAL RETURN (YR 1)	\$34,699

OPERATING DATA

1104 MONROE AVE

GROSS SCHEDULED INCOME	\$68,424
TOTAL SCHEDULED INCOME	\$68,424
VACANCY COST	\$3,421
GROSS INCOME	\$65,003
OPERATING EXPENSES	\$30,304
NET OPERATING INCOME	\$34,699
PRE-TAX CASH FLOW	\$34,699

FINANCING DATA

1104 MONROE AVE

DOWN PAYMENT	\$330,000
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INCOME & EXPENSES

INCOME SUMMARY

1104 MONROE AVE

VACANCY COST	(\$3,421)
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GROSS INCOME	\$65,003
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EXPENSES SUMMARY

1104 MONROE AVE

MANAGEMENT (ESTIMATED 8%)	\$5,200
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ELECTRIC	\$2,447
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INSURANCE	\$1,573
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LANDSCAPING	\$560
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GAS	\$6,201
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PROPERTY TAX	\$9,325
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SNOW REMOVAL	\$250
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WATER AND SEWER	\$4,748
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OPERATING EXPENSES	\$30,304
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NET OPERATING INCOME	\$34,699
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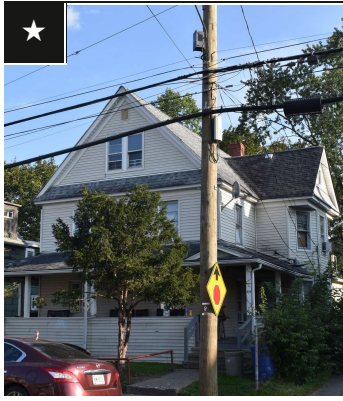
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE END
-	1	1	\$850	\$904	-	2/26/2025
-	1	1	\$655	\$904	-	9/10/2025
-	1	1	\$904	\$904	-	3/31/2025
-	4	1	-	\$1,644	-	-
-	1	1	-	\$904	-	-
-	2	1	\$775	\$1,141	-	11/30/2024
TOTALS			\$3,184	\$6,401	\$0.00	
AVERAGES			\$796	\$1,067		



SECTION 4
Sale
Comparables

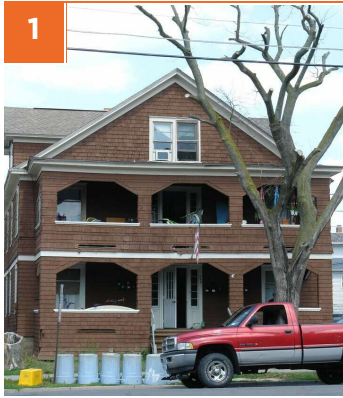
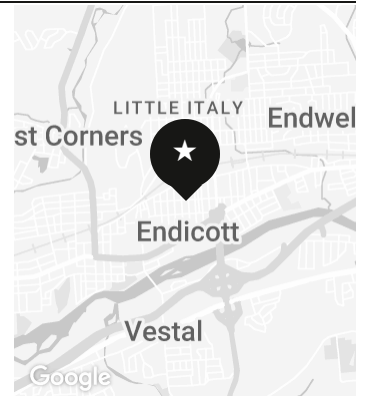
SALE COMPS



★ 1104 MONROE AVE

1104 Monroe St, Endicott, NY 13760

PRICE: \$330,000 **BLDG SIZE:** 4,852 SF
CAP RATE: 10.51% **YEAR BUILT:** 1960
PRICE/SF: \$68.01 **NOI:** \$34,699



1

1 307 GARFIELD

Endicott, NY 13760

PRICE: \$960,000 **BLDG SIZE:** 9,759 SF
PRICE/SF: \$98.37

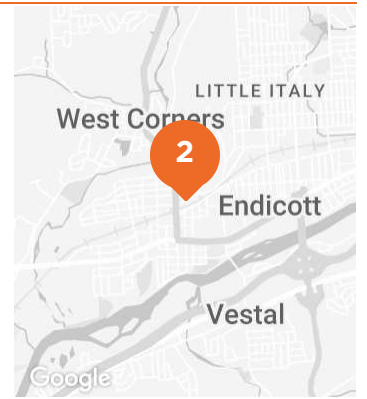


2

2 2-4 NORTH LIBERTY

Endicott, NY 13760

PRICE: \$359,000 **BLDG SIZE:** 5,248 SF
CAP RATE: 10.27% **YEAR BUILT:** 1920
PRICE/SF: \$68.41 **OCCUPANCY:** -1%
NOI: \$37,008

