



# Offering Memorandum

**TOWNHOUSE-STYLE MULTIFAMILY  
INVESTMENT OPPORTUNITY**

**101 Hooper Rd.**

**ENDICOTT, NY 13760**

**PRESENTED BY:**

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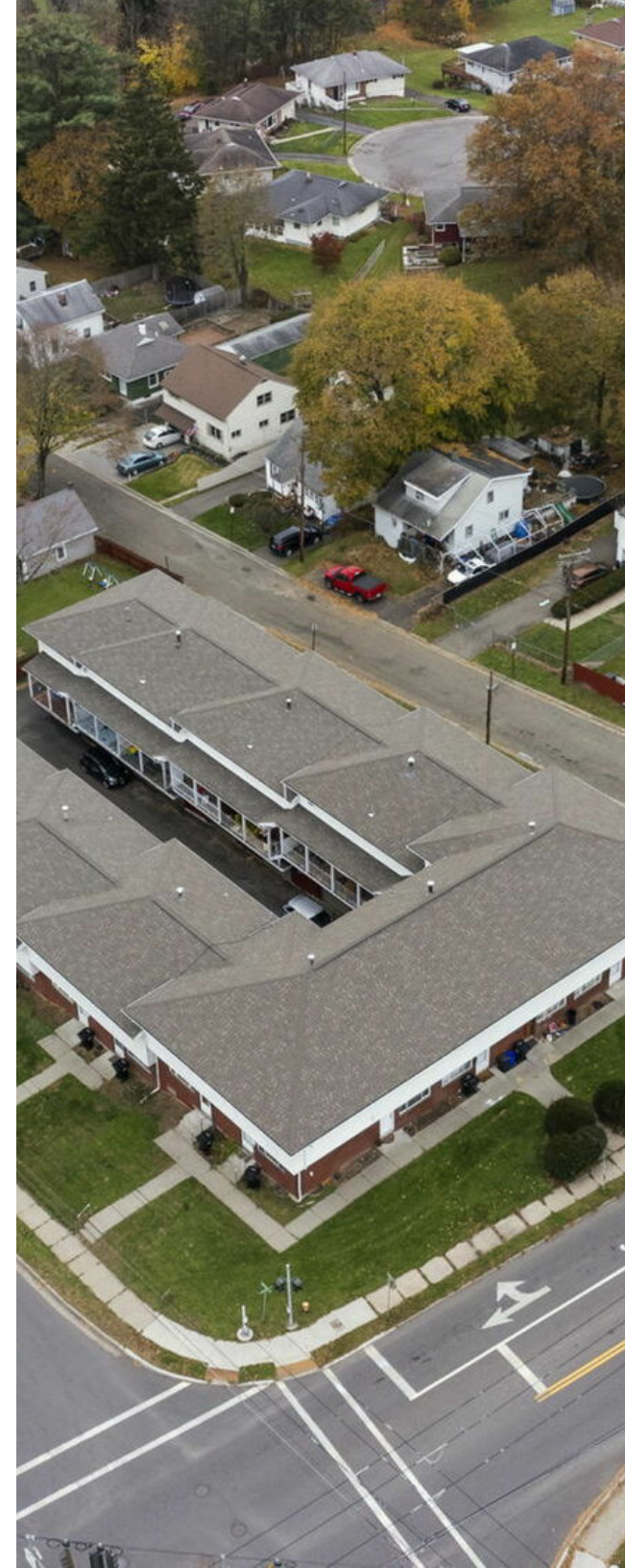
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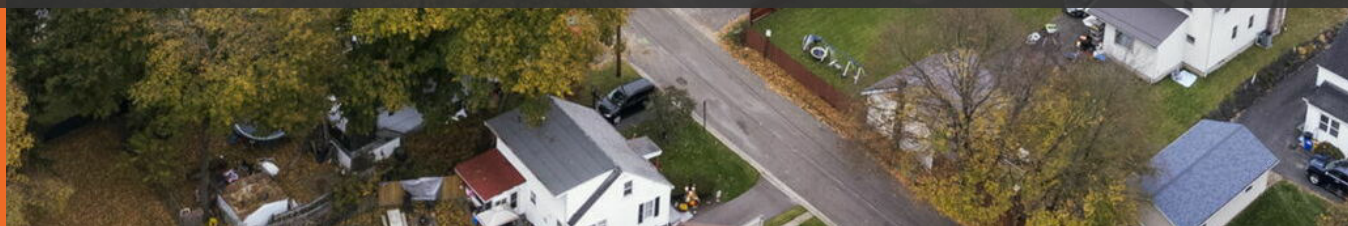
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# The Team

