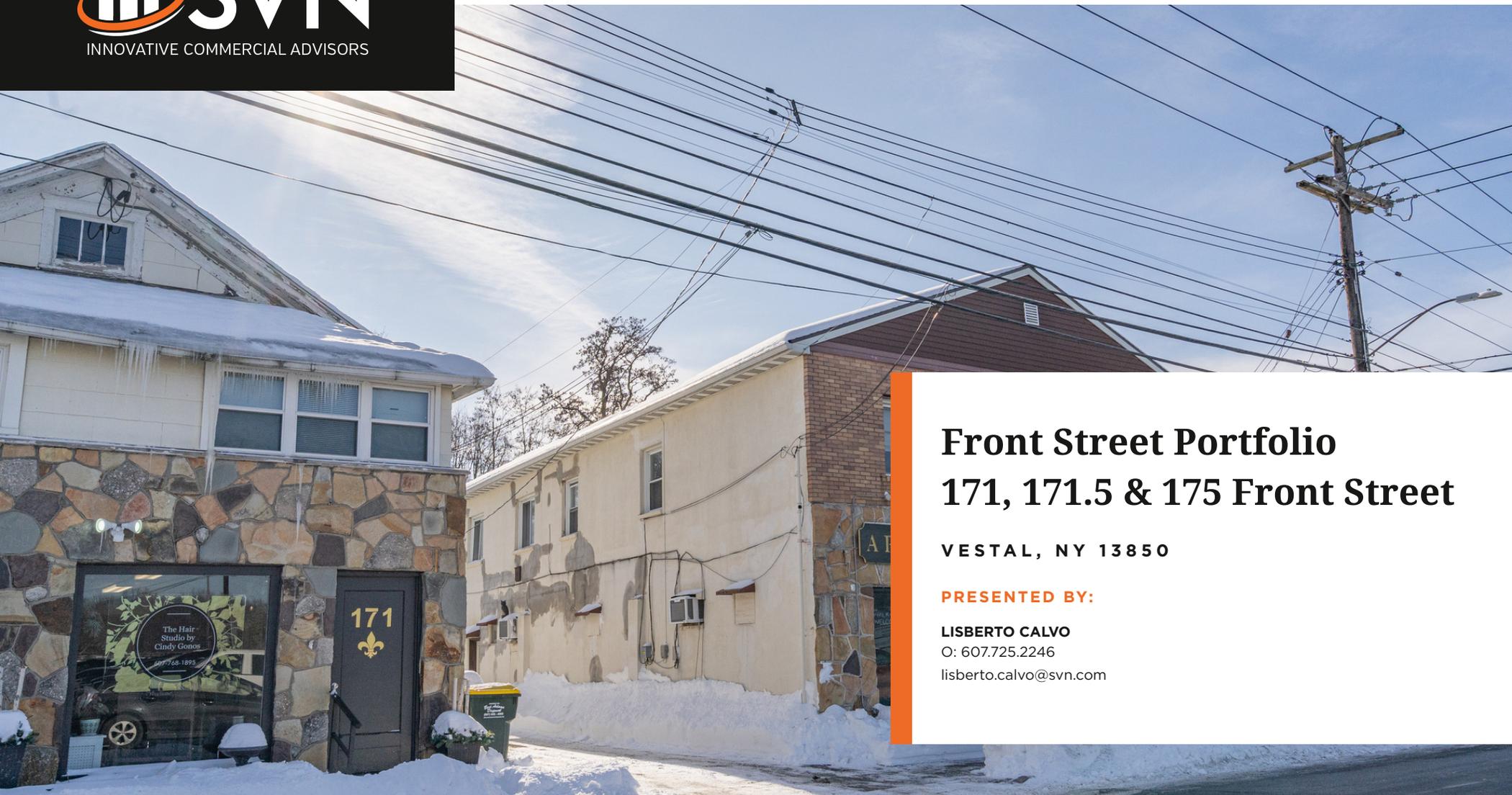




# Offering Memorandum



## Front Street Portfolio 171, 171.5 & 175 Front Street

VESTAL, NY 13850

**PRESENTED BY:**

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# TABLE OF CONTENTS

## THE TEAM

Meet The Team 4

## PROPERTY INFORMATION

Property Summary 6

Property Details 7

Property Highlights 8

Property Photos 9

## LOCATION INFORMATION

Location Description 11

Retailer Map 12

Aerial Map 13

## DEMOGRAPHICS

Demographics Map & Report 15

## SALE COMPARABLES

Sale Comps Map & Summary 17

Sale Comps 19

Income & Expenses 21

Rent Roll 22

The SVN Brand 23

Marketing Platform 24

Disclaimer 25





# The Team

# MEET THE TEAM



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# Property Information

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## PROPERTY SUMMARY

171, 171.5 AND 175 FRONT ST

VESTAL, NY 13850

### OFFERING SUMMARY

SALE PRICE:	\$650,000
BUILDING SIZE:	8,722 SF
LOT SIZE:	13,397 SF
CAP RATE:	10.0%

## PROPERTY SUMMARY

Offered at a 10% cap rate, this three-building mixed-use portfolio presents an opportunity to acquire an income-producing asset above prevailing market returns. Comparable sales in the area average closer to the 8% range, positioning this offering with an immediate yield advantage and built-in downside protection.

The portfolio consists of eight total units across residential and street-level commercial space, supported by consistent demand in the Vestal market. Additional income from on-site garages and diversified tenancy across multiple buildings contributes to stable performance.

