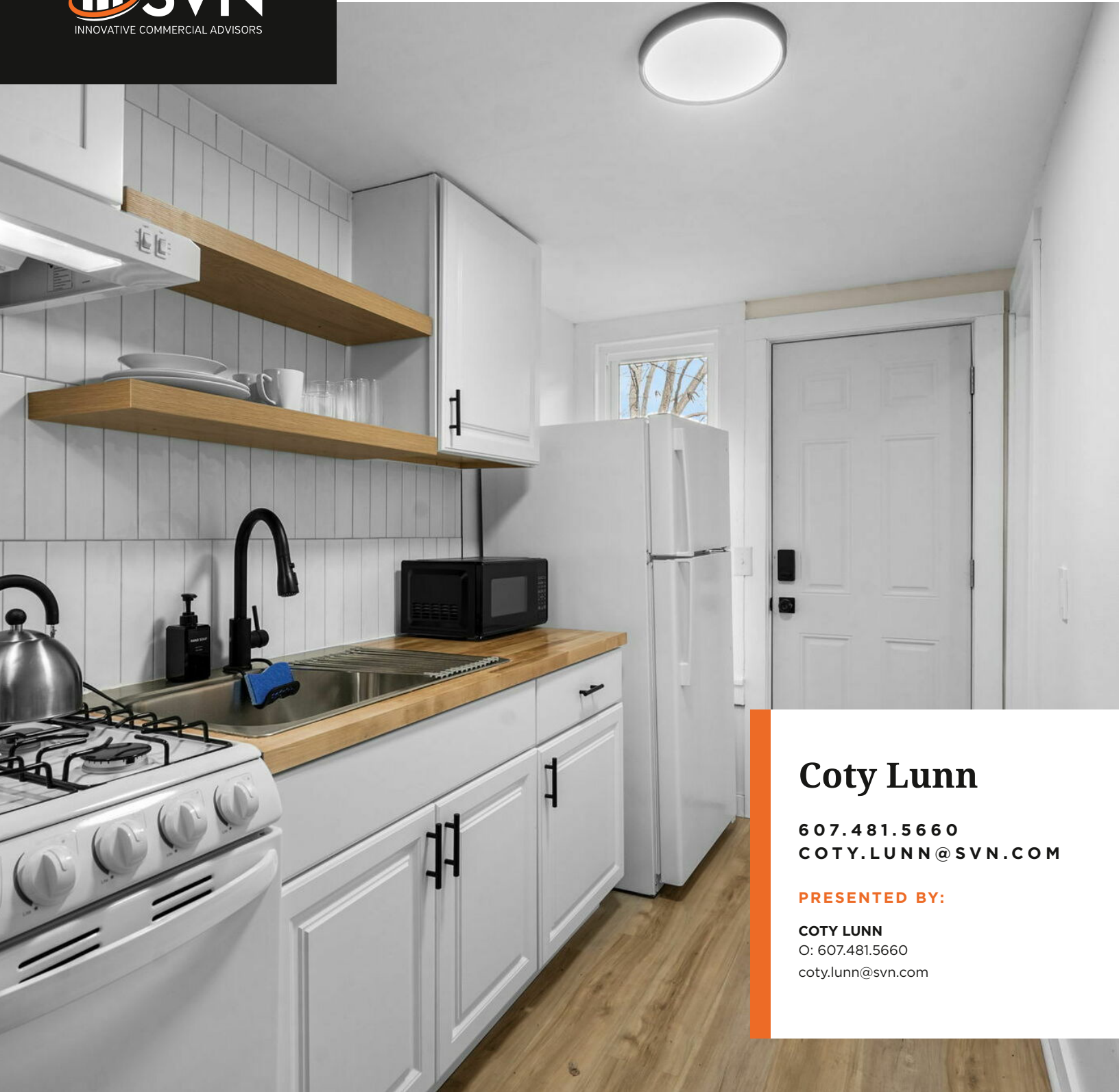




# 101 Pennsylvania Avenue



**Coty Lunn**

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**PRESENTED BY:**

**COTY LUNN**  
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coty.lunn@svn.com



# About SVN

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# The SVN Difference

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The SVN® Brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition. Nearly four decades later, that unique approach remains our key differentiator.

**SVN was built on the belief** that proactively cooperating and collaborating with the entire commercial real estate community is the right thing to do for our clients - and the **best way to ensure maximum value** for a property. When a client chooses SVN, they mobilize the entire SVN organization and its **trusted network of relationships** to act on their behalf.

