



Hawley St Portfolio

BINGHAMTON, NY



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
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Binghamton, NY 13901

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HAWLEY ST PORTFOLIO

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Offered for sale as a package or as individual properties is 6 Buildings on Hawley St in Binghamton. These are ready for renovations or redevelopment. 132 Hawley has 4 beds and is 2,024 sq ft. 134 Hawley is 2,121 sq ft. 160 Hawley is 2,146 sq ft. 181 Hawley has 7bed 2 1/2 bath at 3,581 sq ft.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	11
Lot Size:	0.09 Acres
Building Size:	16,396 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	655	2,330	8,049
Total Population	963	3,419	14,094
Average HH Income	\$19,090	\$21,489	\$34,401



Property Description



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Offered for sale as a package or as individual properties is 6 Buildings on Hawley St in Binghamton. These are ready for renovations or redevelopment. 132 Hawley has 4 beds and is 2,024 sq ft. 134 Hawley is 2,121 sq ft. 160 Hawley is 2,146 sq ft. 181 Hawley has 7bed 2 1/2 bath at 3,581 sq ft.

LOCATION DESCRIPTION

Court Street to Rutherford, right onto Hawley Street



Property Details

Sale Price

\$1,600,000**PROPERTY INFORMATION**

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	Multi Unit Residential Dwelling
Lot Size	0.09 Acres

PARKING & TRANSPORTATION**UTILITIES & AMENITIES****LOCATION INFORMATION**

Building Name	Hawley St Portfolio
Street Address	132, 134, 137, 160 181-182 Hawley Street
City, State, Zip	Binghamton, NY 13901
County	Broome

