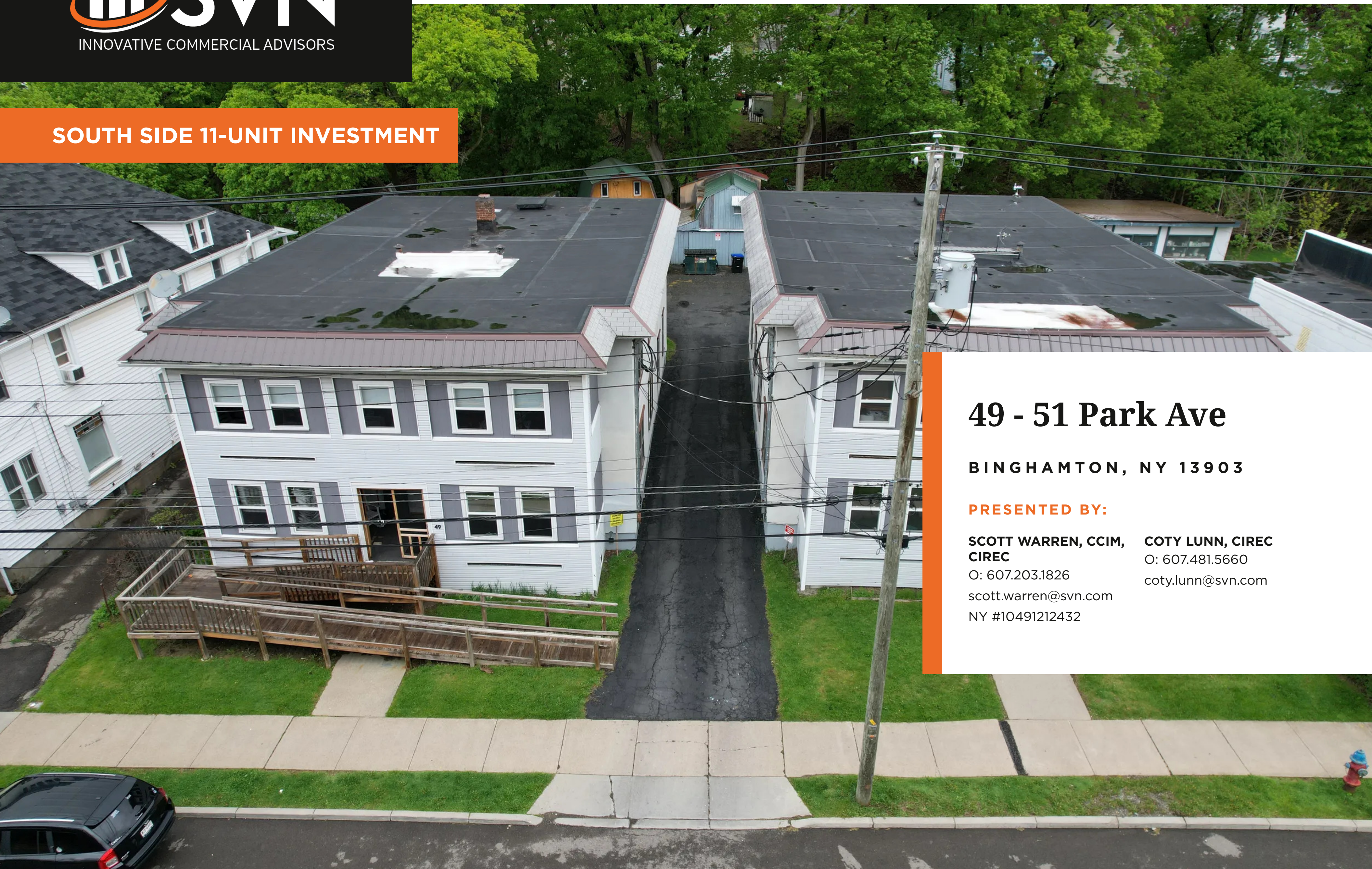
INNOVATIVE COMMERCIAL ADVISORS

Offering Memorandum

SOUTH SIDE 11-UNIT INVESTMENT



49 - 51 Park Ave

BINGHAMTON, NY 13903

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INNOVATIVE COMMERCIAL ADVISORS