We **share data, knowledge, and opportunities** across the brokerage community through our Shared Value Network®, giving our offices and Advisors **access to more deals, greater visibility, and unmatched earning potential**. SVN is proud to be the only Employee-Owned Public Benefit Corporation in commercial real estate. Our mission is to **drive strong business performance** while making a **positive, lasting impact** - for our clients, our colleagues, our communities, and the industry as a whole.

**This belief in a Shared Value Network® is what forms the foundation of the SVN Difference.**





### COTY LUNN

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Coty Lunn is a Licensed Commercial Real Estate Salesperson with SVN Innovative Commercial Advisors, bringing more than seven years of experience and over 300 successful transactions. He represents investors, developers, and business owners throughout Upstate New York with a disciplined, results-driven approach that consistently delivers measurable value. A native of Endicott, Coty combines local expertise with firsthand investment experience through his personal real estate portfolio. His background in criminal justice reinforces his commitment to integrity and accountability, while his proficiency in drone videography and photography enhances property marketing and client engagement. Coty's focus, insight, and dedication make him a trusted advisor in the region's commercial real estate market.

# SVN<sup>®</sup> Core Services & Specialty Practices



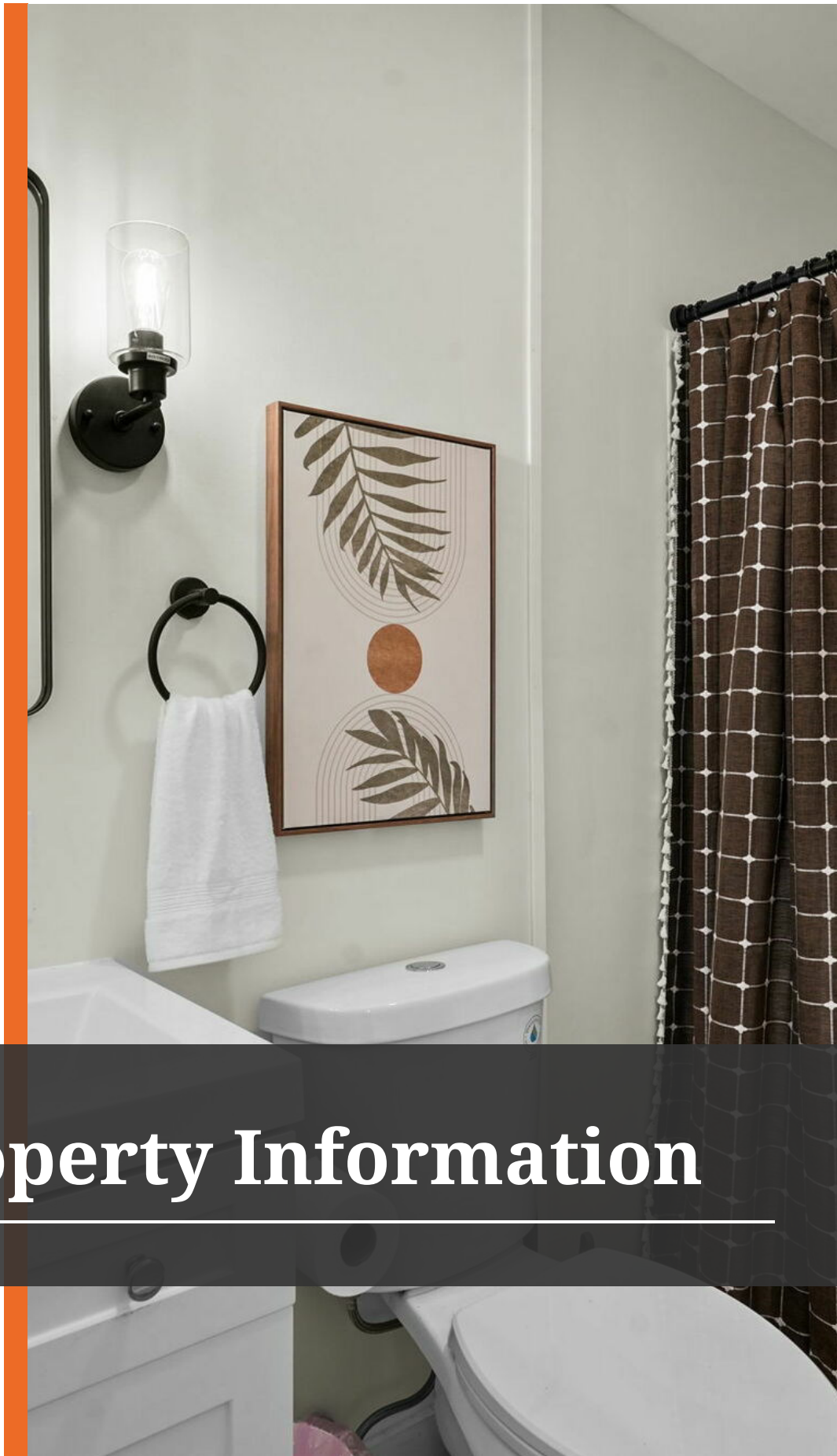
Our **SVN<sup>®</sup> Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to **network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