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# MEET THE TEAM

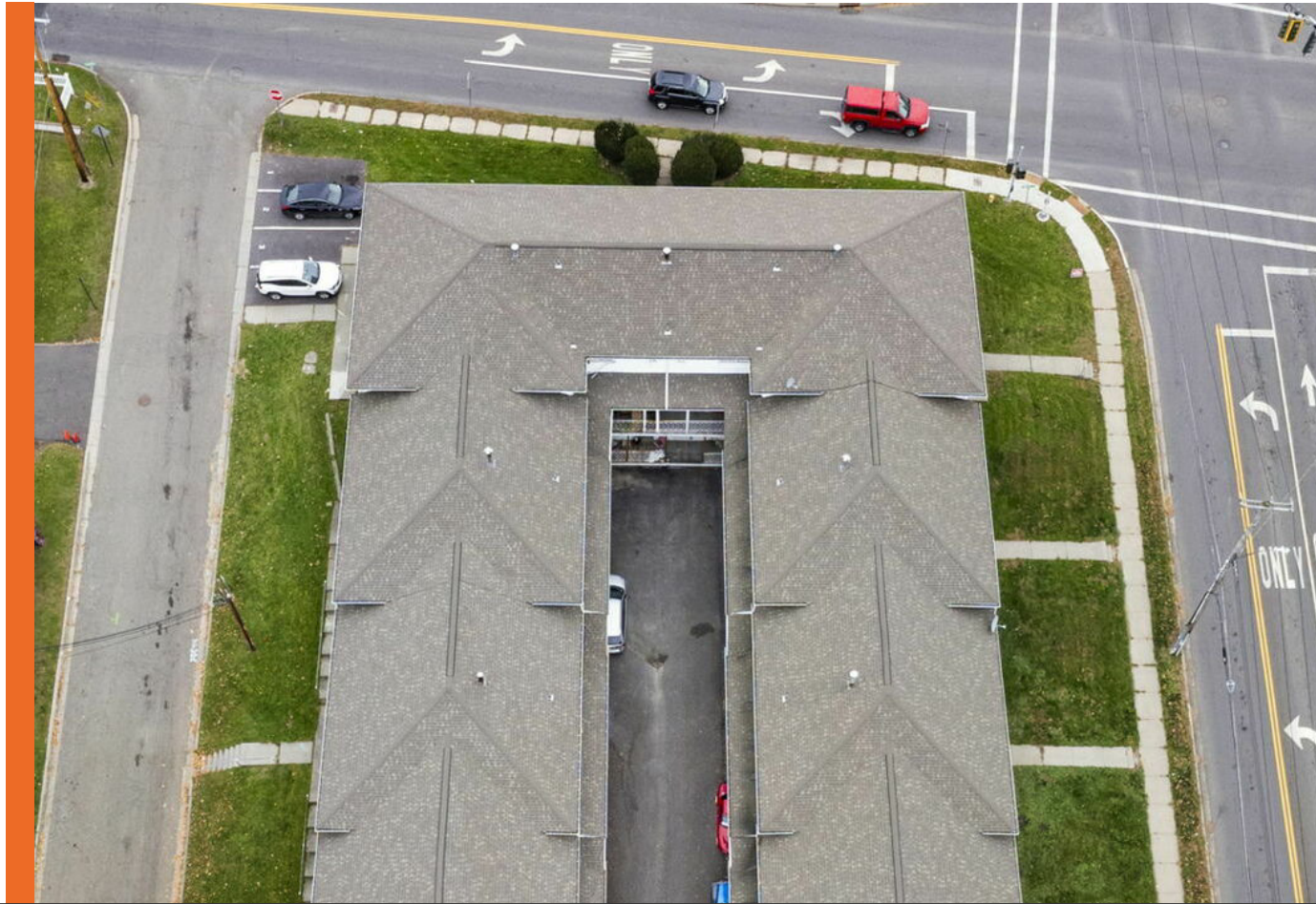


**Scott Warren, CCIM**

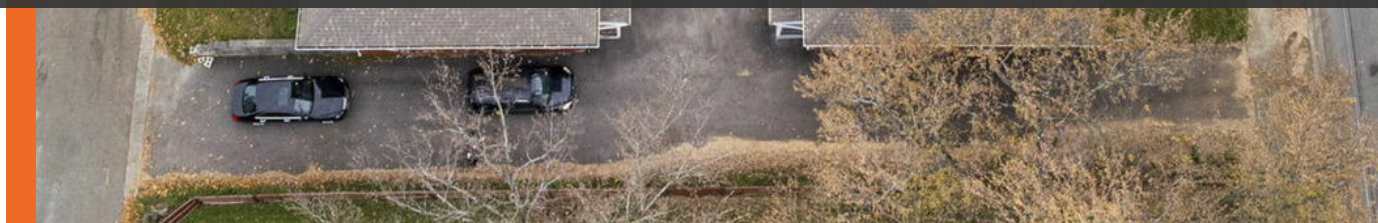
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# Property Information