Current rents provide a clear path for growth, with in-place income below market levels and the ability to increase cash flow through lease adjustments over time.



# PROPERTY DETAILS

## SALE PRICE:

**\$650,000**

### LOCATION INFORMATION

<b>BUILDING NAME</b>	Front Street Portfolio
<b>STREET ADDRESS</b>	171 Front St
<b>CITY, STATE, ZIP</b>	Vestal, NY 13850
<b>COUNTY</b>	Broome

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	8,722 SF
<b>NOI</b>	\$64,997.88
<b>CAP RATE</b>	10.0
<b>OCCUPANCY %</b>	100.0%
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1970
<b>NUMBER OF BUILDINGS</b>	3

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Multifamily
<b>PROPERTY SUBTYPE</b>	Mid-Rise
<b>ZONING</b>	General Shopping
<b>LOT SIZE</b>	13,397 SF
<b>APN #</b>	173.23-1-8
<b>LOT DEPTH</b>	1,585 ft

### PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>NUMBER OF PARKING SPACES</b>	10

### UTILITIES & AMENITIES

<b>RESTROOMS</b>	10
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## PROPERTY HIGHLIGHTS

- Three-building mixed-use portfolio with eight total units
- 10% cap rate supported by strong in-place income
- Multiple income streams across residential, commercial, and garage units
- Front Street frontage with visibility and established local tenancy
- Well maintained with operational efficiencies in place
- Located in Vestal with steady demand and regional connectivity