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MEET THE TEAM

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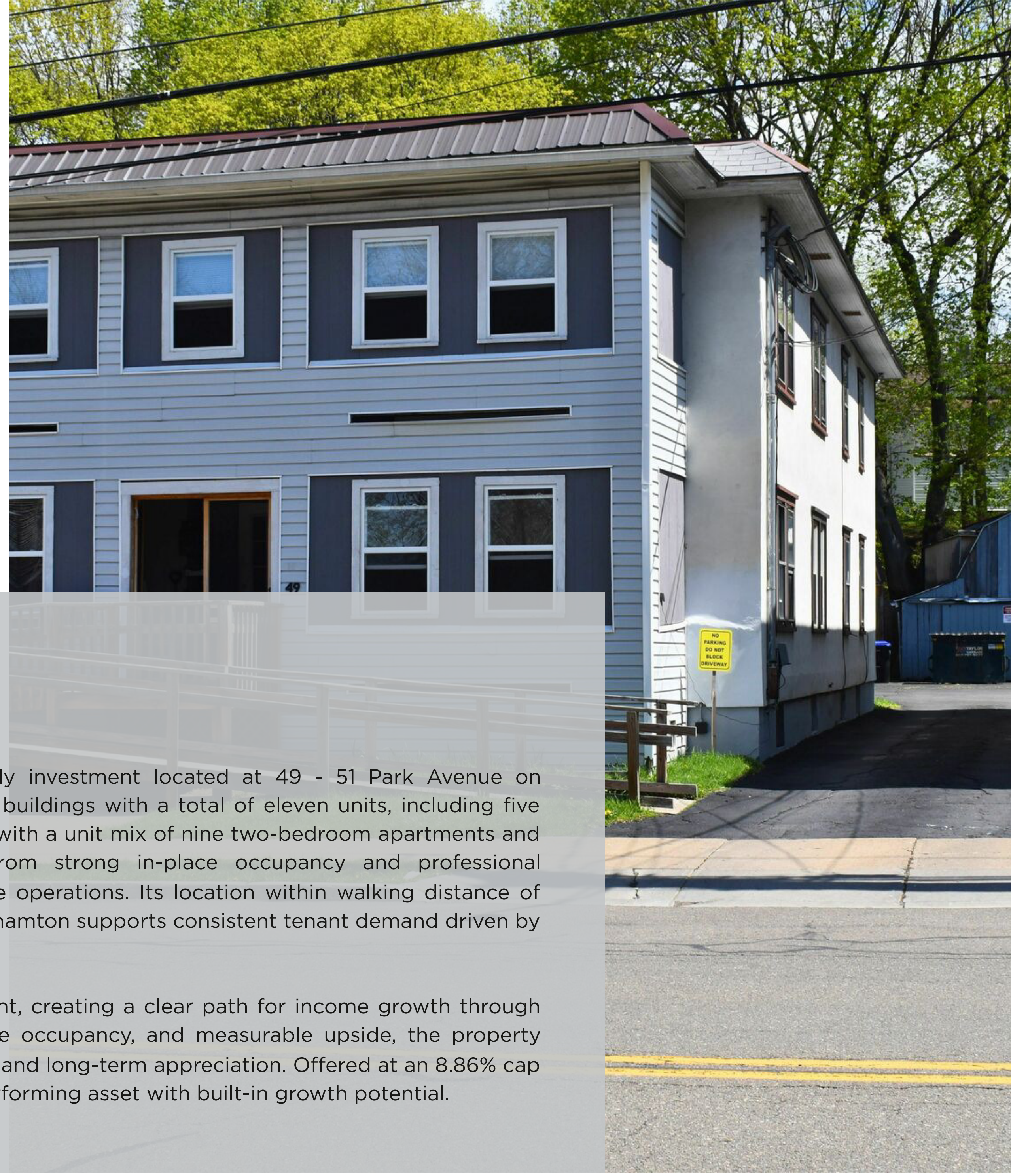
Property Information

PROPERTY SUMMARY



49 - 51 PARK AVE

BINGHAMTON, NY 13903

OFFERING SUMMARY	
STARTING BID:	**Available at Auction**
BUILDING SIZE:	6,707 SF
LOT SIZE:	0.17 Acres

PROPERTY SUMMARY

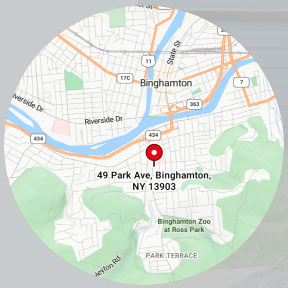
Offered for sale is a well-maintained 11-unit multifamily investment located at 49 - 51 Park Avenue on Binghamton's South Side. The property consists of two buildings with a total of eleven units, including five units at 49 Park Avenue and six units at 51 Park Avenue, with a unit mix of nine two-bedroom apartments and two one-bedroom apartments. The asset benefits from strong in-place occupancy and professional management, providing immediate cash flow and stable operations. Its location within walking distance of UHS and approximately a half-mile from Downtown Binghamton supports consistent tenant demand driven by access to employment, healthcare, and amenities.