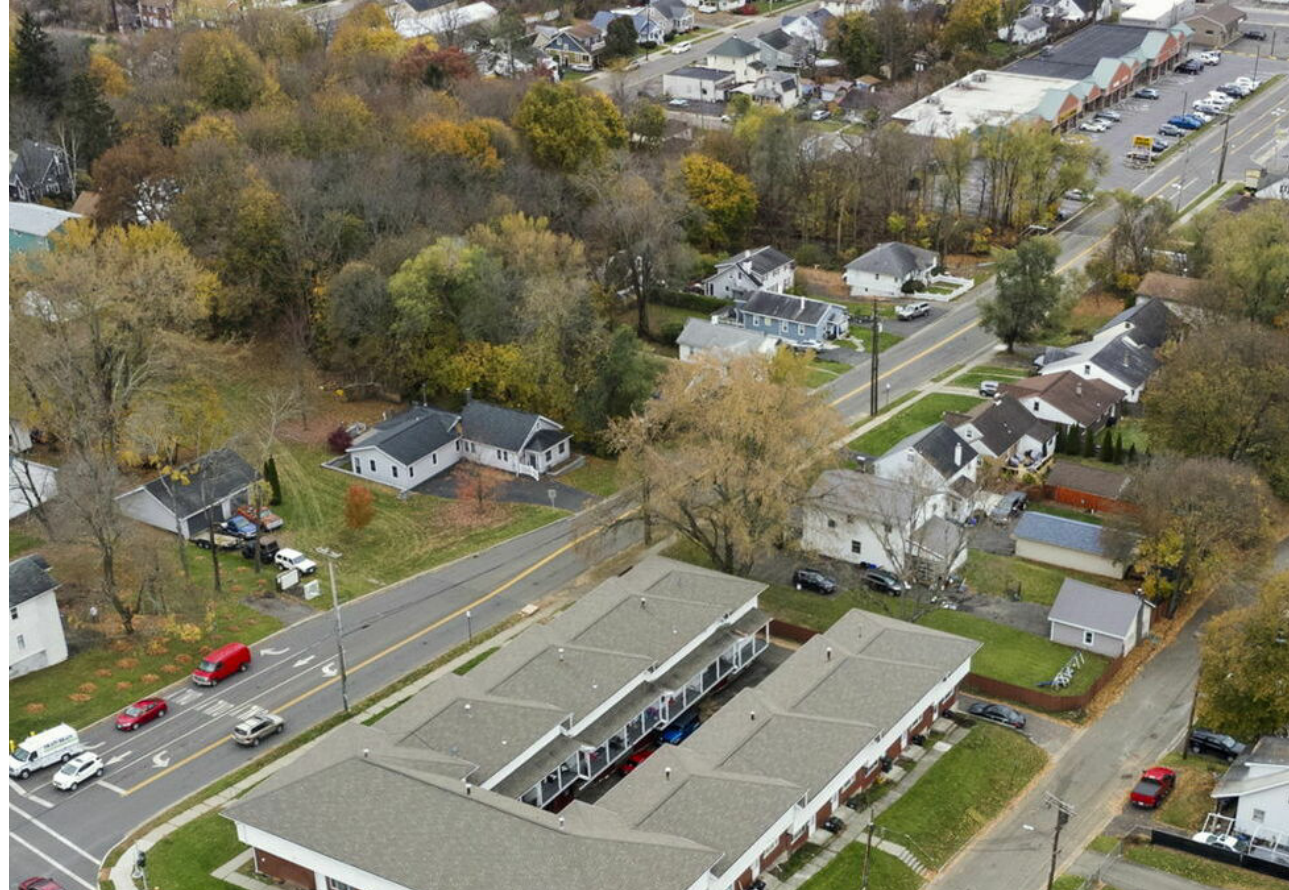
# PROPERTY SUMMARY

**101 HOOPER RD.**

ENDICOTT, NY 13760

## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$2,500,000</b>
<b>BUILDING SIZE:</b>	26,042 SF
<b>LOT SIZE:</b>	0.73 Acres
<b>CAP RATE:</b>	7.59%



# PROPERTY SUMMARY

Offered for sale is a 20-unit townhouse-style multifamily property located in the highly desirable Endwell market. The property features a strong unit mix of 9 three-bedroom units and 11 two-bedroom units, providing larger layouts that are increasingly difficult to find within the local rental inventory. Over the past year, ownership has completed significant interior renovations, with 18 of the 20 units receiving updated flooring, renovated kitchens, and modernized bathrooms. Each unit is separately equipped with its own furnace and water heater, supporting operational efficiency and tenant convenience. The property also includes 16 private drive-in garages, with additional basement storage available for select units. With renovated interiors, townhouse-style layouts, garage parking, and remaining upside through future rent growth, 101 Hooper Road offers a compelling value-add multifamily investment opportunity in one of Broome County's strongest residential submarkets.



## PROPERTY HIGHLIGHTS

- 20-unit townhouse-style multifamily property
- Unit mix includes 9 three-bedroom and 11 two-bedroom units
- 18 of 20 units recently renovated
- 16 private drive-in garages plus additional storage space
- Separate furnaces and water heaters for each unit



**20 UNITS TOTAL**



**RECENTLY RENOVATED**



**DRIVE-IN GARAGES**

## INVESTMENT THESIS

101 Hooper Road presents the opportunity to acquire a renovated townhouse-style multifamily asset within one of the Greater Binghamton area's most established and supply-constrained residential submarkets.

