

# OFFERING MEMORANDUM

Asking Price: \$1,695,000.

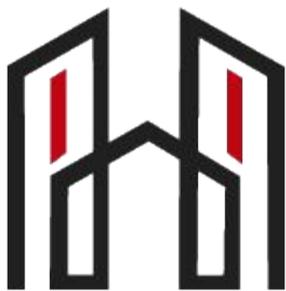


**MACZKO**  
REALTY LLC

Prepared by:

**John J. Maczko | Real Estate Agent**

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**MACZKO**

R E A L T Y L L C

# TABLE OF CONTENTS

Section 1: Property Information

Section 2: Area Overview

Section 3: Financial Analysis

Section 4: Parcel Information

Section 5: Photos

Section 6: Maczko Realty LLC

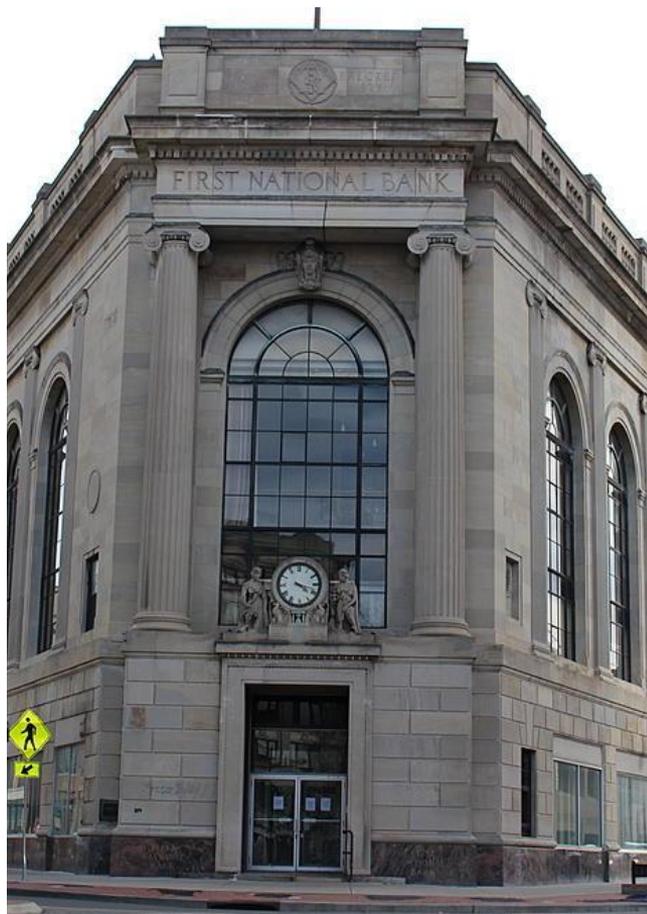
Section 7: Contact

# Property Information

Located in the heart of downtown Binghamton, 95 Court Street is an exceptional five-story office building offering 31,600 square feet of prime office space. This property stands as a key landmark at the Court Street roundabout, providing visibility and accessibility in one of Binghamton's most sought-after business districts.

## Property Highlights:

- **Size & Layout:** 31,600 SF of office space across five stories, providing flexible and functional space for a variety of tenants.
- **Construction:** Solid cement and steel construction ensures durability and long-term value. Absolutely a marvel in design and architecture for long term value.
- **Renovations:** Recently renovated with modern upgrades, this property combines historical charm with contemporary finishes.
- **Location:** Situated in the vibrant Downtown Business District, this location offers easy access to major roads, public transportation, and a wide range of amenities. Absolutely the keynote building located on the multi million dollar roundabout in downtown Binghamton. It sits at the pinnacle location as a tremendous historical structure.
- **Parking:** A dedicated parking lot is included, providing convenient and secure parking for tenants and visitors.
- **Zoning:** Zoned as Downtown Business District, allowing for a range of commercial uses.
- **Prominent Visibility:** Positioned at the Court Street roundabout, the building benefits from high traffic visibility and prominence in the downtown area.