## SPECIALTY PRACTICES

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

## CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION



# Property Information

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# PROPERTY SUMMARY

## 101 PENNSYLVANIA AVENUE

BINGHAMTON, NY 13903

### OFFERING SUMMARY

**SALE PRICE:** \$474,900

**BUILDING SIZE:** 4,216 SF

**AVAILABLE SF:**

**LOT SIZE:**

**PRICE / SF:** \$112.64

**CAP RATE:** 10.18%

# PROPERTY SUMMARY

Fully renovated 6-unit apartment building located on Binghamton's South Side, offering a true turnkey investment opportunity. Positioned near MacArthur Park and just around the corner from UHS Binghamton General Hospital, the property benefits from strong rental demand driven by proximity to healthcare and neighborhood amenities. The property is also within walking distance to Weis, Walgreens, Dunkin, and a variety of other stores and restaurants, making it an attractive location for tenants seeking convenience and accessibility. All 6 units have been completely remodeled and are being sold fully furnished, making this an ideal option for both traditional rentals or short-term rental strategies. Each apartment features updated kitchens and bathrooms, modern finishes, and durable laminate flooring throughout. The property has been significantly upgraded with 6 newer furnaces, 6 water heaters, newer electrical, and a new roof, minimizing immediate capital expenditure for the next owner. The building is separately metered with 7 electric meters and 7 gas meters, allowing for efficient utility management and expense control. With all major improvements already completed, this property offers a low-maintenance, stabilized asset with strong rental appeal in a consistently in-demand location!



## PROPERTY HIGHLIGHTS

- Turnkey investment
- Fully furnished
- Ready to move tenants in immediately
- All 1-bedroom apartments
- Close to amenities and hospital
- Long term or short term rental options
- Large Capital Upgrades completed
- New furnaces, water heaters, roof, electrical



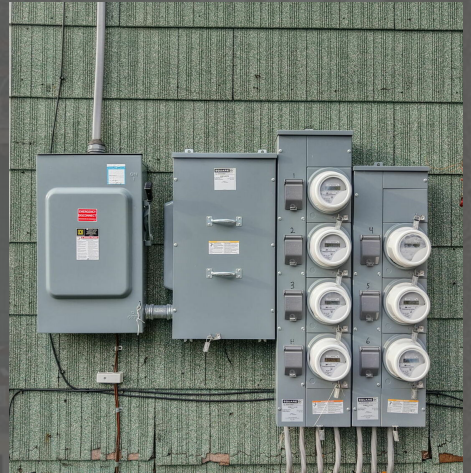
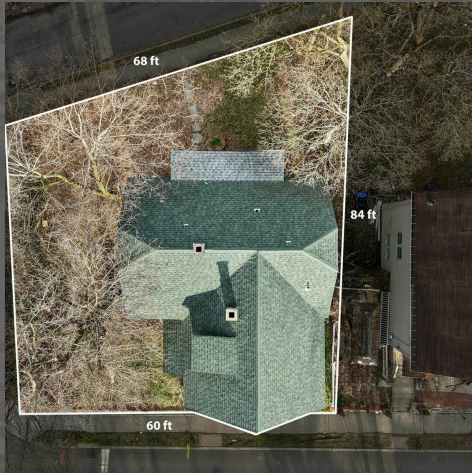
**KEY FEATURE**