**10% CAP RATE**



**PRIME LOCATION**



**3-BUILDING PORTFOLIO**



# PROPERTY PHOTOS





# Location Information

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## LOCATION DESCRIPTION

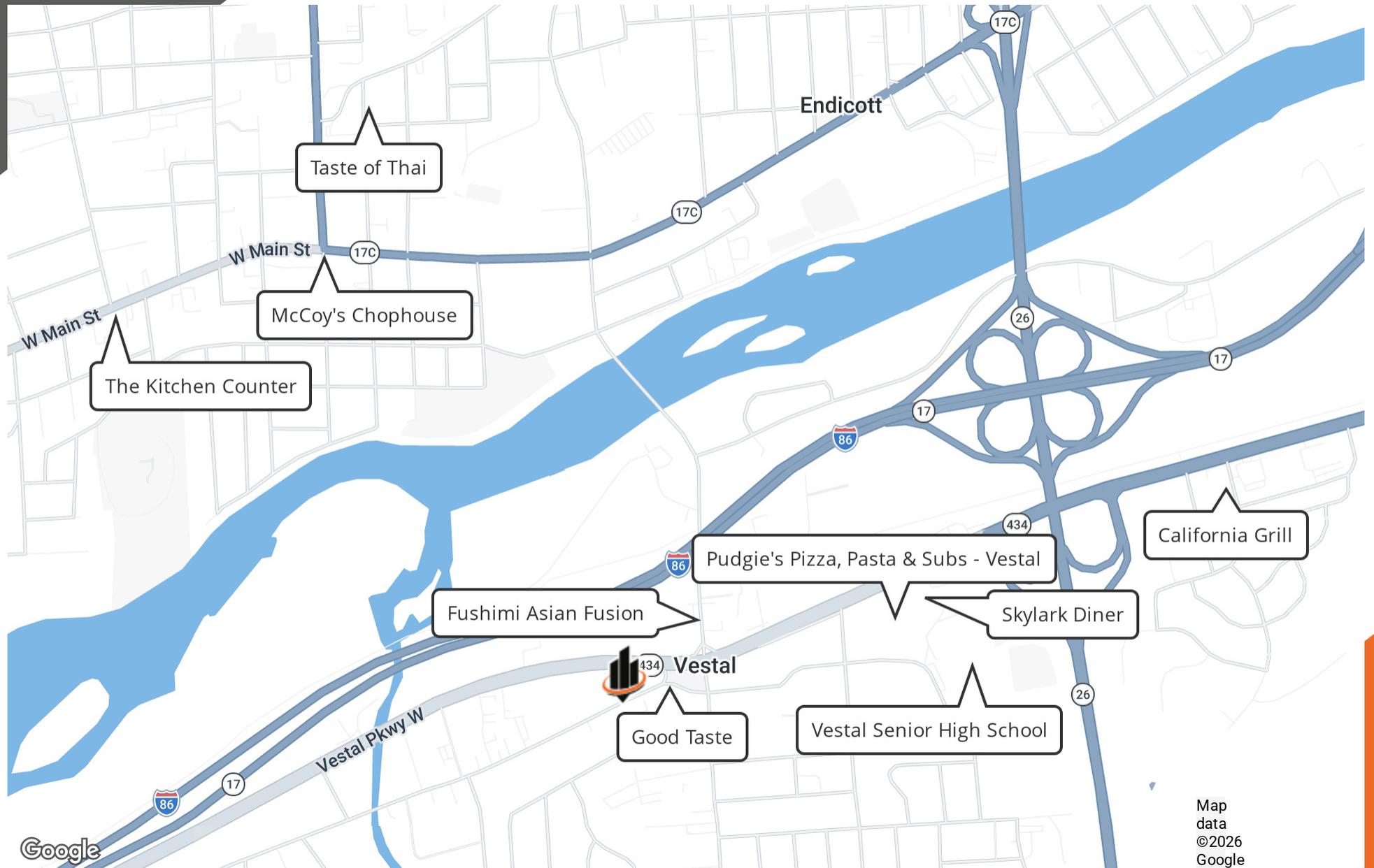
Vestal is a primary suburban market within the Greater Binghamton area, with a population of over 30,000 and a direct connection to the region's core economic drivers. The presence of Binghamton University, along with major healthcare and employment centers, supports consistent housing demand and year-round tenant stability.

Front Street serves as a key north-south corridor linking Vestal to Downtown Binghamton, with direct access to Route 17/I-86 and surrounding commercial districts. The area is supported by a mix of residential density, retail activity, and commuter traffic, reinforcing long-term occupancy and usability for both residential and commercial tenants.