BUILDING INFORMATION

Building Size	16,396 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1985



Additional Photos



HAWLEY ST PORTFOLIO

LOCATION INFORMATION

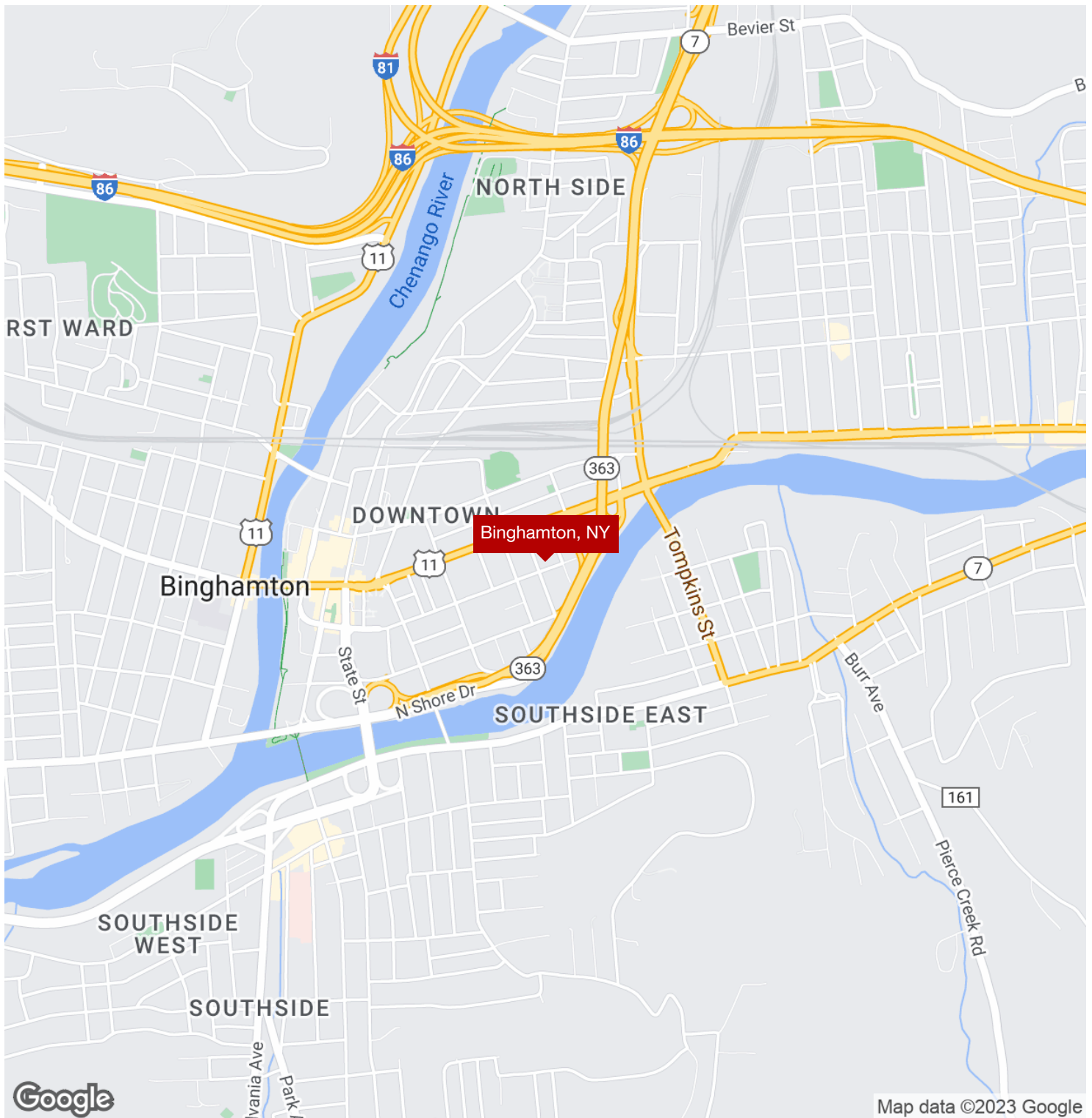
2

REGIONAL MAP

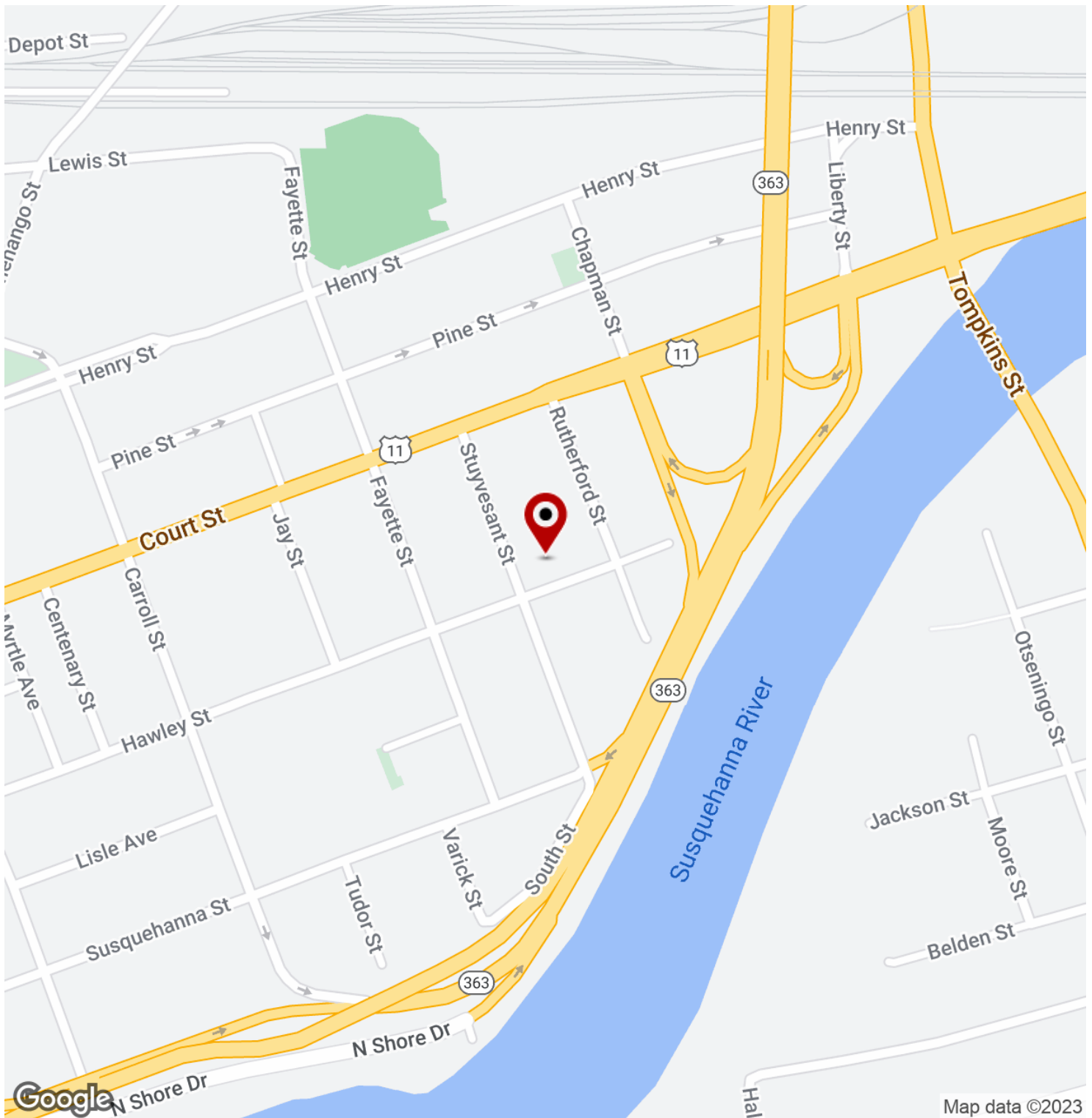
LOCATION MAP

AERIAL MAP

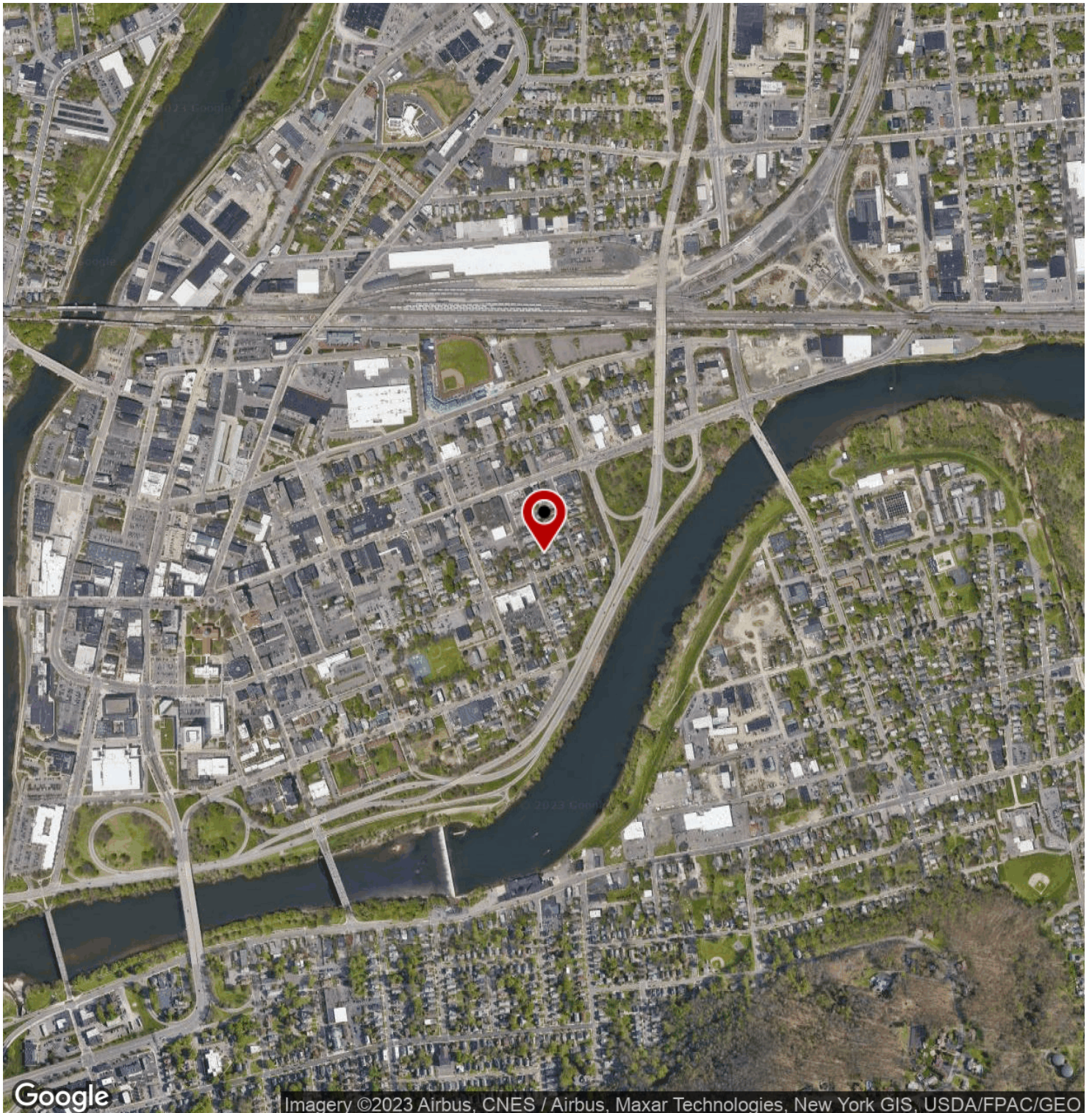
Regional Map



Location Map



Aerial Map



HAWLEY ST PORTFOLIO

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,600,000
Price per SF	\$98
Price per Unit	\$145,455

OPERATING DATA

FINANCING DATA



Income & Expenses

INCOME SUMMARY

NET INCOME	\$0
------------	-----

EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----



Tenant Profiles

Please Upload
Tenant Logo/Photo

TENANT OVERVIEW

Company: -
 Founded: -
 Locations: -
 Total Revenue: -
 Net Income: -
 Net Worth: -
 Lease Rate: -
 Headquarters: -
 Website: -

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

CUSTOM TEXT

Add text here...