**KEY FEATURE**



**KEY FEATURE**

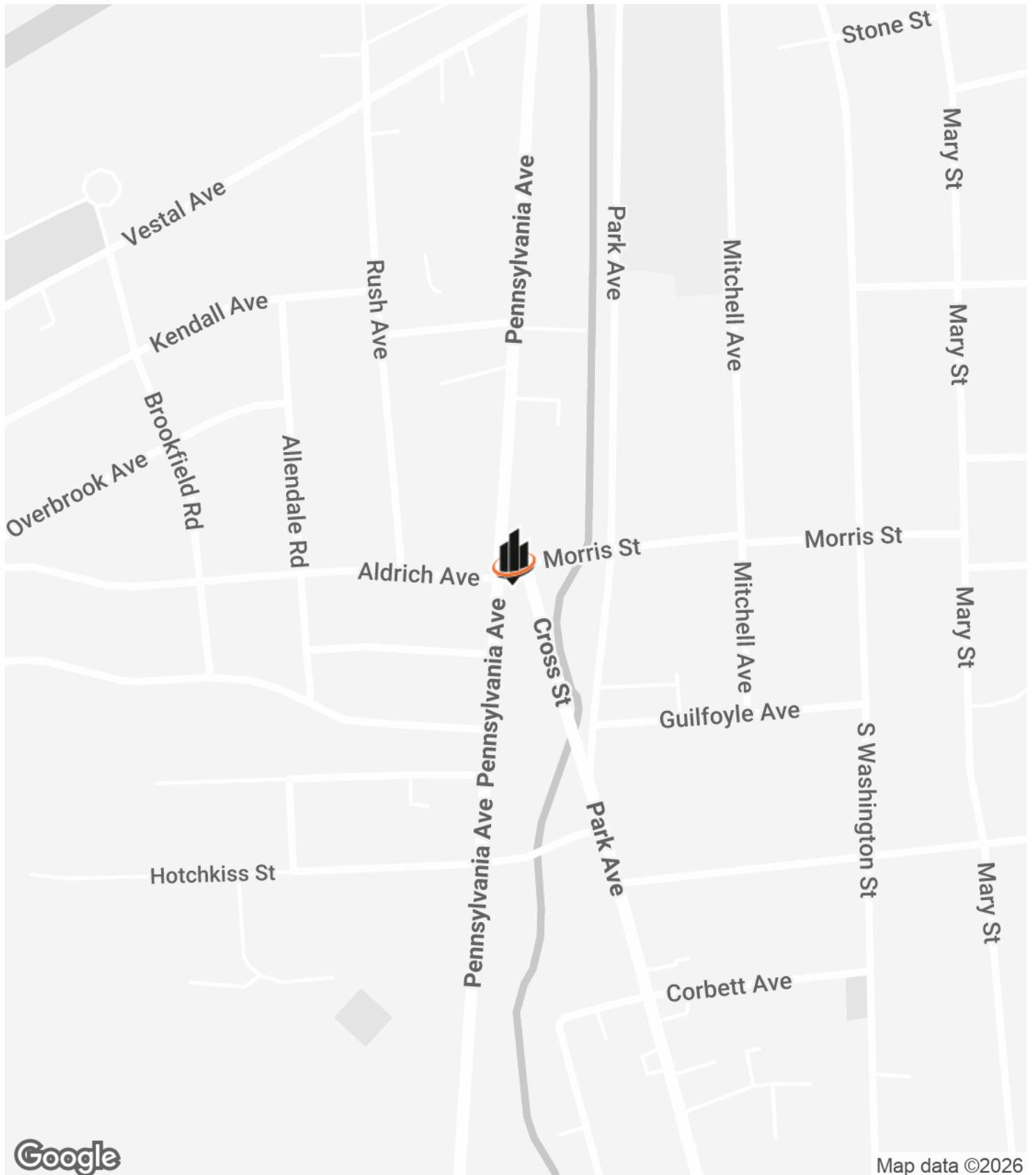




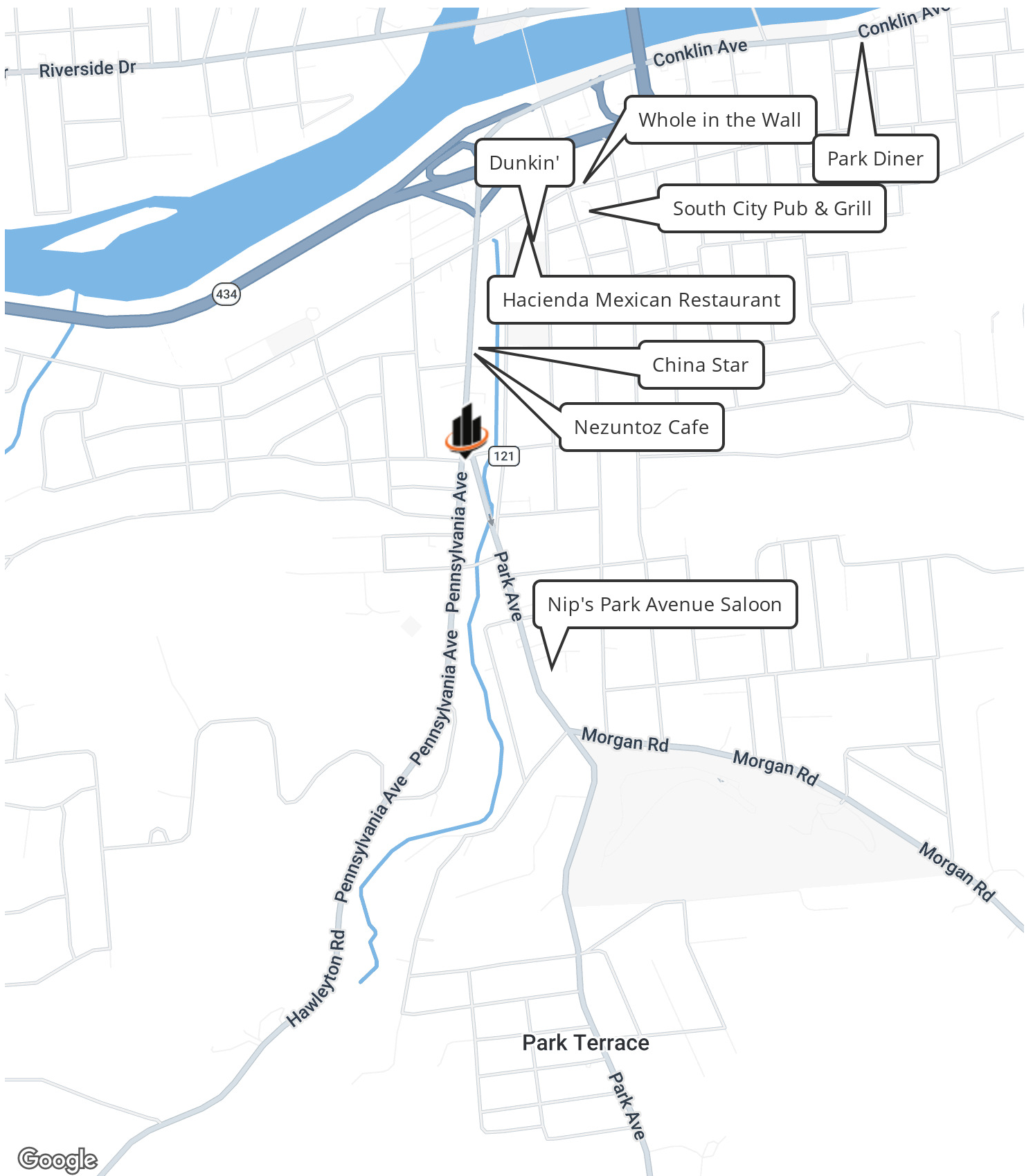
# Market Overview

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# LOCATION MAP



# RETAILER MAP



# PROPERTY VALUE RANGE

<b>PRICE</b>	-	<b>PRICE</b>	\$474,900	<b>PRICE</b>	-
<b>PRICE PER UNIT</b>	-	<b>PRICE PER UNIT</b>	\$79,150	<b>PRICE PER UNIT</b>	-
<b>PRICE PER SQ FT</b>	-	<b>PRICE PER SQ FT</b>	\$112.64	<b>PRICE PER SQ FT</b>	-
<b>CAP RATE</b>	-	<b>CAP RATE</b>	10.18%	<b>CAP RATE</b>	-



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	SECURITY DEPOSIT	LEASE END
1	1	1	-	\$1,100	-	-
2	1	1	-	\$1,100	-	-
3	1	1	\$1,300	\$1,300	\$1,300	1/31/2027
4	1	1	-	\$1,100	-	-
5	1	1	\$1,300	\$1,300	\$1,300	5/31/2026
6	1	1	-	\$1,100	-	-
<b>TOTALS</b>			<b>\$2,600</b>	<b>\$7,000</b>	<b>\$2,600</b>	
<b>AVERAGES</b>			<b>\$1,300</b>	<b>\$1,167</b>	<b>\$1,300</b>	