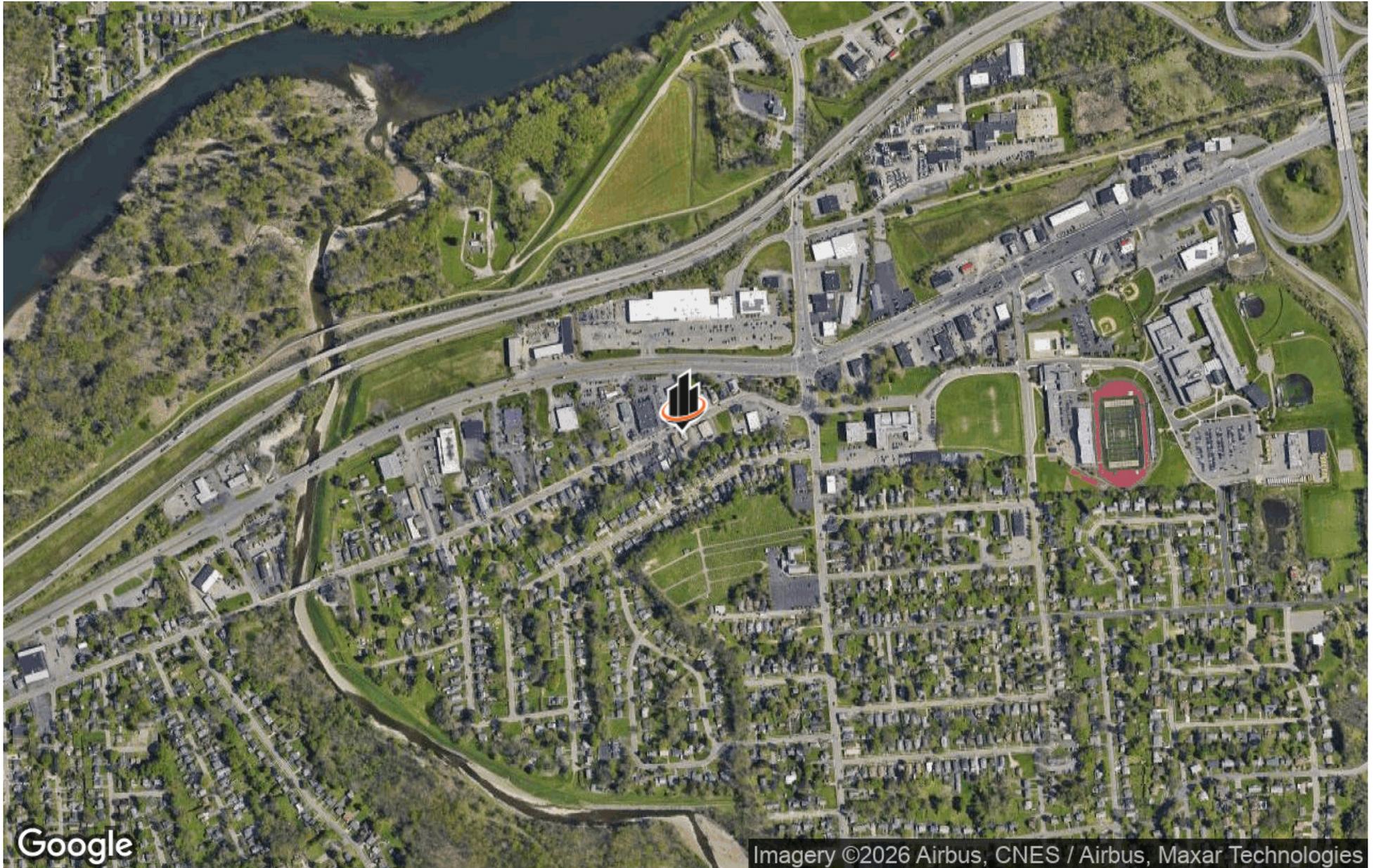
Limited new supply, stable income levels, and strong ties to the university and healthcare sectors position Vestal as a reliable, cash-flow driven market within the Southern Tier.