Current rents are below Broome County Fair Market Rent, creating a clear path for income growth through lease turnover. With a proven operating history, reliable occupancy, and measurable upside, the property offers a balanced investment profile suited for both yield and long-term appreciation. Offered at an 8.86% cap rate, this is a straightforward opportunity to acquire a performing asset with built-in growth potential.

PROPERTY HIGHLIGHTS

- 11 total units across two buildings at 49 & 51 Park Avenue
- Strong in-place occupancy with immediate cash flow
- Unit mix of nine 2-bedroom and two 1-bedroom apartments
- Professionally managed with consistent operating history
- Walkable to UHS Binghamton General Hospital and approximately 0.5 miles to Downtown Binghamton
- Below market rents with clear opportunity for rental growth

2 BUILDINGS



PRIME LOCATION

11 UNITS

PROPERTY PHOTOS

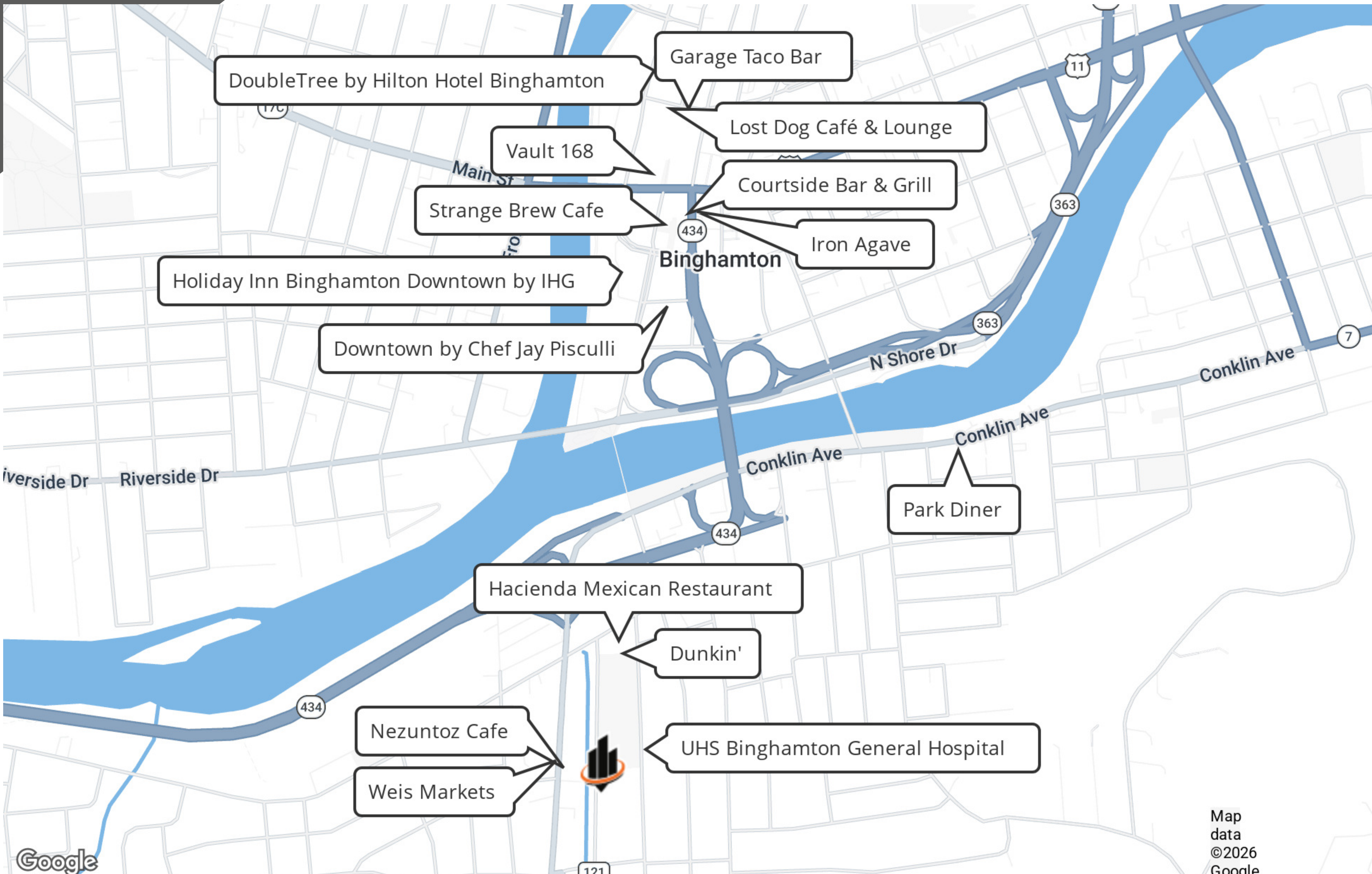
Location Information

LOCATION DESCRIPTION

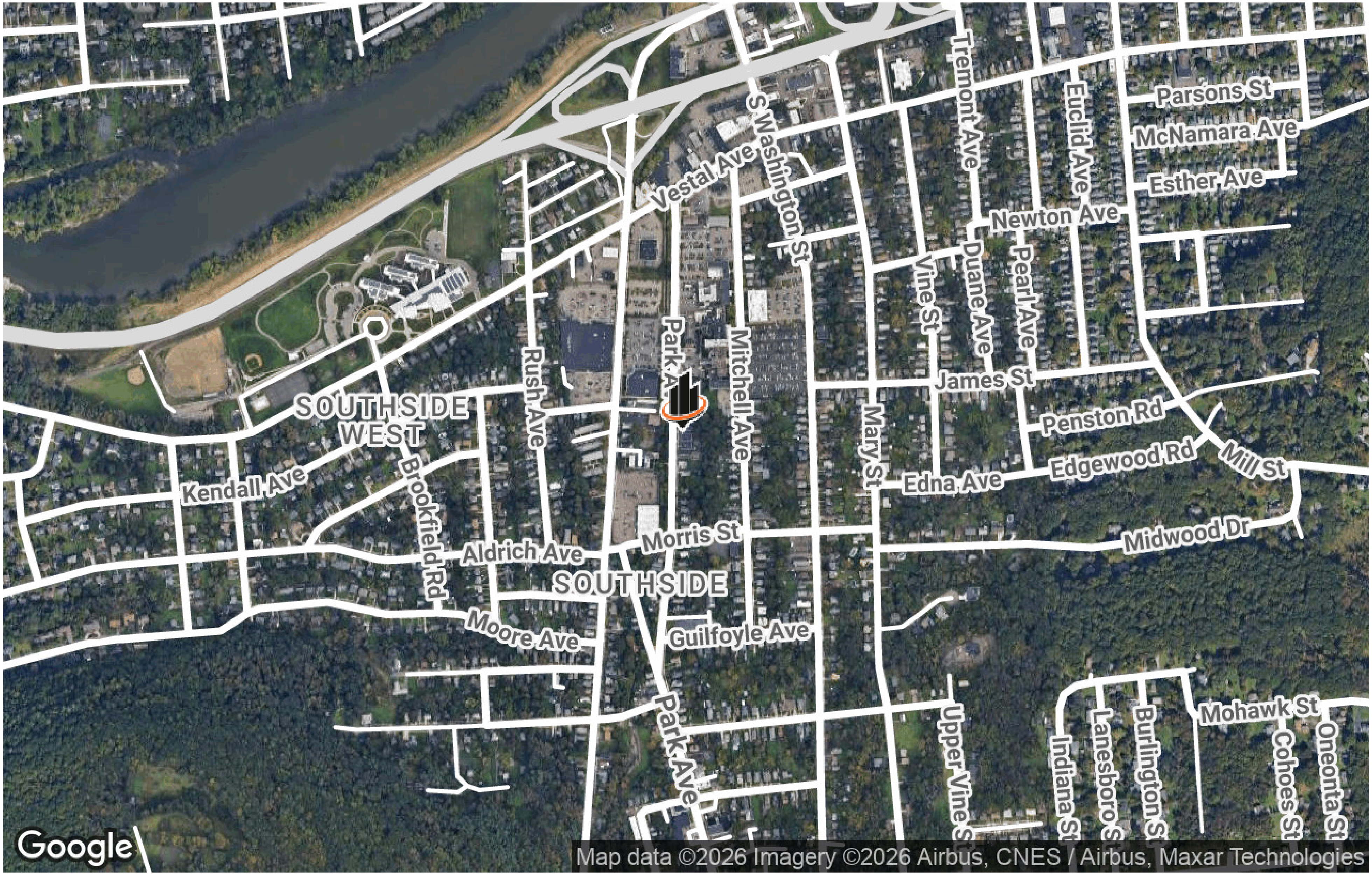
49 and 51 Park Avenue are located on Binghamton's South Side, a well-established residential submarket known for its accessibility and consistent rental demand. The property sits within close proximity to UHS Binghamton General Hospital, one of the area's largest employers, providing a steady tenant base tied to healthcare and related services. Downtown Binghamton is approximately a half mile away, offering convenient access to retail, dining, and entertainment options along Court Street and the central business district.