The property combines stable in-place cash flow with a clear path for continued operational growth through ongoing rental repositioning and future rent increases.



### SIGNIFICANT RECENT INTERIOR RENOVATIONS

18 of 20 units have been renovated with updated kitchens, modernized bathrooms, and new flooring, reducing near-term capital expenditures and enhancing marketability.



### LARGER TOWNHOME UNIT MIX

The desirable mix of 9 three-bedroom and 11 two-bedroom units offers spacious layouts that are increasingly limited in the local rental market.



### DESIRABLE LOCATION IN ENDWELL

Situated within the Maine-Endwell Central School District with immediate access to retail, services, major employers, and key transportation corridors throughout the region.



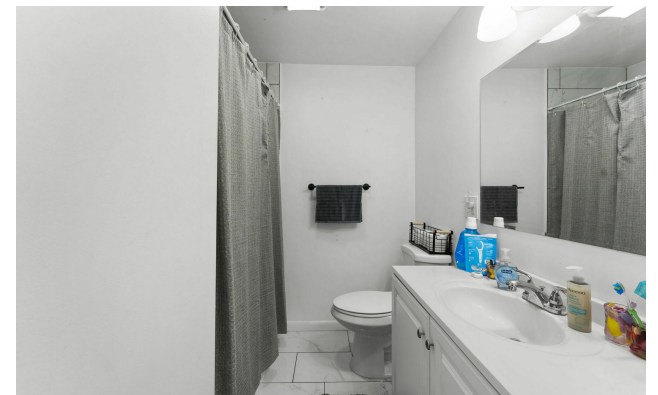
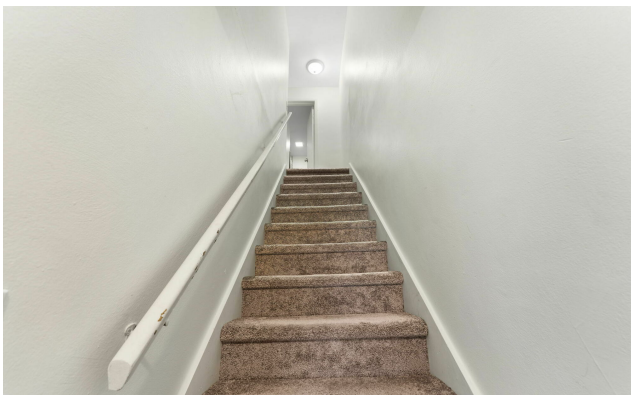
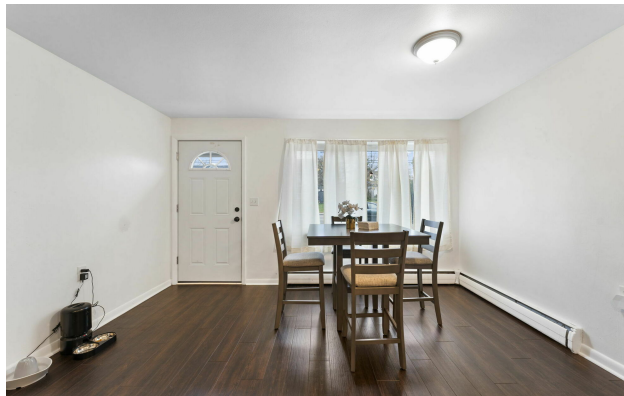
### GARAGE PARKING AND STORAGE AMENITIES

16 private drive-in garages, with additional basement storage for select units, enhance tenant convenience and support strong occupancy and retention.



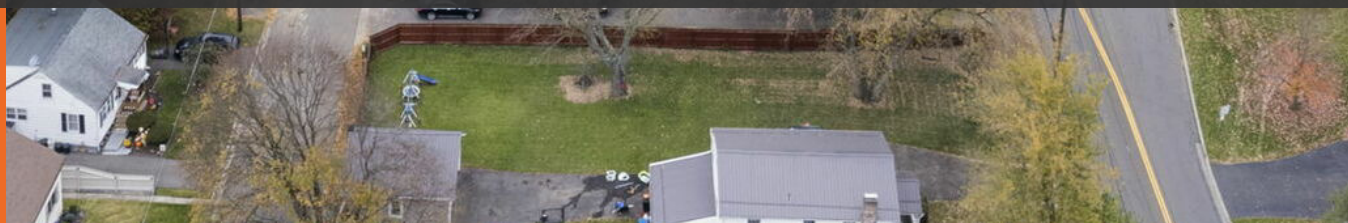
101 Hooper Road offers investors the opportunity to acquire a partially/reposited multifamily asset with attractive in-place income, completed capital improvements, and continued upside potential within a fundamentally stable Upgrade New York rental market.

