



Offering Memorandum



1801 E Main St

ENDICOTT, NY 13760

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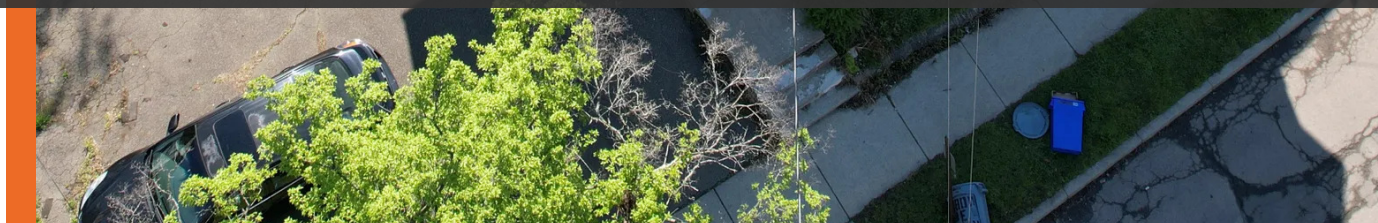
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The Team



MEET THE TEAM



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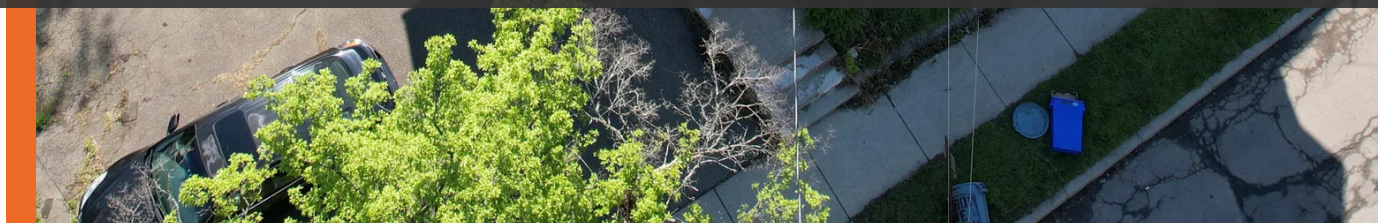
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Property Information



PROPERTY SUMMARY

1801 E MAIN ST

ENDICOTT, NY 13760

OFFERING SUMMARY

SALE PRICE:	\$257,500
BUILDING SIZE:	3,309 SF
LOT SIZE:	0.11 Acres
CAP RATE:	10.07%

PROPERTY SUMMARY

Presented to the market is a fully occupied 5-unit multifamily investment property in Endicott, NY. Offering 3,309 SF of rentable space, the asset combines historic character with thoughtful capital improvements, including updated electrical systems and a roof replaced approximately seven years ago. Currently generating \$4,650 per month in gross rental income, the property provides immediate cash flow and stable in-place revenue for investors seeking a proven multifamily asset.

The building has benefited from several key upgrades that help minimize near-term capital expenditures while supporting long-term operational efficiency and ownership stability. With a strong rental history and full occupancy, the property offers an attractive balance of dependable income and investment security.

Strategically located along East Main Street, the property enjoys convenient access to shopping, dining, employment centers, and everyday services. The surrounding area continues to experience consistent rental demand driven by its established residential neighborhoods, accessibility, and connectivity to major transportation corridors throughout Broome County. This offering presents an opportunity to acquire a stabilized multifamily asset in one of the region's most active rental markets.

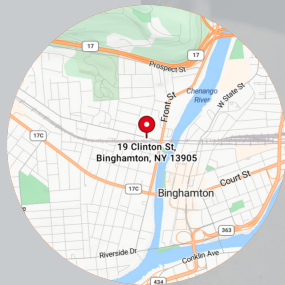


PROPERTY HIGHLIGHTS

- Fully leased 5-unit multifamily property with in-place cash flow
- Located along East Main Street, a primary corridor in Endicott
- Approximately 3,309 SF with a manageable unit count
- Roof replaced approximately 7 years ago
- Updated electrical systems reduce near-term capital needs
- Strong rental demand supported by proximity to major employers
- Stable, income-producing asset with straightforward operations