The location also benefits from strong connectivity to major roadways including Route 17/I-86 and Route 11, allowing for easy regional travel throughout Broome County and the surrounding Southern Tier. Public transportation routes service the area, further enhancing accessibility for tenants. With its proximity to employment centers, healthcare, and downtown amenities, the South Side continues to support stable occupancy and long-term rental demand.

RETAILER MAP



AERIAL MAP



Parsons St
McNamara Ave
Esther Ave
Tremont Ave
Euclid Ave
Newton Ave
S Washington St
Vestal Ave
Vine St
Duane Ave
Pearl Ave
Park Ave
Mitchell Ave
Rush Ave
James St
Penston Rd
SOUTHSIDE WEST
Mary St
Edgewood Rd
Mill St
Edna Ave
Kendall Ave
Brookfield Rd
Morris St
Midwood Dr
Aldrich Ave
SOUTHSIDE
Moore Ave
Guilfoyle Ave
Mohawk St
Upper Vine St
Indiana St
Lanesboro St
Burlington St
Cohoes St
Oneonta St
Google
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

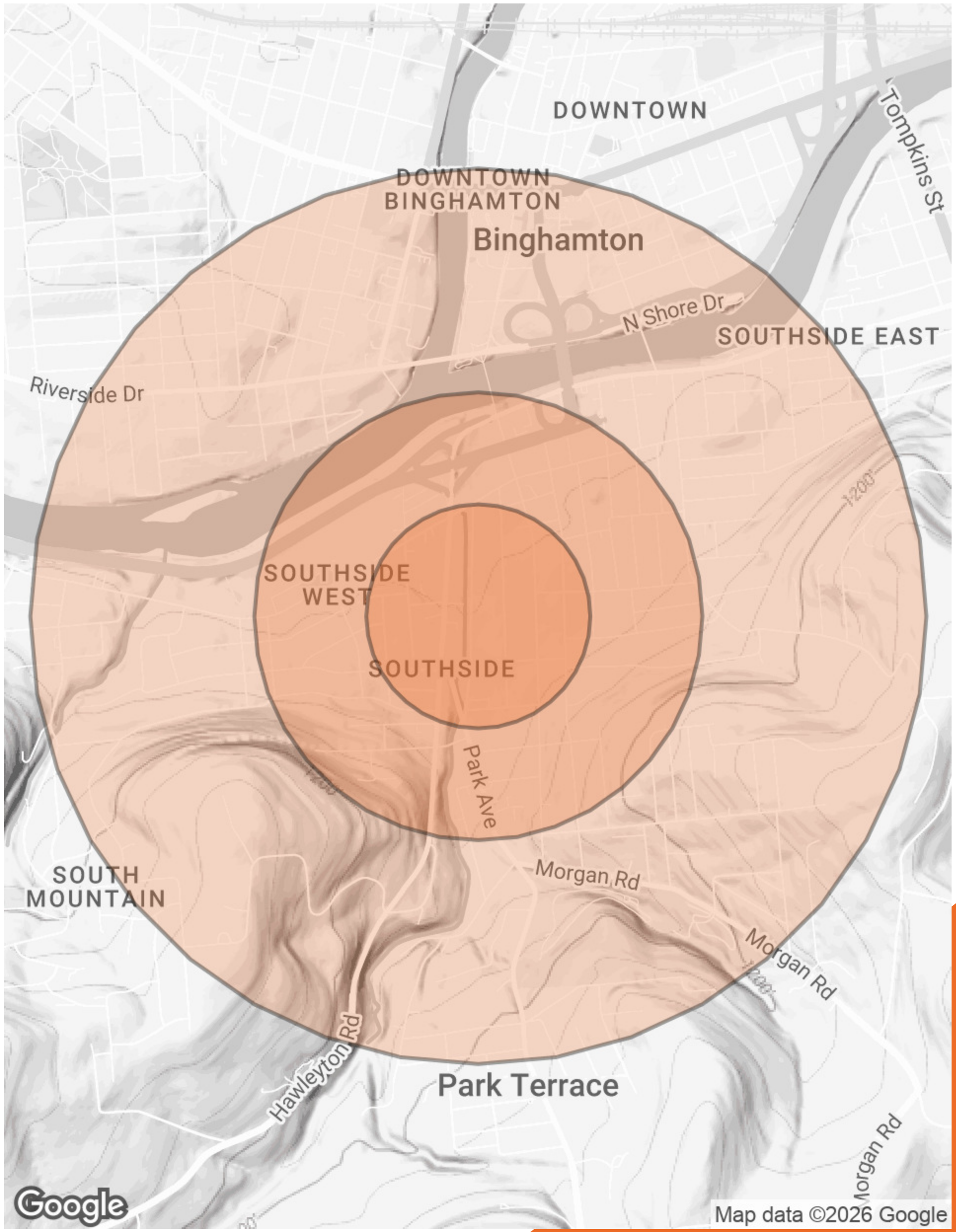
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	742	2,881	11,457
AVERAGE AGE	33.5	37.3	38.9
AVERAGE AGE (MALE)	35.7	34.8	37.5
AVERAGE AGE (FEMALE)	31.7	36.3	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	394	1,409	5,560
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	$46,242	$55,923	$68,424
AVERAGE HOUSE VALUE	$105,649	$134,290	$139,976