# PROPERTY PHOTOS





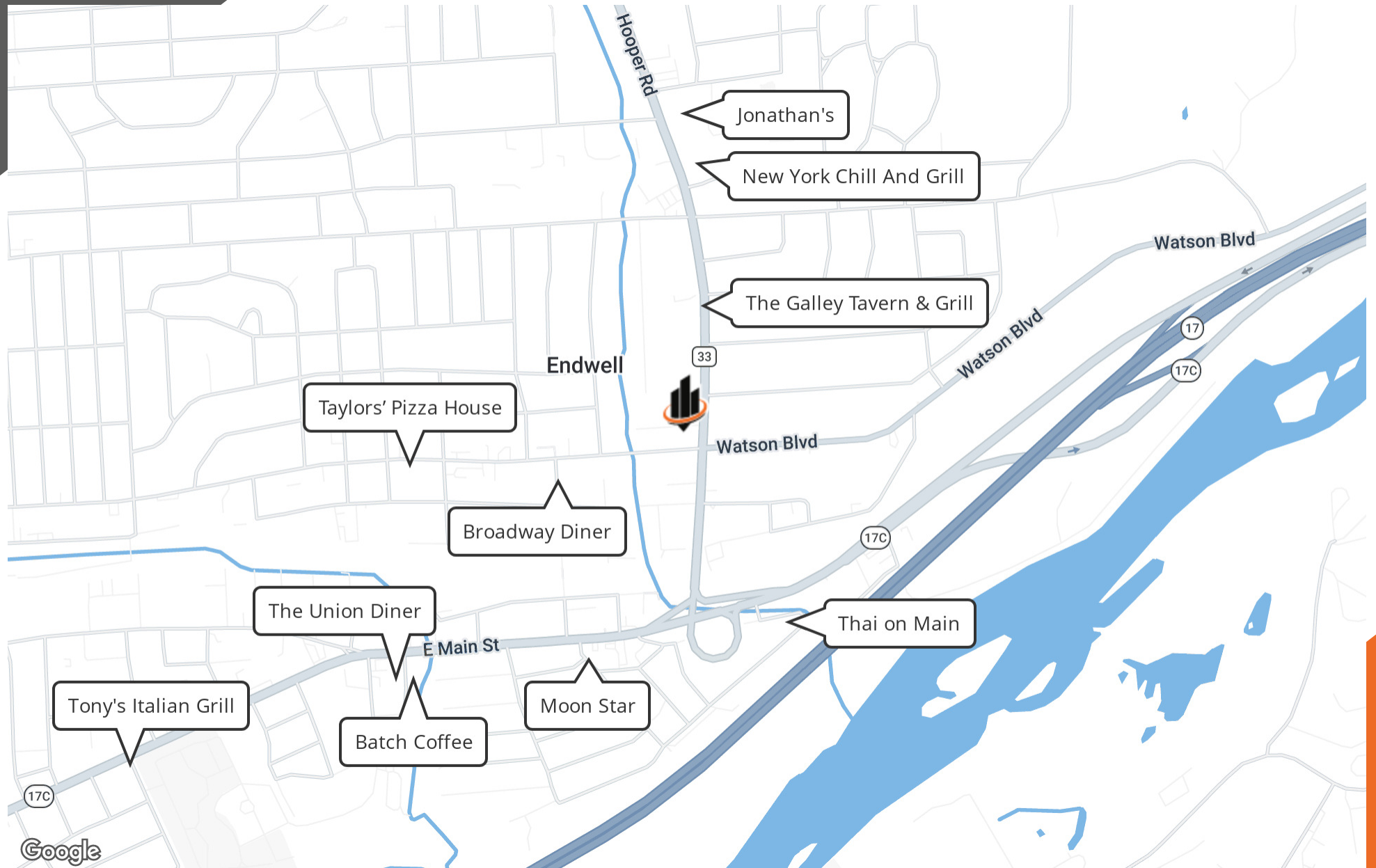
# Location Information



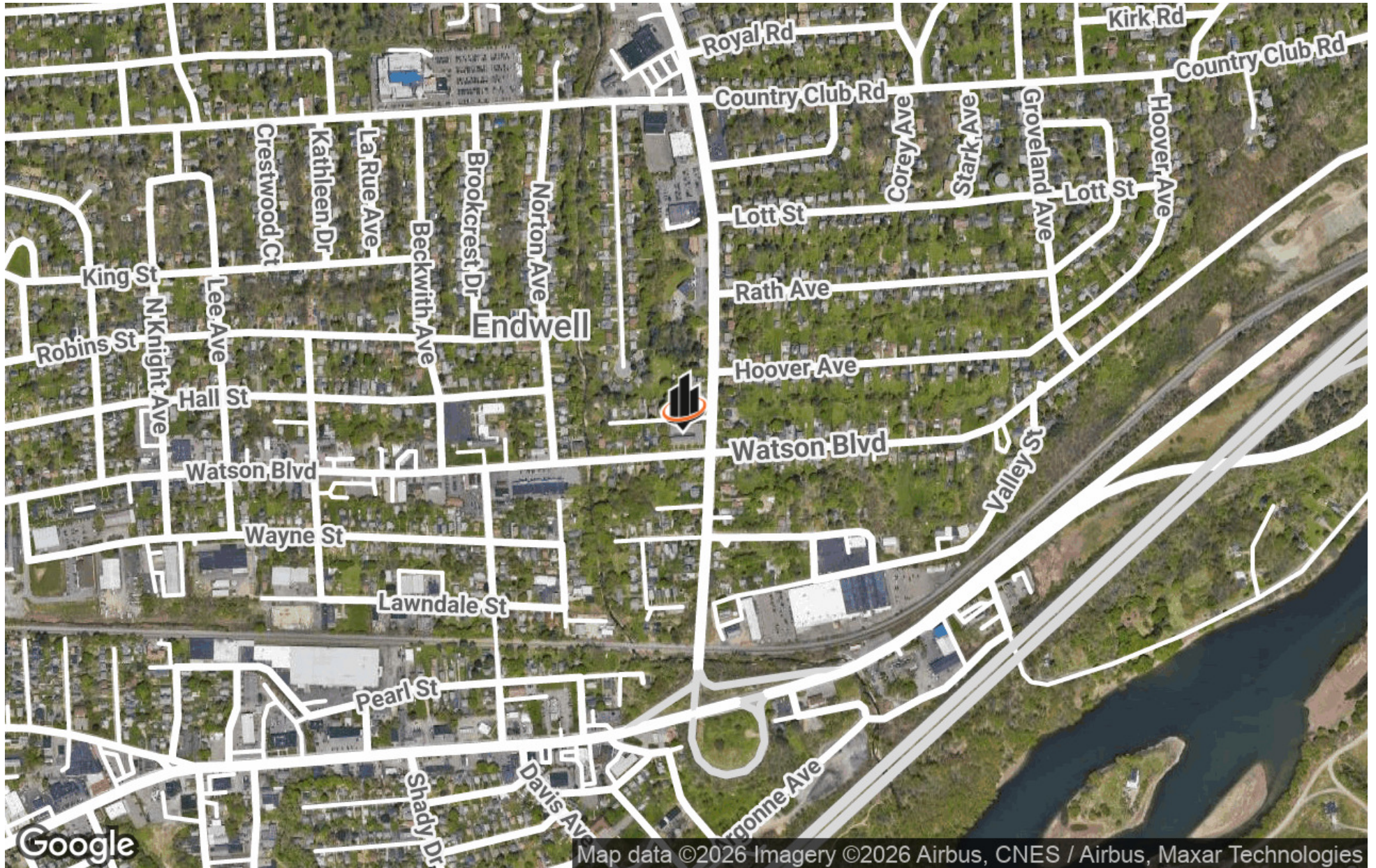
## LOCATION DESCRIPTION

Located directly on Hooper Road in Endwell, the property benefits from strong visibility and convenient access to shopping, restaurants, healthcare services, and major employers throughout the Greater Binghamton market. The property is situated within the Maine-Endwell Central School District and offers quick connectivity to Route 17/I-86, Interstate 81, and the Vestal Parkway corridor. The surrounding area continues to support strong rental demand driven by established residential neighborhoods, regional employment centers, and limited supply of updated multifamily housing.