FULLY LEASED



PRIME LOCATION



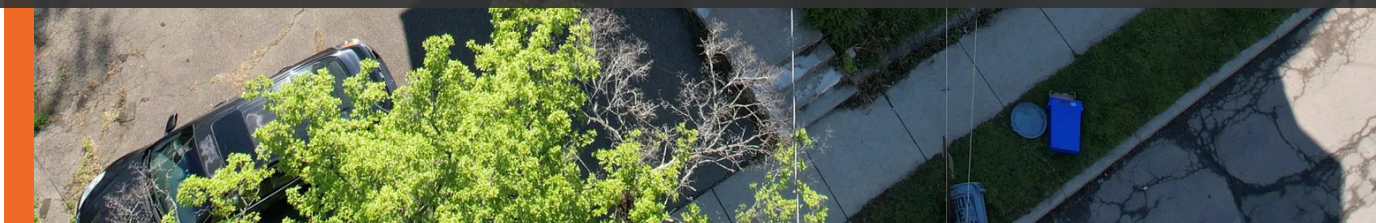
RECENT UPDATES

PROPERTY PHOTOS





Location Information

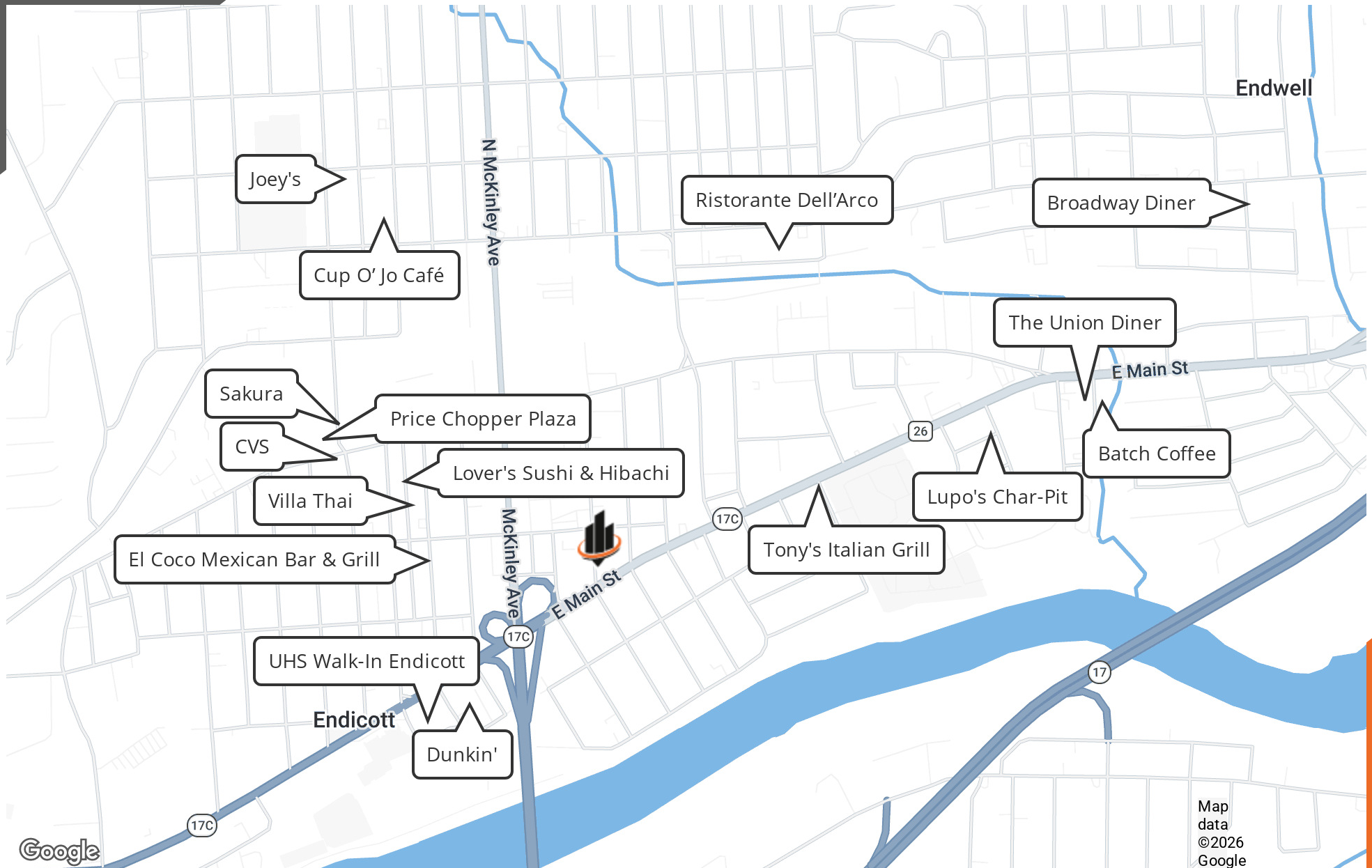


LOCATION DESCRIPTION

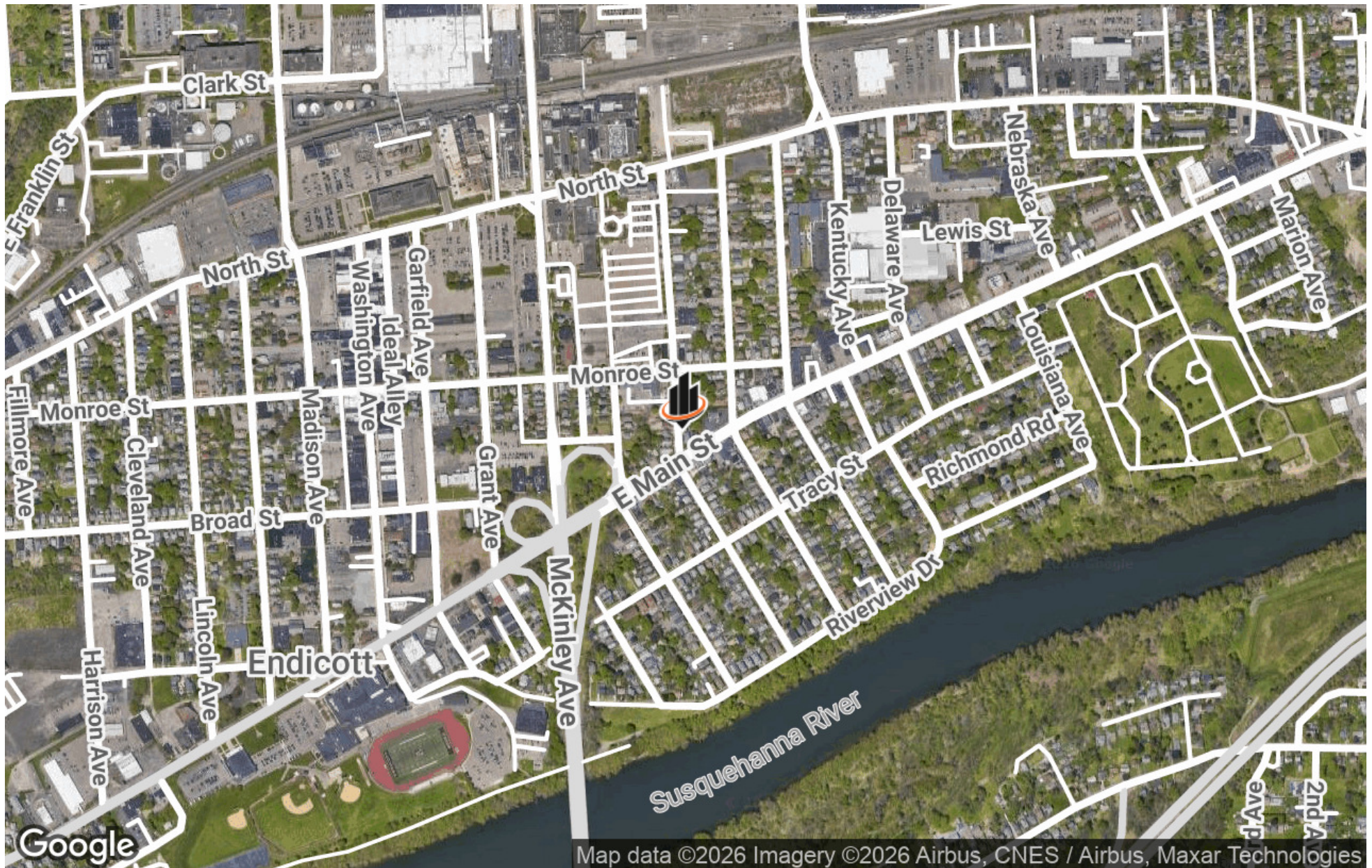
1801 E Main Street is positioned along East Main Street in Endicott, one of the area's primary commercial corridors connecting the Village of Endicott to neighboring communities including Johnson City and Binghamton. The location provides strong accessibility via a direct route to New York State Route 17 (I-86), supporting convenient regional connectivity.