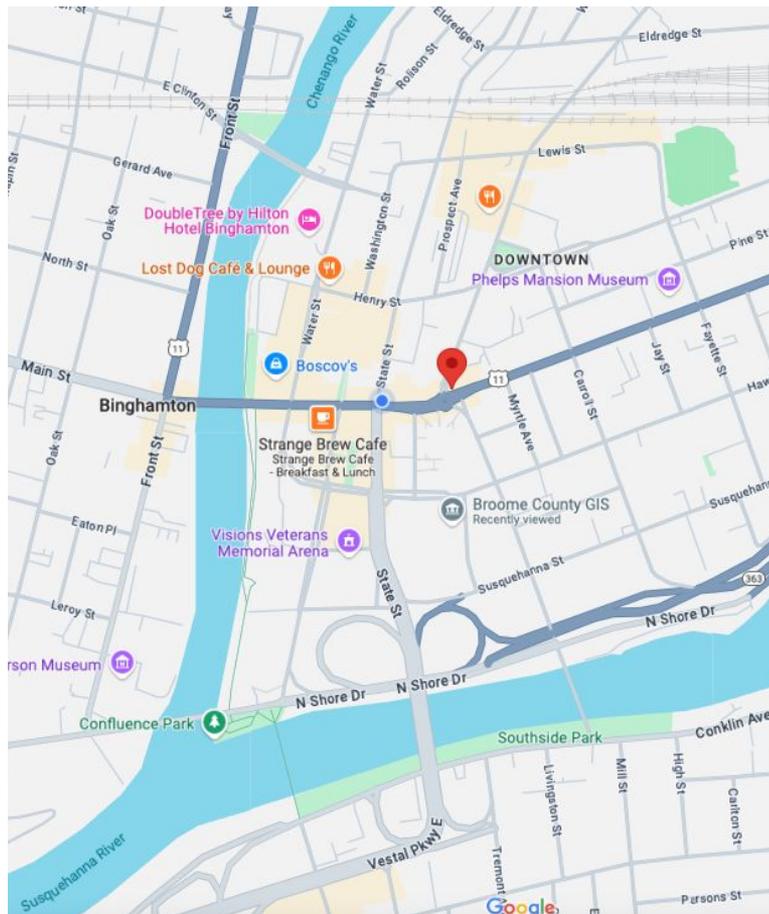
# Area Overview

This property is located minutes from the Broome County Historical Society, Phelps Mansion Museum, and other attractions. It sits on the corner of Court Street and Chenango Street in downtown Binghamton. Absolutely the keynote building of the multi million dollar roundabout in downtown Binghamton.

**MOST IMPORTANT** this property is located walking distance and minutes away from the:

- Broome County Government Offices
- Broome County Courthouses
- City Of Binghamton Government Complexes/Offices
- Broome County Arena
- The Forum
- Binghamton Mets Baseball Stadium
- Center Of Downtown Binghamton With Outstanding Restaurants, Pubs, Shopping and Offices

- John J. Maczko, Maczko Realty LLC



# Financial Analysis

<b>Address: 95 Court Street Binghamton NY 13901</b>			
<b>Income:</b>	<b>Monthly</b>	<b>Annually</b>	<b>Notes</b>
<b>Retail Space 1</b>	\$ 2,500.00	\$ 30,000.00	
<b>Retail Space 2</b>	\$ 2,250.00	\$ 27,000.00	
<b>Retail Space 3</b>	\$ 2,000.00	\$ 24,000.00	
<b>Retail Space 4</b>	\$ 1,750.00	\$ 21,000.00	
<b>Retail Space 5</b>	\$ 1,750.00	\$ 21,000.00	
<b>Upper Floor Office Areas</b>	\$ 15,833.33	\$ 190,000.00	20,000 SF at \$9.50 per square foot. Includes gorgeous 30+ foot ceilings with many offices, corporate, law firm, very large observation offices over the stately and grand vestibule down below. Absolutely an architectural marvel.
<b>Basement Lower Level 1</b>	\$ -	\$ -	Lower Level 1 includes full kitchen and dining areas, completely renovated. Also includes areas with large historic vaults, private customer areas for viewing of cash and rare jewelry.
<b>Basement Lower Level 2</b>	\$ -	\$ -	Lower Level 2 has thousands of square feet of storage, easily some creative uses, not to mention a legitimate bomb shelter.
<b>Rented Parking Spaces</b>	\$ 3,500.00	\$ 42,000.00	35 Spots at \$100 each
<b>Common Area Maintenance (CAM) Charge</b>	\$ 11,850.00	\$ 142,200.00	31,600 Square Feet X \$4.50 per square foot for the CAM charge
<b>TOTAL INCOME:</b>	\$ 41,433.33	\$ 497,200.00	