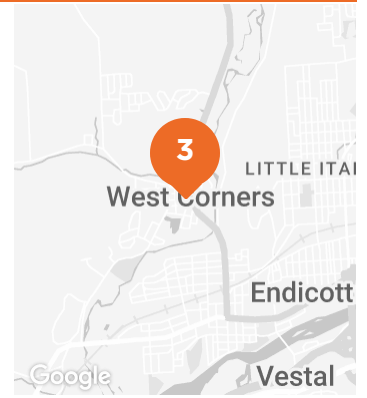


3

3 308 GRANT

Endicott, NY 13760

PRICE: \$235,000



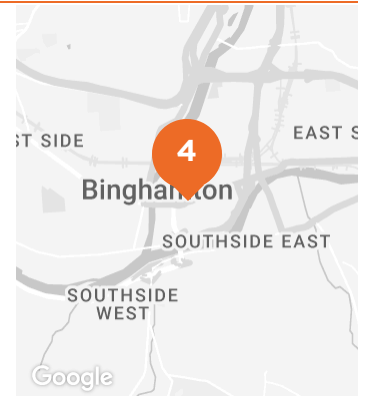
SALE COMPS

4

101 COURT ST

Binghamton, NY 13901

PRICE:	\$1,050,000	BLDG SIZE:	7,680 SF
CAP RATE:	9.18%	YEAR BUILT:	1960
PRICE/SF:	\$136.72	OCCUPANCY:	100%
NOI:	\$114,768		

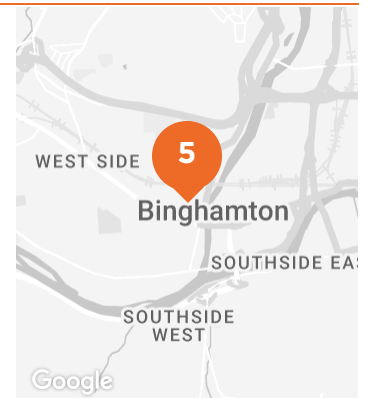


5

18 NORTH ST

Binghamton, NY 13905

PRICE:	\$590,000	CAP RATE:	10%
YEAR BUILT:	1960	OCCUPANCY:	97.10%

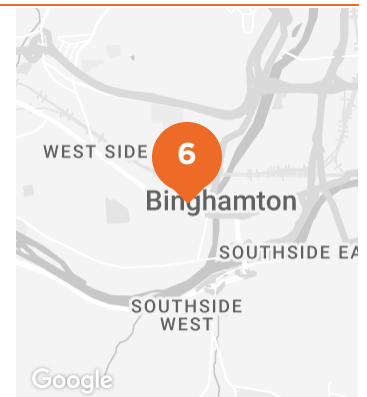


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119 MURRAY ST

Binghamton, NY 13905

PRICE:	\$600,000	YEAR BUILT:	1960
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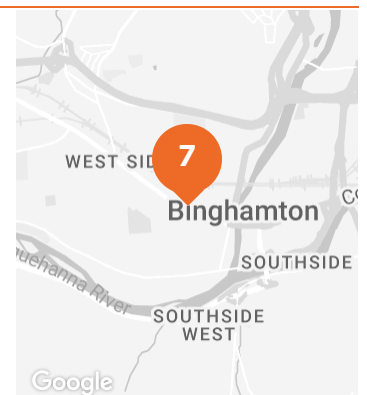