HAWLEY ST PORTFOLIO

SALE COMPARABLES

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SALE COMPS

SALE COMPS MAP & SUMMARY

Sale Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



HAWLEY ST PORTFOLIO

LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

Lease Comps



It turns out, you don't have any Comps Selected!

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Lease Comps Map & Summary



It turns out, you don't have any Comps Selected!

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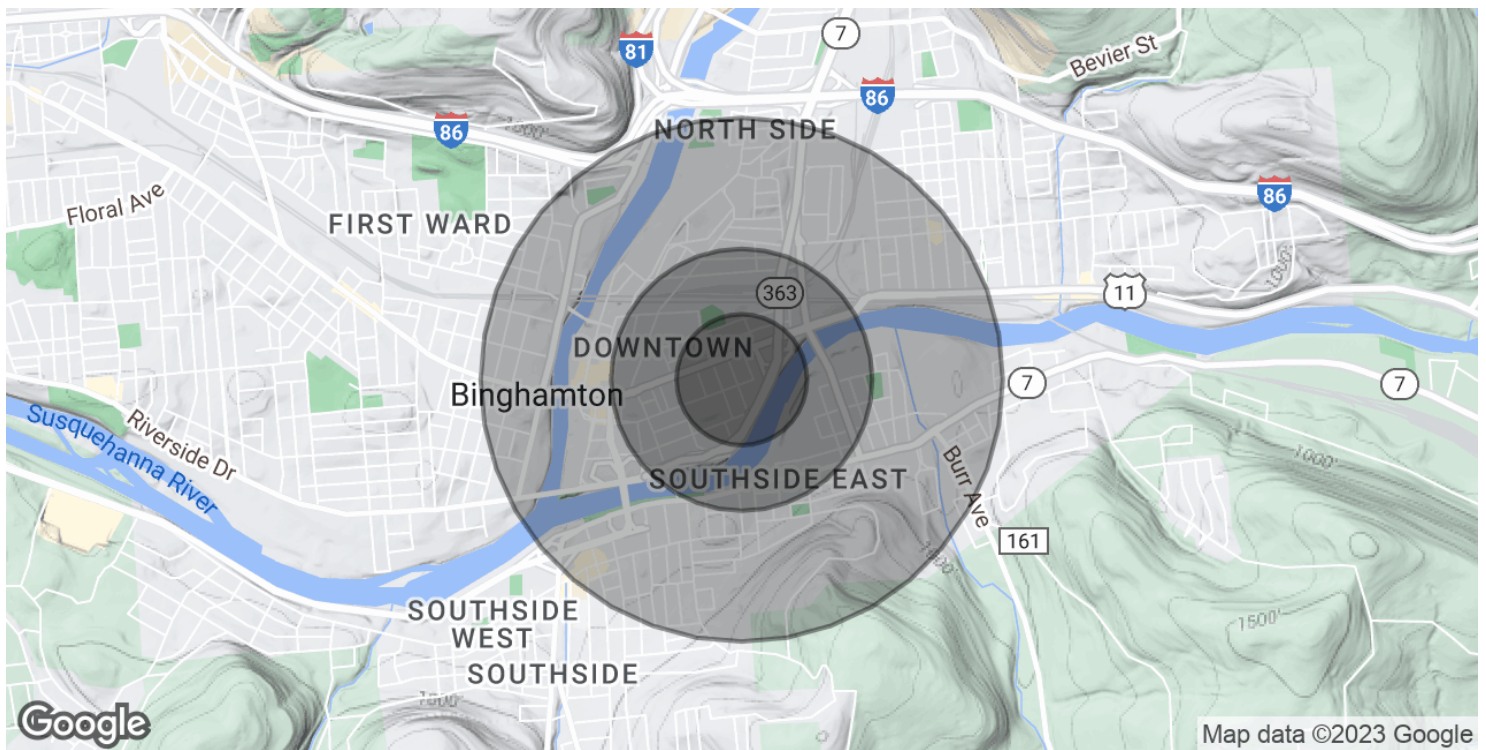
HAWLEY ST PORTFOLIO

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	963	3,419	14,094
Average Age	30.0	33.9	37.1
Average Age (Male)	28.8	35.3	34.7
Average Age (Female)	29.0	32.4	39.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	655	2,330	8,049
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$19,090	\$21,489	\$34,401
Average House Value	\$280,252	\$145,438	\$87,030

* Demographic data derived from 2020 ACS - US Census



HAWLEY ST PORTFOLIO

ADDITIONAL INFORMATION

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SITE PLANS

Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