# Financial Analysis

<b>Expenses:</b>	<b>Monthly</b>	<b>Annually</b>	<b>Notes</b>
<b>A: Taxes:</b>	\$ 5,070.84	\$ 60,850.09	
<b>B: Insurance:</b>	\$ 1,333.33	\$ 16,000.00	
<b>C: Utilities: (Heat, Electric, Etc.)</b>	\$ 3,400.00	\$ 40,800.00	
<b>D: Maintenance:</b>	\$ 1,400.00	\$ 16,800.00	
<b>E: 7% Vacancy:</b>	\$ 2,900.33	\$ 34,804.00	
<b>F: 6% Management:</b>	\$ 2,486.00	\$ 29,832.00	
<b>G: 2.5% Reserve and Replacement</b>	\$ 1,035.83	\$ 12,430.00	
<b>H: Water &amp; Sewer (2023-24)</b>	\$ 483.33	\$ 5,800.00	
<b>I: Exterior Maintenance</b>	\$ 208.33	\$ 2,500.00	This would include snow plowing, exterior maintenance, parking lot maintenance, etc.
<b>J: Common Area Utilities</b>	\$ 650.00	\$ 7,800.00	Common area maintenance charge would be charged to tenants
<b>K: Dumpster</b>	\$ 250.00	\$ 3,000.00	
<b>L: Pest Control</b>	\$ 175.00	\$ 2,100.00	
<b>TOTAL EXPENSES:</b>	\$ 19,393.01	\$ 232,716.09	
	<b>Monthly</b>	<b>Annually</b>	
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<b>TOT. EXP.:</b>	\$ 19,393.01	\$ 232,716.09	
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<b>NOI:</b>	\$ 22,040.33	\$ 264,483.91	
<b>8 CAP</b>	\$ 3,306,048.88		

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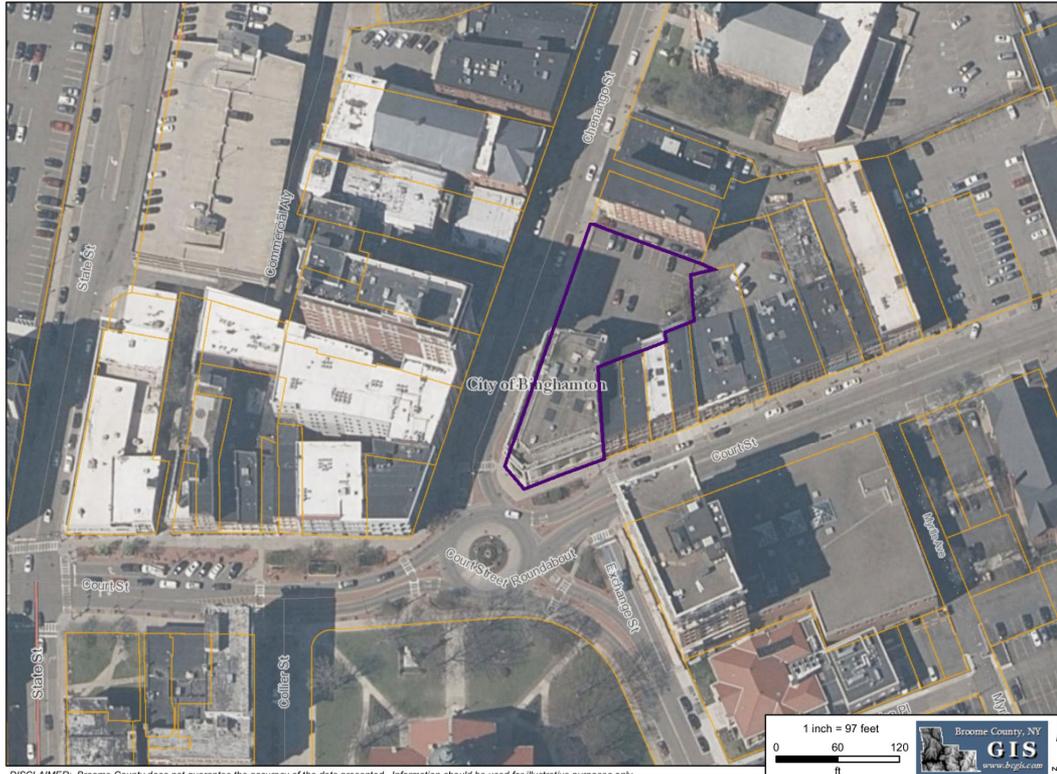
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<b>NOI:</b>	<b>\$ 22,040.33</b>	<b>\$ 264,483.91</b>
<b>8 CAP</b>	<b>\$ 3,306,048.88</b>	