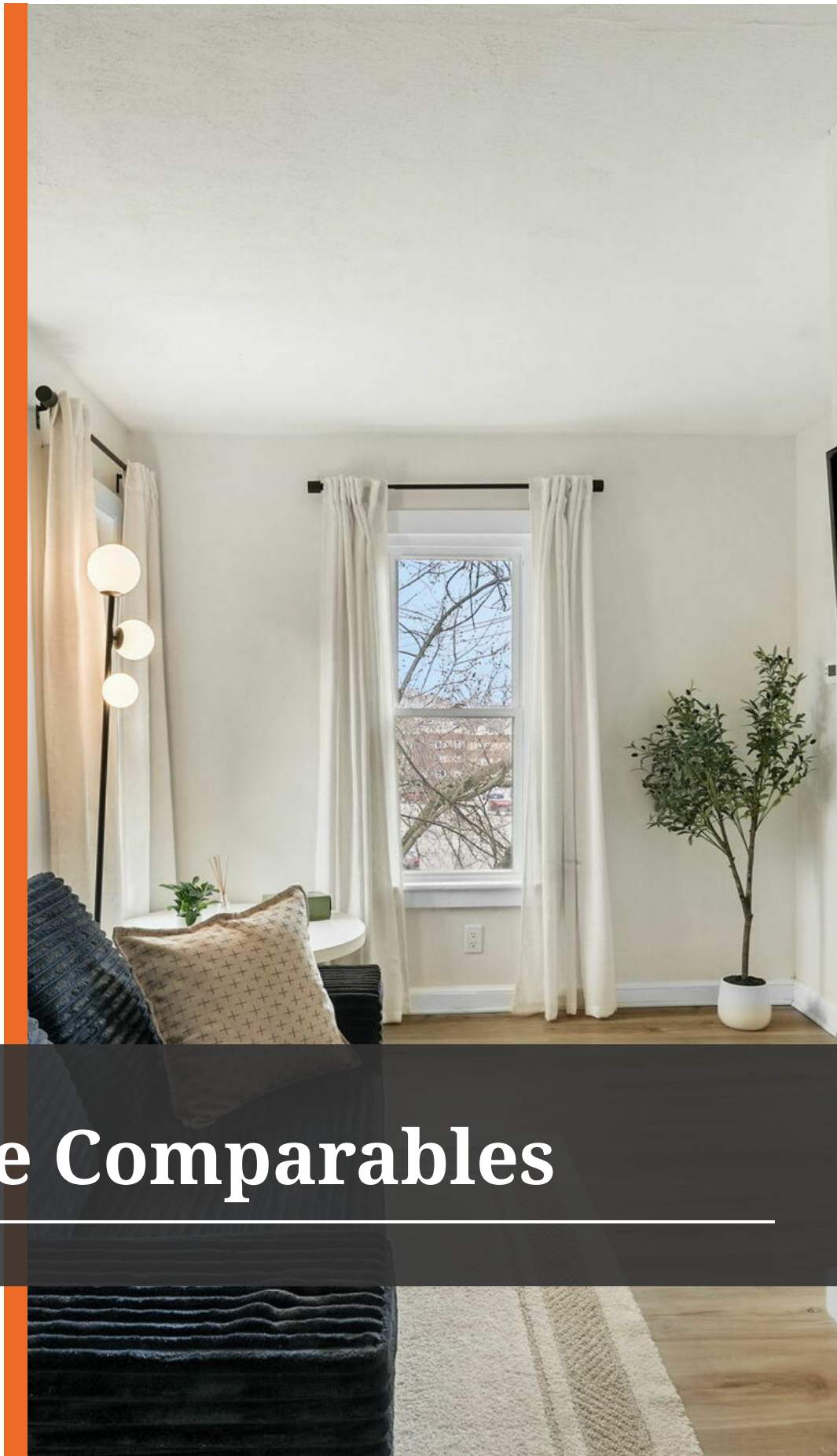
# INCOME & EXPENSES

## INCOME SUMMARY

RENTAL INCOME	\$84,000
VACANCY COST	(\$3,360)
<b>GROSS INCOME</b>	<b>\$80,640</b>

## EXPENSES SUMMARY

GAS + ELECTRIC (2 APARTMENTS UTILITIES INCLUDED BUT CAN SEPARATE)	\$3,614
WATER + SEWER	\$4,639
TAXES	\$8,684
INSURANCE	\$2,320
MAINTENANCE (5%)	\$4,032
MANAGEMENT (10%)	\$8,064
MISCELLANEOUS EXPENSES (SNOW, LAWN, CREDIT LOSS, ADVERT, ETC.)	\$960
<b>OPERATING EXPENSES</b>	<b>\$32,313</b>
<b>NET OPERATING INCOME</b>	<b>\$48,327</b>



