

Sale Comps Map & List Report

Sale Comparables

11

Avg. Cap Rate

-

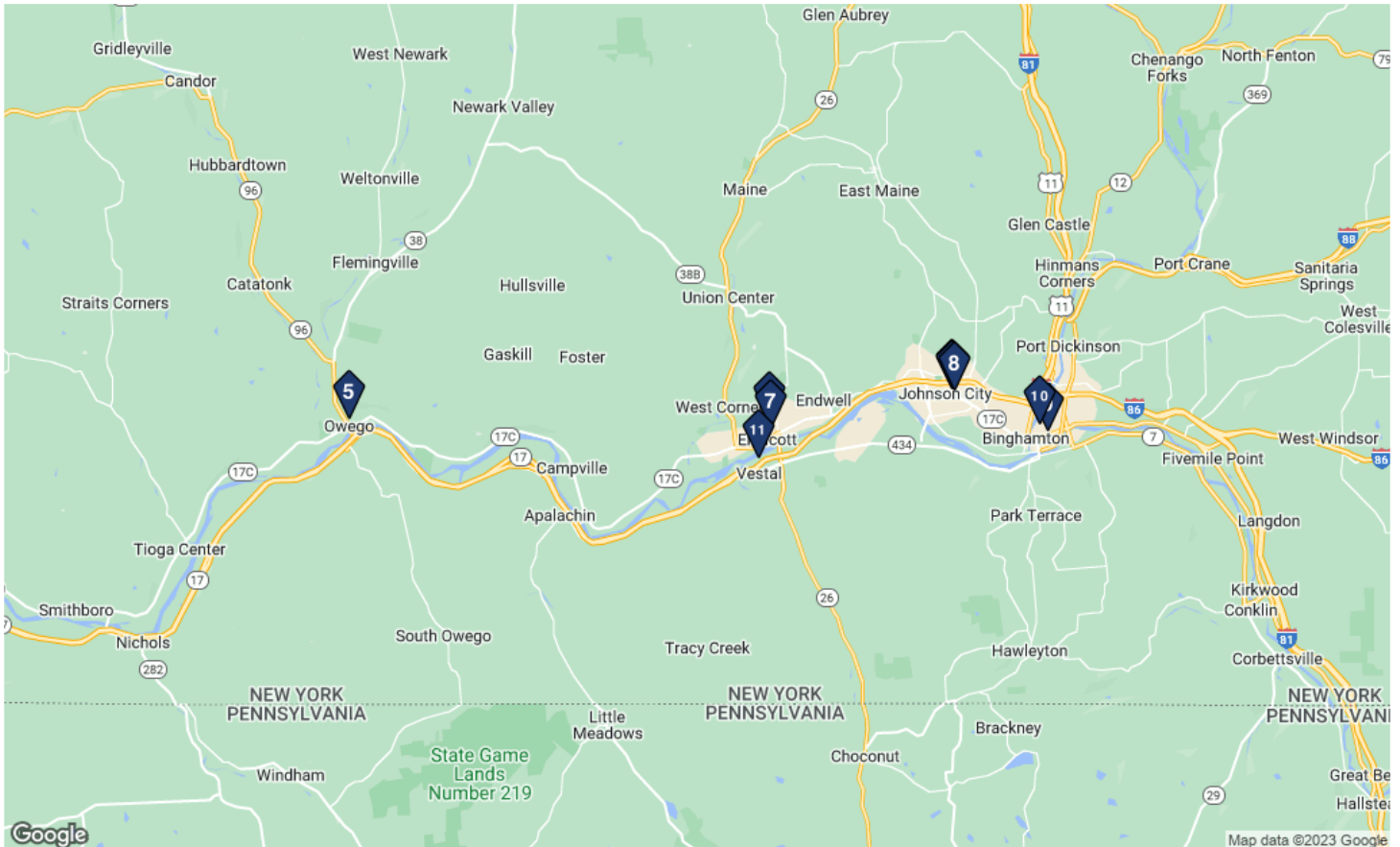
Avg. Price/SF

\$61

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$150,000	\$447,364	\$269,000	\$1,800,000
Price Per SF	\$17	\$61	\$38	\$240
Cap Rate	-	-	-	-
Time Since Sale in Months	1.0	10.0	10.0	22.0
Property Attributes	Low	Average	Median	High
Building SF	6,000 SF	7,771 SF	7,676 SF	9,600 SF
Floors	1	2	2	4
Typical Floor	2,131 SF	3,933 SF	3,500 SF	6,750 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1865	1949	1960	1980
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.8	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★



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		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1	239 Main St  Johnson City, NY 13790	Storefront Retail/Office     	1960	8,300 SF	-	9/15/2022	\$190,000	\$23/SF	-
2	7 Avenue D  Johnson City, NY 13790	Storefront Retail/Resi- dential     	1960	8,700 SF	-	9/13/2022	\$173,000	\$20/SF	-
3	251 Main St  Johnson City, NY 13790	Retail     	1960	8,970 SF	-	3/24/2022	\$150,000	\$17/SF	-
4	263 Main St  Johnson City, NY 13790	Storefront Retail/Resi- dential     	1960	7,676 SF	-	2/2/2022	\$400,000	\$52/SF	-
5	Former Lynn's Drug...  62-64 North Ave Owego, NY 13827	Storefront Retail/Office     	1865	9,600 SF	-	11/28/2022	\$190,000	\$20/SF	-
6	26 Washington Ave  Endicott, NY 13760	Office     	1975	9,000 SF	-	12/3/2022	\$269,000	\$30/SF	-
7	139 Washington Av...  139-141 Washington... Endicott, NY 13760	Office     	1980	6,750 SF	-	5/12/2022	\$255,000	\$38/SF	-
8	225 Main St  Johnson City, NY 13790	Freestanding     	1960	6,750 SF	-	10/12/2021	\$445,000	\$66/SF	-
9	166 Court St  Binghamton, NY 13901	Storefront Retail/Resi- dential     	1960	6,234 SF	-	9/9/2021	\$650,000	\$104/SF	-
10	215 State St  Binghamton, NY 13901	Storefront Retail/Resi- dential     	1960	7,500 SF	-	7/20/2021	\$1,800,000	\$240/SF	-
11	Plantation House  2 Pumphouse Rd Vestal, NY 13850	Storefront Retail/Office     	1900	6,000 SF	-	3/23/2021	\$399,000	\$67/SF	-