2023 American Community Survey (ACS)



Property Analysis

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	2	1	-	$837	$1,188	-	8/5/2025	8/4/2026
2	2	1	-	$1,200	$1,188	-	8/5/2025	8/4/2026
3	2	1	-	$837	$1,188	-	8/5/2025	8/4/2026
4	2	1	-	$810	$1,188	-	8/5/2025	9/25/2025
5	2	1	-	$840	$1,188	-	11/19/2025	11/18/2026
6	1	1	-	$633	$939	-	8/5/2025	8/4/2026
7	1	1	-	$611	$939	-	8/5/2025	8/4/2026
8	2	1	-	$1,200	$1,188	-	11/1/2025	10/31/2026
9	2	1	-	$970	$1,188	-	8/5/2025	8/4/2026
10	2	1	-	$825	$1,188	-	8/5/2025	8/4/2026
11	2	1	-	$837	$1,188	-	8/5/2025	10/1/2025
TOTALS			**0 SF**	**$9,600**	**$12,570**	**$0.00**		
AVERAGES				**$873**	**$1,143**			

INCOME & EXPENSES

INCOME SUMMARY	49-51 PARK AVE
VACANCY COST	($5,760)
GROSS INCOME	**$109,434**

EXPENSES SUMMARY	49-51 PARK AVE
MANAGEMENT	$6,735
TAXES	$14,801
INSURANCE	$4,950
ELECTRIC	$1,000
GAS	$1,000
WATER/SEWER	$2,750
REPAIRS/MAINTENANCE	$2,866
OPERATING EXPENSES	**$34,102**

NET OPERATING INCOME	**$75,332**

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
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- Commitment to working togther to creat **amazing value** with our clients, colleagues and our communities

SVN®
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SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

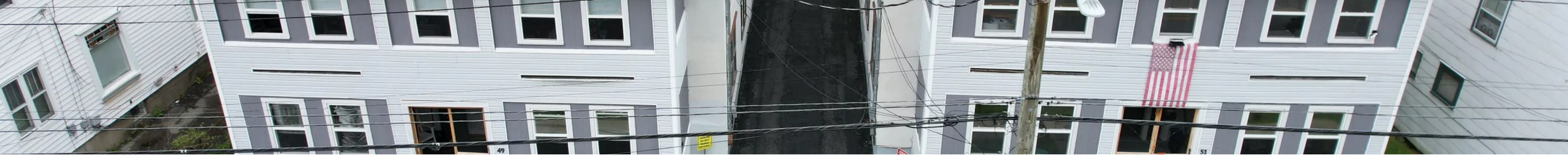
CORE SERVICES

- 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

SVN INNOVATIVE COMMERCIAL ADVISORS



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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.

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Collective Strength, Accelerated Growth

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