# Parcel Information:

95 COURT ST, 13901 | 0.5 acres - Tax # 160.41-2-20

## Broome County Parcel Mapper



DISCLAIMER: Broome County does not guarantee the accuracy of the data presented. Information should be used for illustrative purposes only.



### PROPERTY DETAIL SUMMARY

Parcel # 160.41-2-20  
95 COURT ST, 13901

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

#### Ownership Information

Property Owner(s): SHARESTATES REO LLC  
Mailing Address: 45 N Station Plz | Great Neck, NY 11021  
Deed Book & Page: D2740-127

#### Site Information

Land Area: 0.5 Acres | 89 ft x 262 ft  
Property Use: Commercial  
Class Code: 481  
Water: Public | Sewer: Public  
Utilities: Gas & Electric  
[Broadband Availability](#)  
Highway Access: Under 1 mile  
Adjacent to Rail? No  
[Location Map & Directions](#)

#### Building Information

Year Built: | Historic? No  
Square Feet: | Stories: 0  
Condition: NA | Grade: NA  
[Detailed Inventory and Improvement](#)

#### Assessment Information

Assessed Value:	Full Value:
Land: \$113,400	Land: \$180,000
Total: \$618,900	Total: \$982,381

Exemptions: None  
School District: [Binghamton](#)  
Special Districts: None  
Property is Taxable

[Municipal Taxes](#) [School Taxes](#)  
Last Sale: Sold on 01/26/2023 for \$1,000

#### Planning Information

Municipality: [City of Binghamton](#)  
Zoning: [Downtown Business District](#)  
239 Review? Yes, within 500 feet of  
State/County Road and State/County Facility  
Census Tract #: 12 [Demographics](#)  
In Historic District? [National Register District](#),  
State District, Local District  
NYS [Historic Tax Credit](#) Eligible? Yes  
In [Opportunity Zone](#)? No | In [HUB Zone](#)? Yes  
In [Ag District](#)? No  
[Fire Coverage](#): City of Binghamton Fire  
[Election District](#): City 13 | [Officials](#)

#### Existing FEMA Information

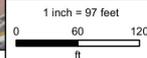
FEMA SFHA: Out, X  
Panel #: 3600380002C | Date: 06/01/1977  
[Official FEMA Map](#)

#### Preliminary FEMA Information

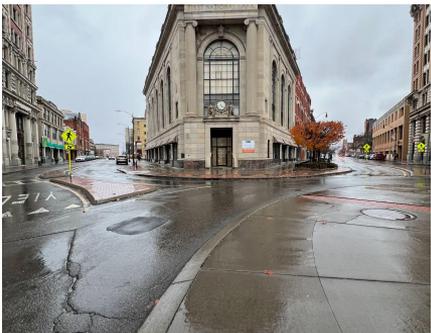
FEMA SFHA: Out, X  
Panel #: 36007C0356F | Date: 02/05/2010  
[Preliminary FEMA Map](#)

#### Natural Features

DEC Wetlands? No | [NWI Wetlands](#)? No  
Watershed: Lower Chenango River  
[Aquifer](#): Primary | [Steep Slopes](#)? No  
Soil(s): Cv



# Photos



# Meet The Internal **Team**



**John J. Maczko**  
*Owner/Developer*



**Cathryn D. Maczko**  
*Owner/Principal Broker*



**Jack T. Maczko**  
*R.E. Salesperson/Manager*

# Contact



**John J. Maczko - 607.760.2898, [John@maczkorealty.com](mailto:John@maczkorealty.com)**

Primary Contact



**Jack T. Maczko - 607.765.7052, [Jack@maczkorealty.com](mailto:Jack@maczkorealty.com)**

Secondary Contact