# REGIONAL MAP

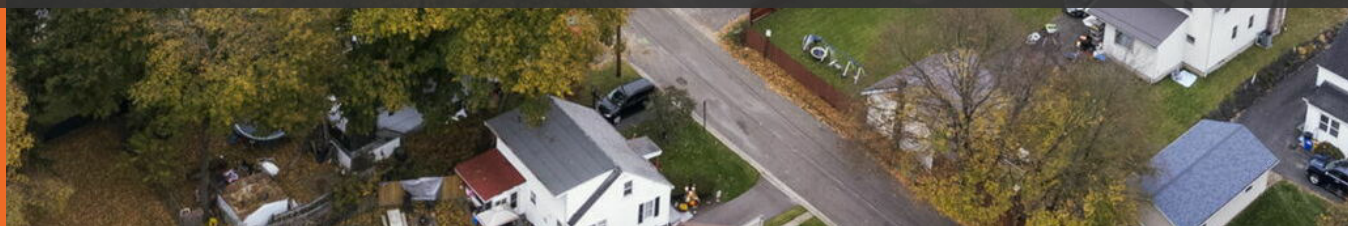


# AERIAL MAP





# Demographics



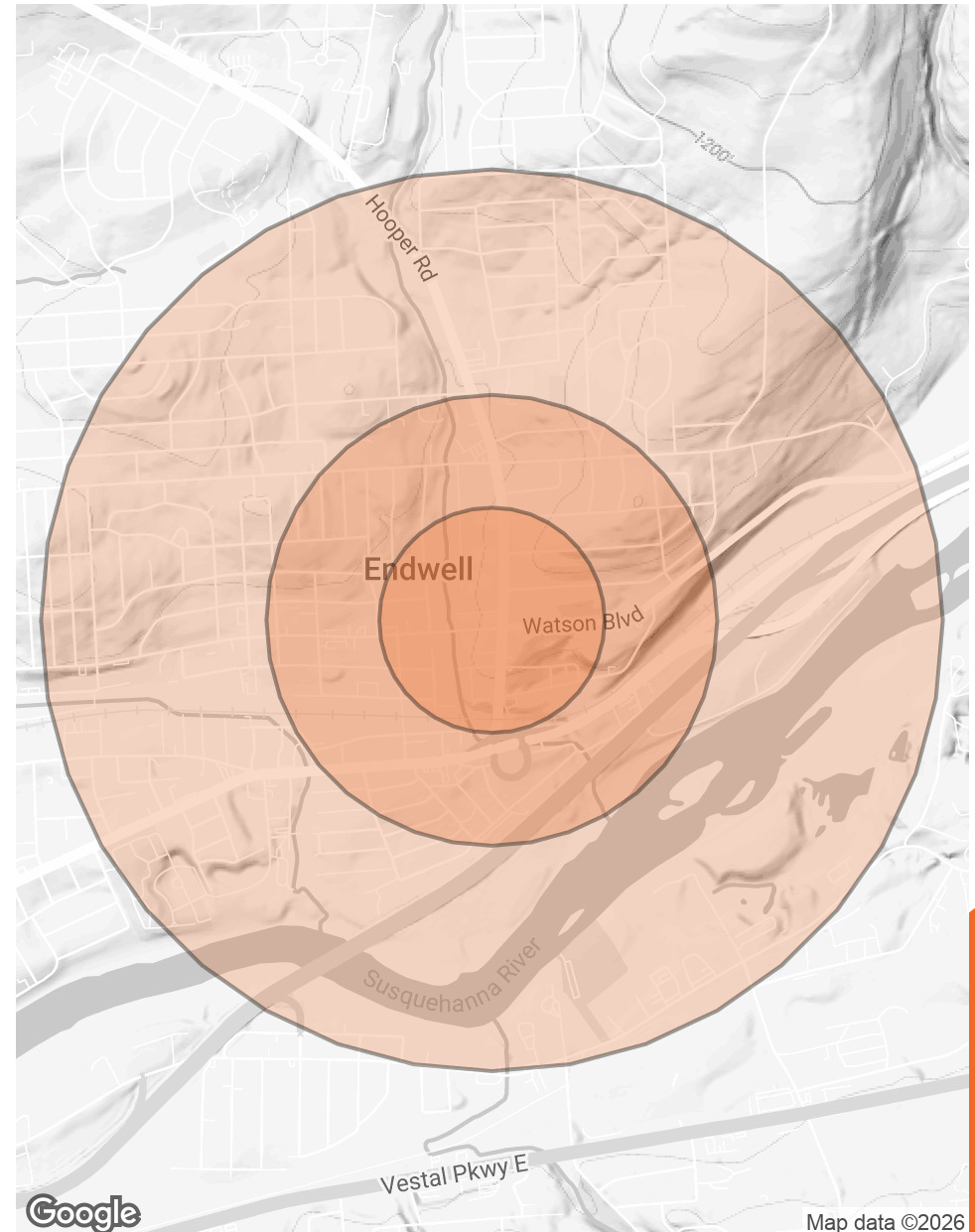
# DEMOGRAPHICS MAP & REPORT

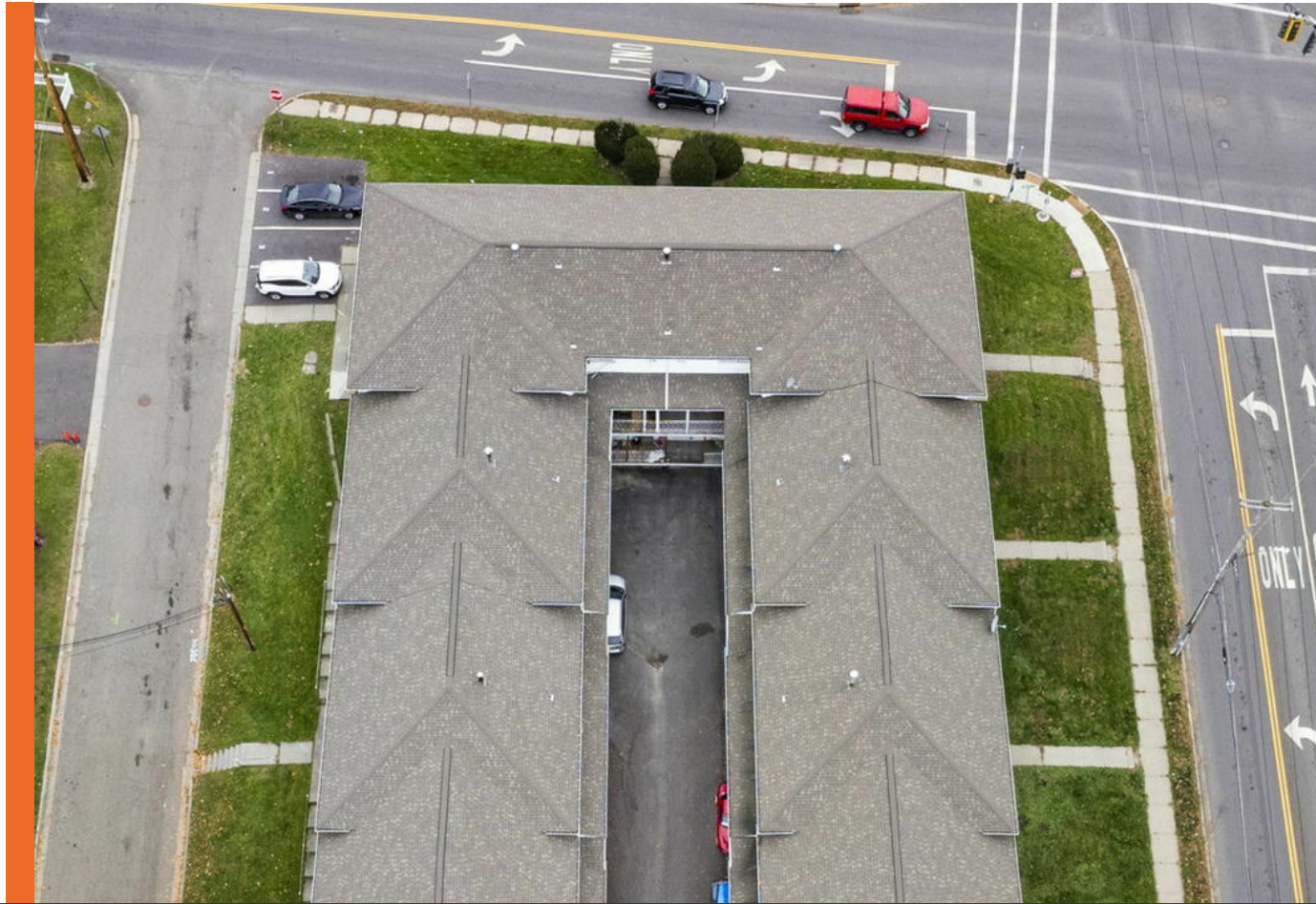
POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	542	2,271	8,074
AVERAGE AGE	46.3	45.8	44.8
AVERAGE AGE (MALE)	42.3	42.4	42.4
AVERAGE AGE (FEMALE)	48.0	48.7	48.8

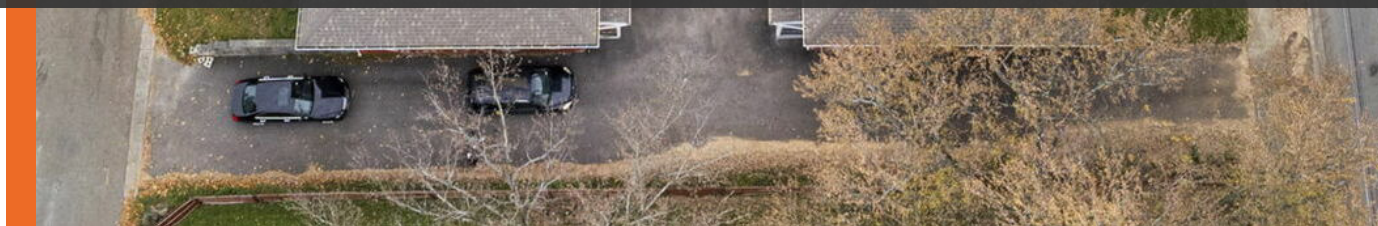
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	268	1,096	3,628
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$72,491	\$75,818	\$87,238
AVERAGE HOUSE VALUE	\$197,229	\$193,219	\$196,054

2023 American Community Survey (ACS)





# Property Analysis



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT
1	3	1	\$1,300
2	2	1	\$1,400
3	2	1	\$1,200
4	3	1	\$1,400
5	2	1	\$1,300
6	2	1	\$1,300
7	2	1	\$1,400
8	3	1	\$1,000
9	2	1	\$1,100
10	3	1	\$1,600
11	3	1	\$1,050
12	2	1	\$1,300
13	3	1	\$1,100
14	2	1	\$1,100
15	2	1	\$1,100
16	2	1	\$1,300
17	3	1	\$1,200
18	2	1	\$1,200

# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT
19	3	1	\$1,400
20	3	1	\$1,363
<b>TOTALS</b>			<b>\$25,113</b>
<b>AVERAGES</b>			<b>\$1,256</b>

# INCOME & EXPENSES



INCOME SUMMARY	101 HOOPER RD.
VACANCY COST	(\$15,068)
<b>GROSS INCOME</b>	<b>\$286,288</b>
EXPENSES SUMMARY	101 HOOPER RD.
MANAGEMENT (EST 8%)	\$22,903
INSURANCE	\$14,000
MAINTENANCE (ALL UNITS REMODELED. LOW MAINTENANCE BUILDING)	\$5,000
UTILITIES W&S	\$8,000
LAWN AND SNOW	\$2,400
PROPERTY TAXES	\$44,174
<b>OPERATING EXPENSES</b>	<b>\$96,477</b>
<b>NET OPERATING INCOME</b>	<b>\$189,811</b>



## 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**

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

# SVN<sup>®</sup> 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

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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

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