# RETAILER MAP



# AERIAL MAP





# Demographics

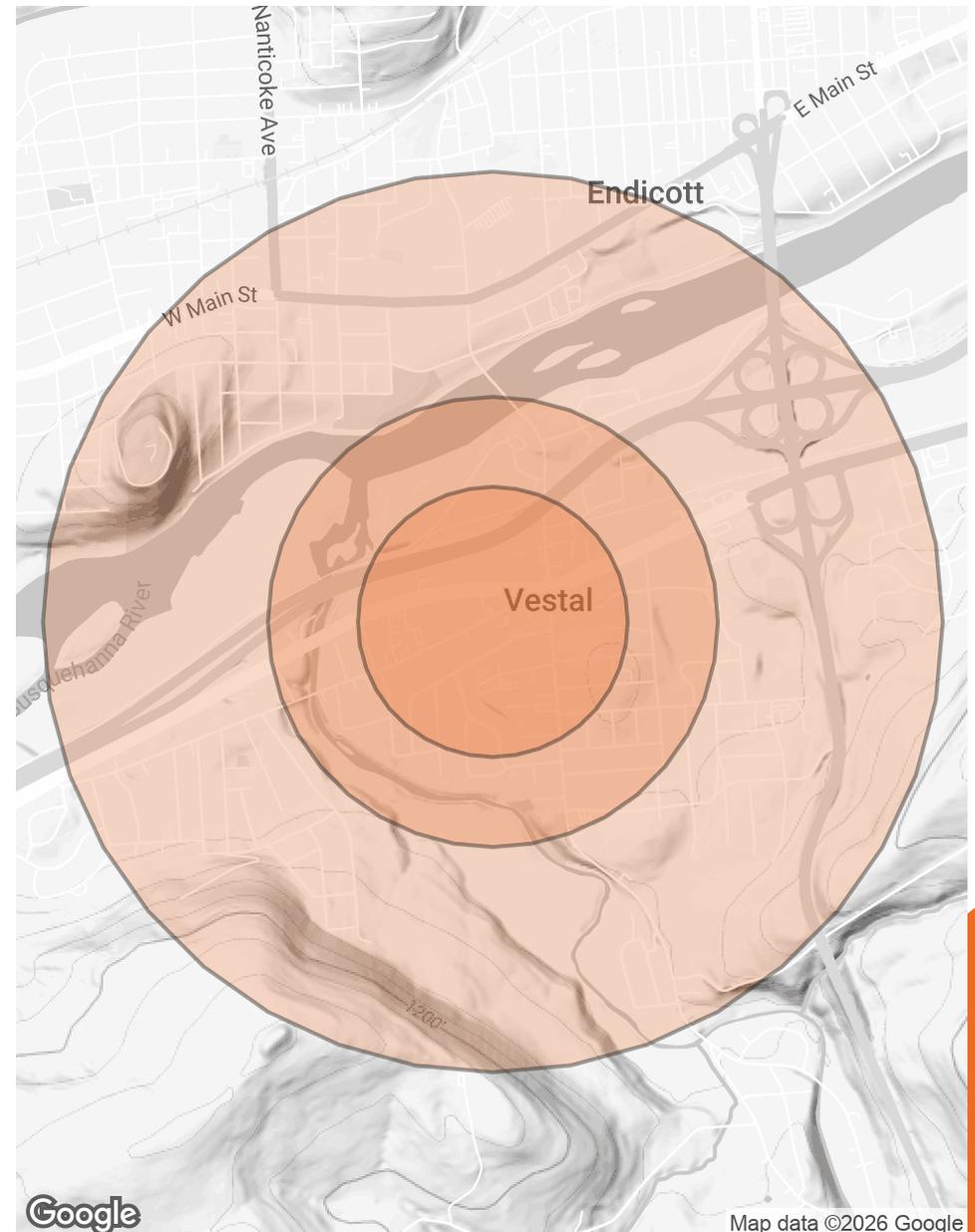
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	542	1,361	6,588
AVERAGE AGE	45	45	44
AVERAGE AGE (MALE)	43	43	42
AVERAGE AGE (FEMALE)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	259	636	3,014
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$77,571	\$91,901	\$91,623
AVERAGE HOUSE VALUE	\$163,816	\$172,701	\$166,361