7

5 MATHER ST

5 Mather Street, Binghamton, NY 13905

PRICE:	\$625,000	BLDG SIZE:	8,556 SF
CAP RATE:	7%	YEAR BUILT:	1965
PRICE/SF:	\$73.05	OCCUPANCY:	100%



SALE COMPS

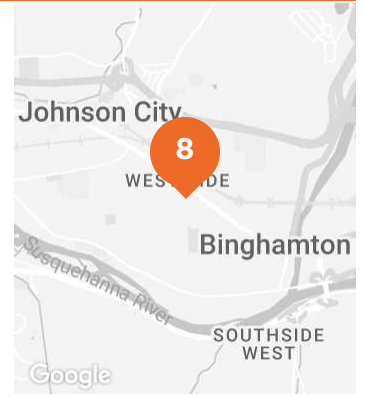
8

2 GRAND BLVD

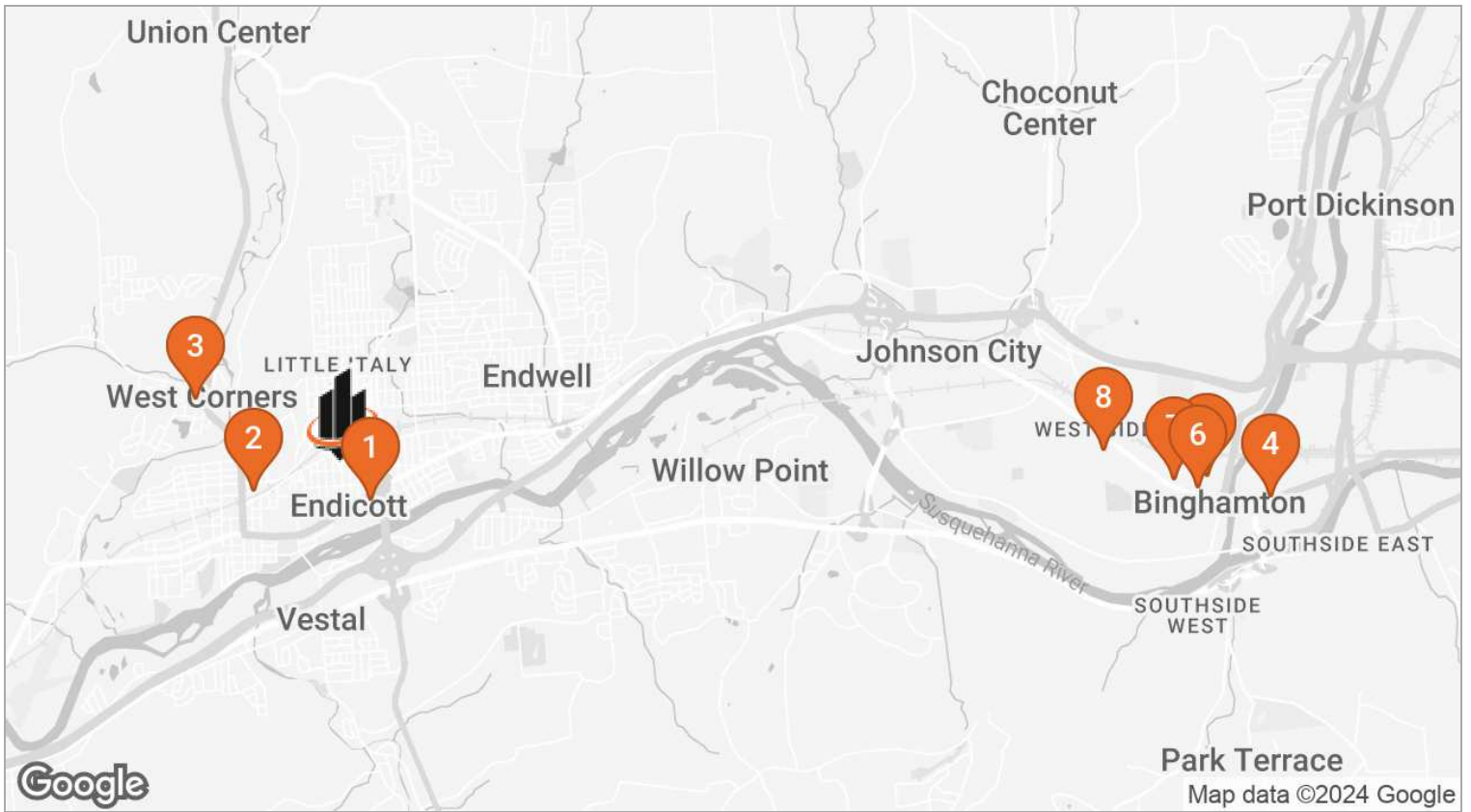
Binghamton, NY 13905

PRICE: \$690,000 **CAP RATE:** 8.60%

YEAR BUILT: 1970

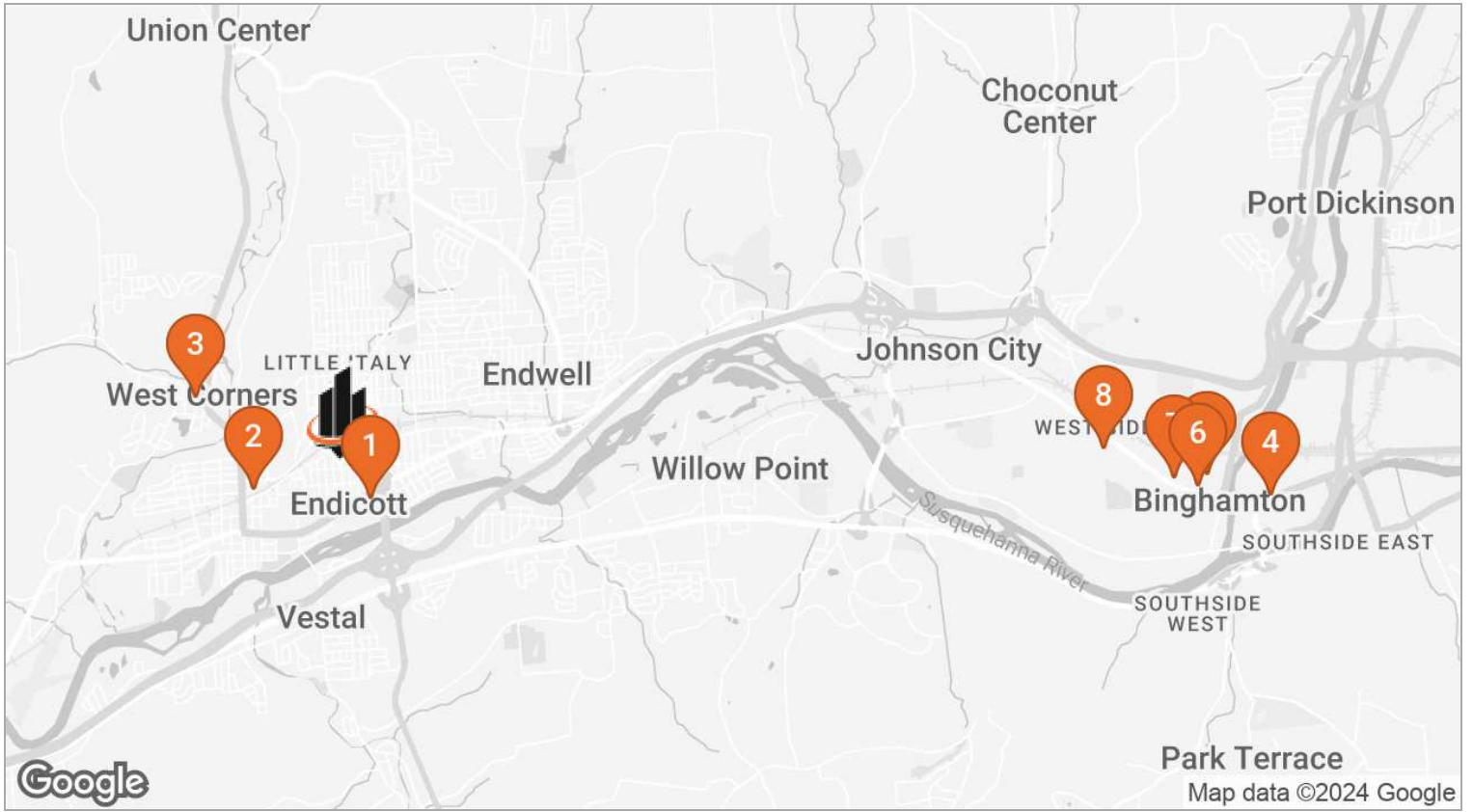


SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
★	1104 Monroe Ave 1104 Monroe St Endicott, NY	\$330,000	4,852 SF	6	10.51%	\$68.01
1	307 Garfield Endicott, NY	\$960,000	9,759 SF	11	-	\$98.37
2	2-4 North Liberty Endicott, NY	\$359,000	5,248 SF	8	10.27%	\$68.41
3	308 Grant Endicott, NY	\$235,000	-	-	-	-
4	101 Court St Binghamton, NY	\$1,050,000	7,680 SF	19	9.18%	\$136.72
5	18 North St Binghamton, NY	\$590,000	-	12	10%	-
6	119 Murray St Binghamton, NY	\$600,000	-	12	-	-
7	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	6	7%	\$73.05