The surrounding area offers access to grocery stores, restaurants, and everyday services, reinforcing its appeal for tenants seeking convenience and accessibility. With its central position, established infrastructure, and connection to regional employment centers, the location supports steady multifamily performance and long-term occupancy.

RETAILER MAP



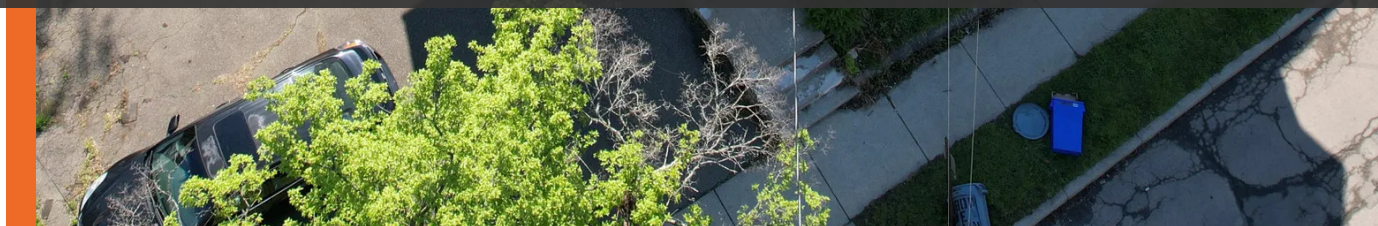
AERIAL MAP



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	1,339	3,679	11,738
AVERAGE AGE	40.1	39.0	38.0
AVERAGE AGE (MALE)	44.7	41.5	38.9
AVERAGE AGE (FEMALE)	34.8	36.6	38.3

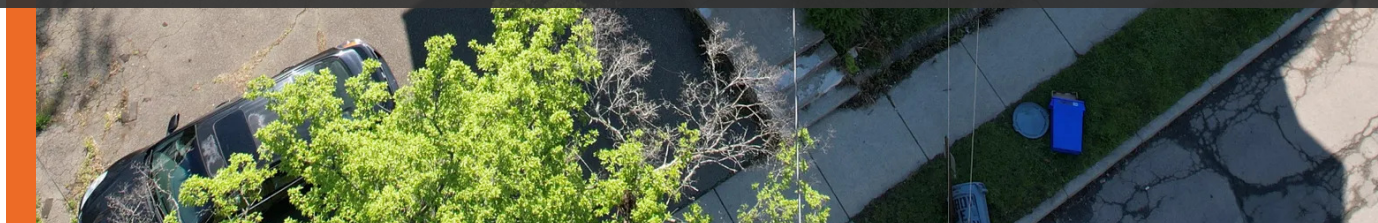
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	647	1,714	5,463
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$53,303	\$53,041	\$58,843
AVERAGE HOUSE VALUE	\$108,686	\$109,947	\$127,511

2023 American Community Survey (ACS)





Property Analysis



INCOME & EXPENSES



INCOME SUMMARY

VACANCY COST	(\$2,535)
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GROSS INCOME	\$48,165
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EXPENSES SUMMARY

TAXES	\$7,167
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MANAGEMENT	\$4,817
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INSURANCE	\$2,850
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ELECTRIC	\$1,500
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GAS	\$1,500
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WATER/SEWER	\$2,000
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REPAIRS/MAINTENANCE	\$2,408
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OPERATING EXPENSES	\$22,242
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NET OPERATING INCOME	\$25,923
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THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

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Accelerated growth through the **collective strength** of our network

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Robust **global platform**

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- 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



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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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