# Sale Comparables

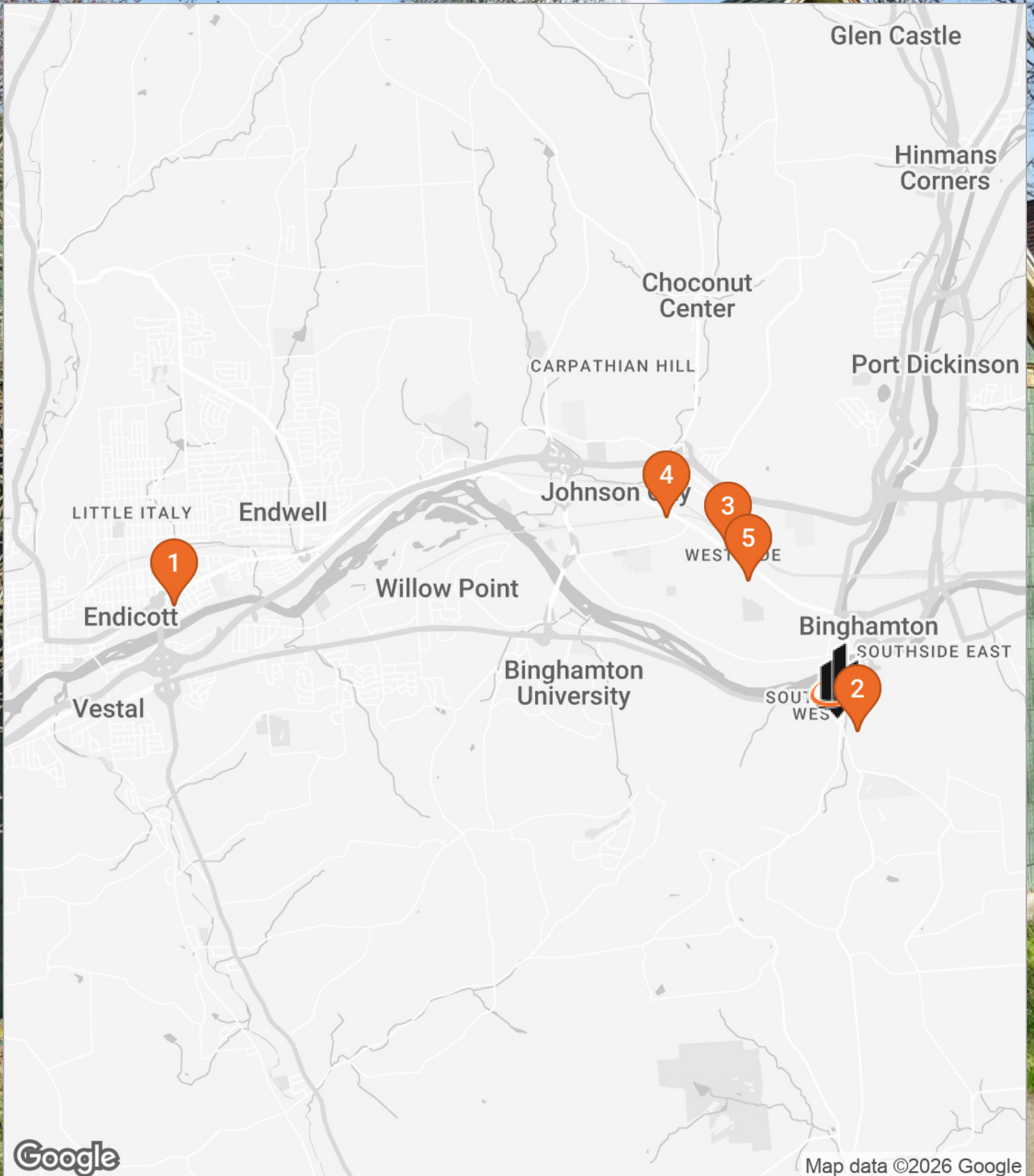
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# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	LOT SIZE
★	<b>101 Pennsylvania Avenue</b> Binghamton, NY	\$474,900	4,216 SF	6	10.18%	-
1	<b>1706 Tracy Street</b> Endicott , NY	\$450,000	6,236 SF	6	9.50%	-
2	<b>95-97 Mitchell Ave</b> Binghamton, NY	\$575,000	5,920 SF	8	9%	0.27 Acres
3	<b>258 Main Street</b> Binghamton, NY	\$717,003	6,576 SF	7	7%	0.23 Acres
4	<b>1 Endicott Ave</b> Johnson City , NY	\$749,000	5,500 SF	6	-	-
5	<b>26 Haendel Street</b> Binghamton, NY	\$750,000	6,408 SF	8	6.40%	-
	<b>AVERAGES</b>	<b>\$648,201</b>	<b>6,128 SF</b>	<b>7</b>	<b>7.97%</b>	<b>0.25 ACRES</b>