SALE COMPS MAP & SUMMARY

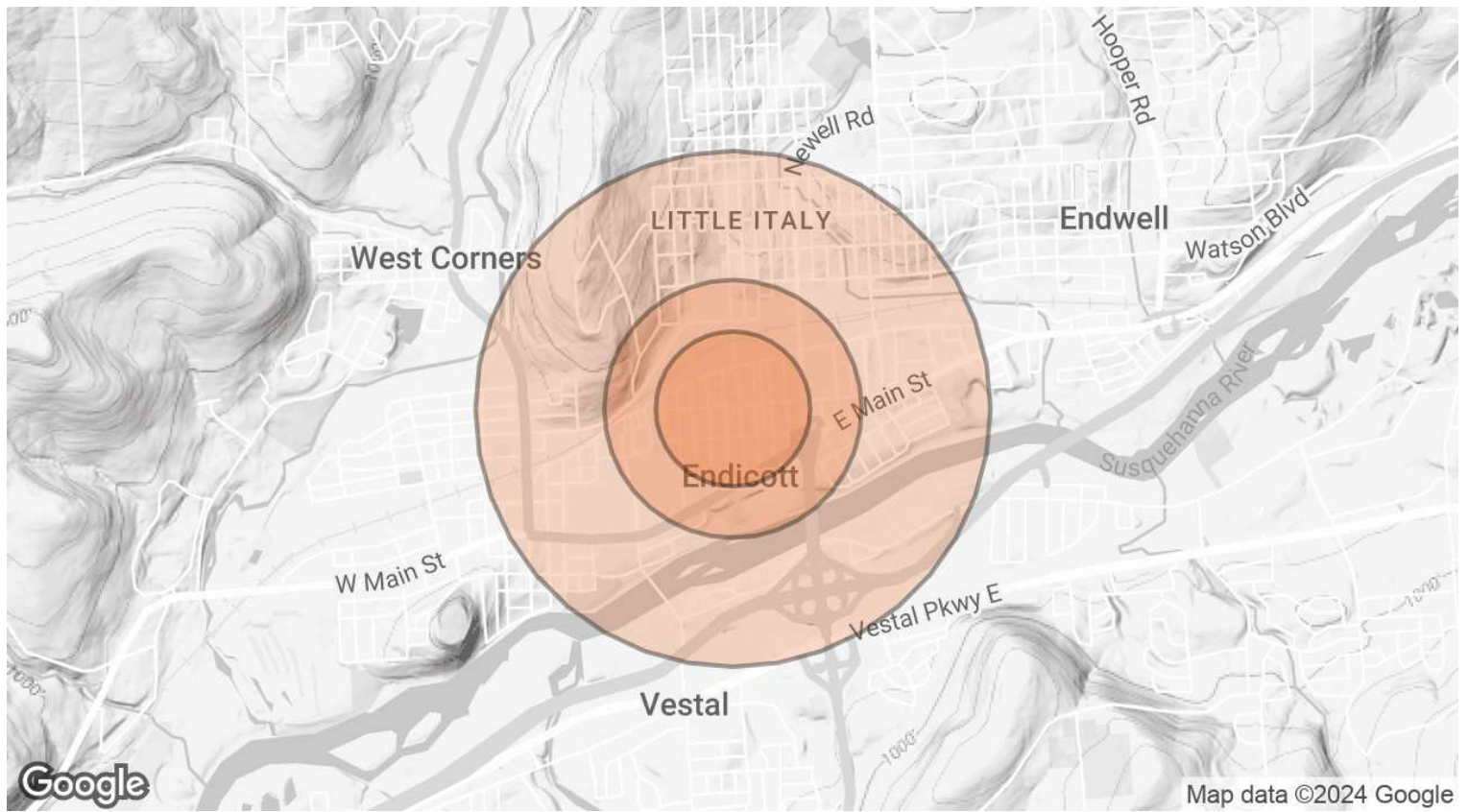


	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
8	2 Grand Blvd Binghamton, NY	\$690,000	-	10	8.60%	-
	AVERAGES	\$638,625	7,811 SF	11	9.01%	\$94.14



SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,625	2,966	12,789
AVERAGE AGE	37	39	41
AVERAGE AGE (MALE)	37	38	40
AVERAGE AGE (FEMALE)	37	39	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	713	1,304	5,710
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$53,820	\$56,297	\$63,615
AVERAGE HOUSE VALUE	\$141,131	\$154,855	\$146,254

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

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