Demographics data derived from AlphaMap





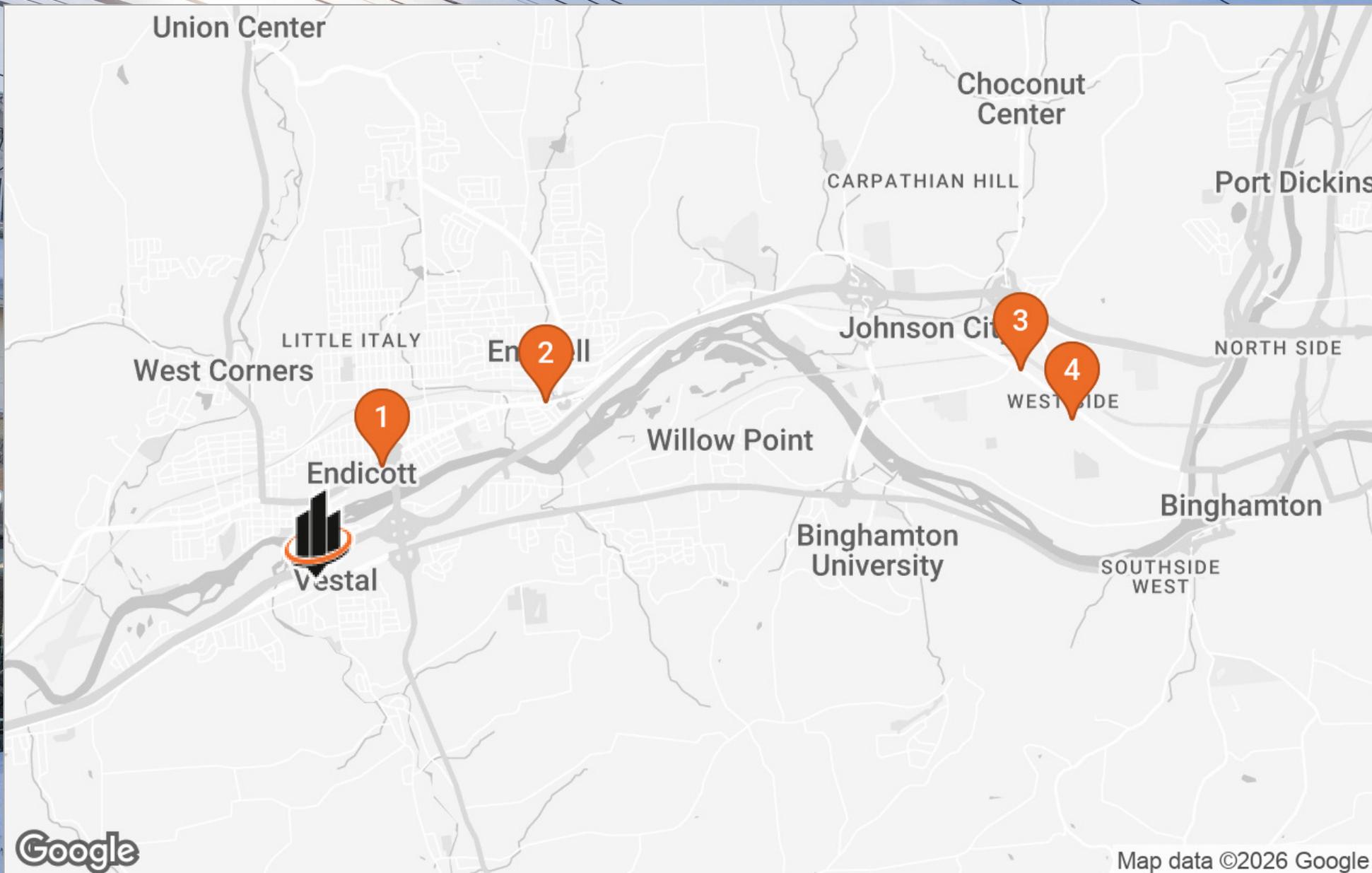
# Sale Comparables

# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
	<b>Front Street Portfolio</b>					
★	171 Front St Vestal, NY	\$650,000	8,722 SF	13,397 SF	7	10%
1	<b>307 Garfield</b> Endicott, NY	\$960,000	9,759 SF	7,841 SF	11	-
2	<b>3310 E. Main St.</b> 3310 E. Main Street Endicott, NY	\$1,033,432	3,306 SF	41,382 SF	1	7%
3	<b>327 Main Street</b> 327 Main Street Binghamton, NY	\$705,000	7,904 SF	5,663 SF	10	9%
4	<b>2 Grand Blvd</b> Binghamton, NY	\$950,000	8,334 SF	6,098 SF	10	8.50%
	<b>AVERAGES</b>	<b>\$912,108</b>	<b>7,326 SF</b>	<b>15,246 SF</b>	<b>8</b>	<b>8.17%</b>