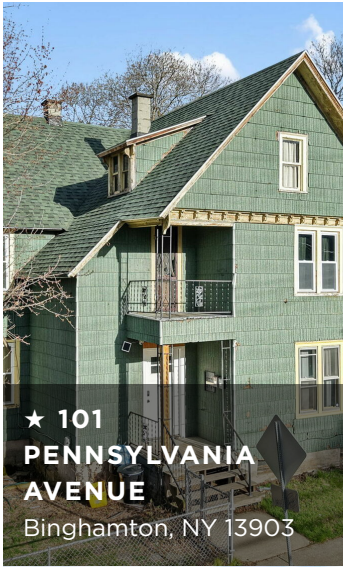
# SALE COMPS MAP & SUMMARY



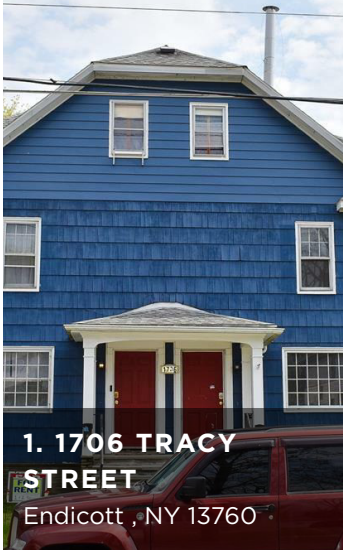
Google

Map data ©2026 Google

# SALE COMPS



<b>PRICE:</b>	\$474,900	<b>BLDG SIZE:</b>	4,216 SF
<b>NO. UNITS:</b>	6	<b>CAP RATE:</b>	10.18%
<b>YEAR BUILT:</b>	1970		



<b>PRICE:</b>	\$450,000	<b>BLDG SIZE:</b>	6,236 SF
<b>NO. UNITS:</b>	6	<b>CAP RATE:</b>	9.50%
<b>YEAR BUILT:</b>	1920		



<b>PRICE:</b>	\$575,000	<b>BLDG SIZE:</b>	5,920 SF
<b>LOT SIZE</b>	0.27 Acres	<b>NO. UNITS:</b>	8
<b>CAP RATE:</b>	9%		

3



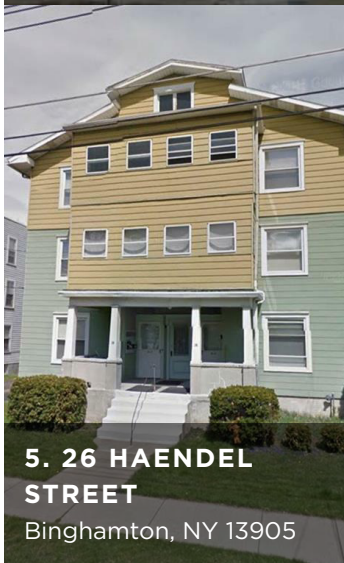
<b>PRICE:</b>	\$717,003	<b>BLDG SIZE:</b>	6,576 SF
<b>LOT SIZE</b>	0.23 Acres	<b>NO. UNITS:</b>	7
<b>CAP RATE:</b>	7%	<b>YEAR BUILT:</b>	1960

4



<b>PRICE:</b>	\$749,000	<b>BLDG SIZE:</b>	5,500 SF
<b>NO. UNITS:</b>	6	<b>YEAR BUILT:</b>	1960

5



<b>PRICE:</b>	\$750,000	<b>BLDG SIZE:</b>	6,408 SF
<b>NO. UNITS:</b>	8	<b>CAP RATE:</b>	6.40%
<b>YEAR BUILT:</b>	1915		



## Disclaimer

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# Collective Strength, Accelerated Growth

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