# SALE COMPS MAP & SUMMARY





1

2



**★ FRONT STREET PORTFOLIO**

171 Front St  
Vestal, NY 13850

<b>PRICE:</b>	\$650,000	<b>BLDG SIZE:</b>	8,722 SF
<b>LOT SIZE:</b>	13,397 SF	<b>NO. UNITS:</b>	7
<b>CAP RATE:</b>	10%	<b>YEAR BUILT:</b>	1970



**1. 307 GARFIELD**

Endicott, NY 13760

<b>PRICE:</b>	\$960,000	<b>BLDG SIZE:</b>	9,759 SF
<b>LOT SIZE</b>	7,841 SF	<b>NO. UNITS:</b>	11
<b>YEAR BUILT:</b>	1970		



**2. 3310 E. MAIN ST.**

3310 E. Main Street  
Endicott, NY 13760

<b>PRICE:</b>	\$1,033,432	<b>BLDG SIZE:</b>	3,306 SF
<b>LOT SIZE</b>	41,382 SF	<b>NO. UNITS:</b>	1
<b>CAP RATE:</b>	7%	<b>YEAR BUILT:</b>	1976

# SALE COMPS

3



**3. 327 MAIN STREET**  
327 Main Street  
Binghamton, NY 13905

<b>PRICE:</b>	\$705,000	<b>BLDG SIZE:</b>	7,904 SF
<b>LOT SIZE</b>	5,663 SF	<b>NO. UNITS:</b>	10
<b>CAP RATE:</b>	9%		

4



**4. 2 GRAND BLVD**  
Binghamton, NY 13905

<b>PRICE:</b>	\$950,000	<b>BLDG SIZE:</b>	8,334 SF
<b>LOT SIZE</b>	6,098 SF	<b>NO. UNITS:</b>	10
<b>CAP RATE:</b>	8.50%	<b>YEAR BUILT:</b>	1970

# INCOME & EXPENSES



## INCOME SUMMARY

RENTAL INCOME	\$112,800
VACANCY COST	(\$5,640)
<b>GROSS INCOME</b>	<b>\$107,160</b>

## EXPENSES SUMMARY

TAXES	\$9,012
UTILITIES: E&G	\$3,468
UTILITIES: W&S	\$4,500
MANAGEMENT 8%	\$9,024
REPAIRS & MAINTENANCE	\$6,768
ACCOUNT AND LEGAL	\$1,125
INSURANCE	\$3,566
LAWN/SNOW SERVICES	\$3,500
TRASH	\$1,200
<b>OPERATING EXPENSES</b>	<b>\$42,162</b>
<b>NET OPERATING INCOME</b>	<b>\$64,998</b>

# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
171 Bldg	-	1	\$1,550	\$1,850	-
171 Bldg	1	1	\$900	\$900	-
171 Bldg	1	1	\$900	\$900	-
171.5 Bldg	3	1	\$1,200	\$1,400	-
171.5 Bldg	2	1	\$1,200	\$1,200	-
175 Bldg	-	2	\$1,950	\$2,200	-
175 Bldg	-	1	\$525	\$500	-
175 Bldg	-	1	\$500	\$500	-
175 Bldg	-	1	\$500	\$500	-
Garage-1	-	-	\$100	\$150	-
Garage-2	-	-	\$100	\$150	-
<b>TOTALS</b>			<b>\$9,425</b>	<b>\$10,250</b>	<b>\$0.00</b>
<b>AVERAGES</b>			<b>\$857</b>	<b>\$932</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

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- ✓ 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



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