



# Court Street Portfolio

BINGHAMTON, NY



OFFERING MEMORANDUM

**KW COMMERCIAL**  
49 Court Street  
Suite 300B  
Binghamton, NY 13901

*PRESENTED BY:*

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Associate Broker  
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# Table Of Contents

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
SALE COMPARABLES	18
LEASE COMPARABLES	21
DEMOGRAPHICS	24
ADDITIONAL INFORMATION	26

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COURT STREET PORTFOLIO

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

Being offered for sale as a package portfolio is 4 premium Buildings in Downtown Binghamton, NY. This is a portfolio offering of 3 buildings all centrally located in Downtown Binghamton, NY. Neighboring approximately 1,300 Student beds these buildings are all very well positioned to take advantage of the booming Student Housing Market in Downtown Binghamton and 1 building in Binghamton's West Side. All buildings are walking distance to the Student Bus lines as well as all of Downtown Binghamton's Restaurants, Shops and Amenities. These are large prominent buildings in Binghamton, NY including 24 Centenary Ave, an 11 Unit, 12 Bed Student Housing Complex, 101 Court Street, a 15 Bed Student Housing Complex with Street Level Retail Space and 136 Washington St. This building sits directly on picturesque Washington St and has 4 residential units with 6 beds and 2 street level retail spaces fully leased. 146 Beethoven a West Side 6 unit 10 Bed complex. Overall 27 Units and 43 Beds. This is a once in a lifetime opportunity to own these premium Downtown Binghamton buildings.

## PROPERTY HIGHLIGHTS

- 24 Centenary - 11 Residential Units with 12 Beds. All units are updated and furnished.

## OFFERING SUMMARY

Sale Price:	\$3,429,000
Number of Units:	27
Lot Size:	0.35 Acres
Building Size:	24,640 SF
NOI:	\$240,413.75
Cap Rate:	7.01%

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	795	2,695	9,845
Total Population	717	3,840	17,079
Average HH Income	\$12,480	\$26,604	\$36,390



## Property Description



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### LOCATION DESCRIPTION

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# Property Details

Sale Price

**\$3,429,000**

## PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	CBD
Lot Size	0.35 Acres

## LOCATION INFORMATION

Building Name	Court Street Portfolio
Street Address	101 Court Street
City, State, Zip	Binghamton, NY 13901
County	Broome
Market	Binghamton Student Housing
Sub-market	Binghamton Office

## PARKING & TRANSPORTATION

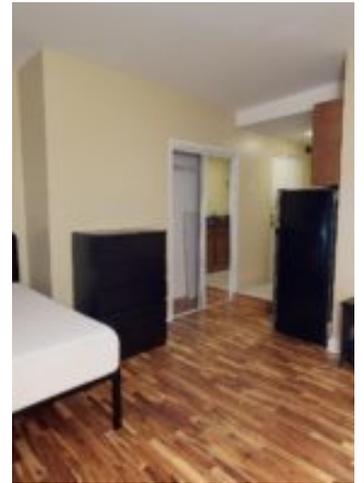
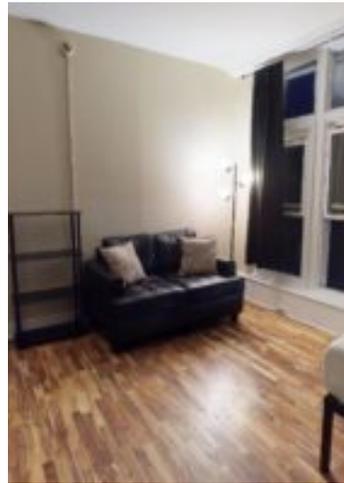
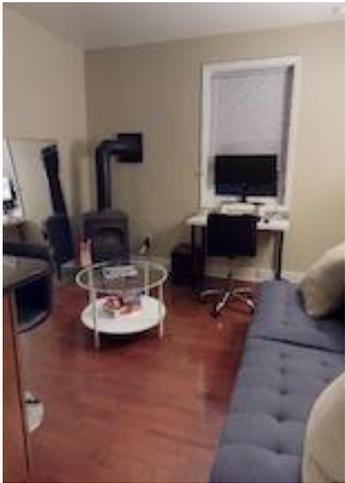
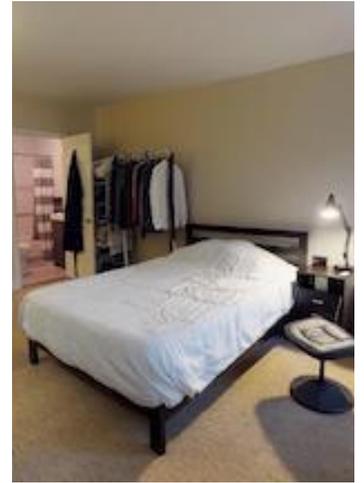
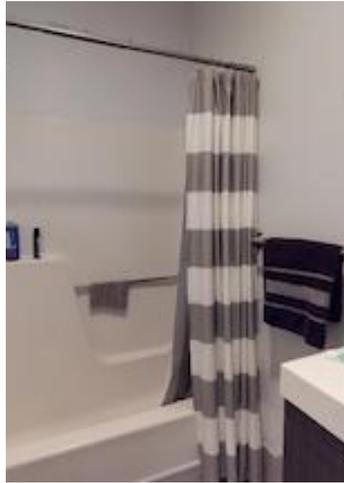
## UTILITIES & AMENITIES

## BUILDING INFORMATION

Building Size	24,640 SF
NOI	\$240,413.75
Cap Rate	7.01
Tenancy	Multiple



# Additional Photos



COURT STREET PORTFOLIO

# LOCATION INFORMATION

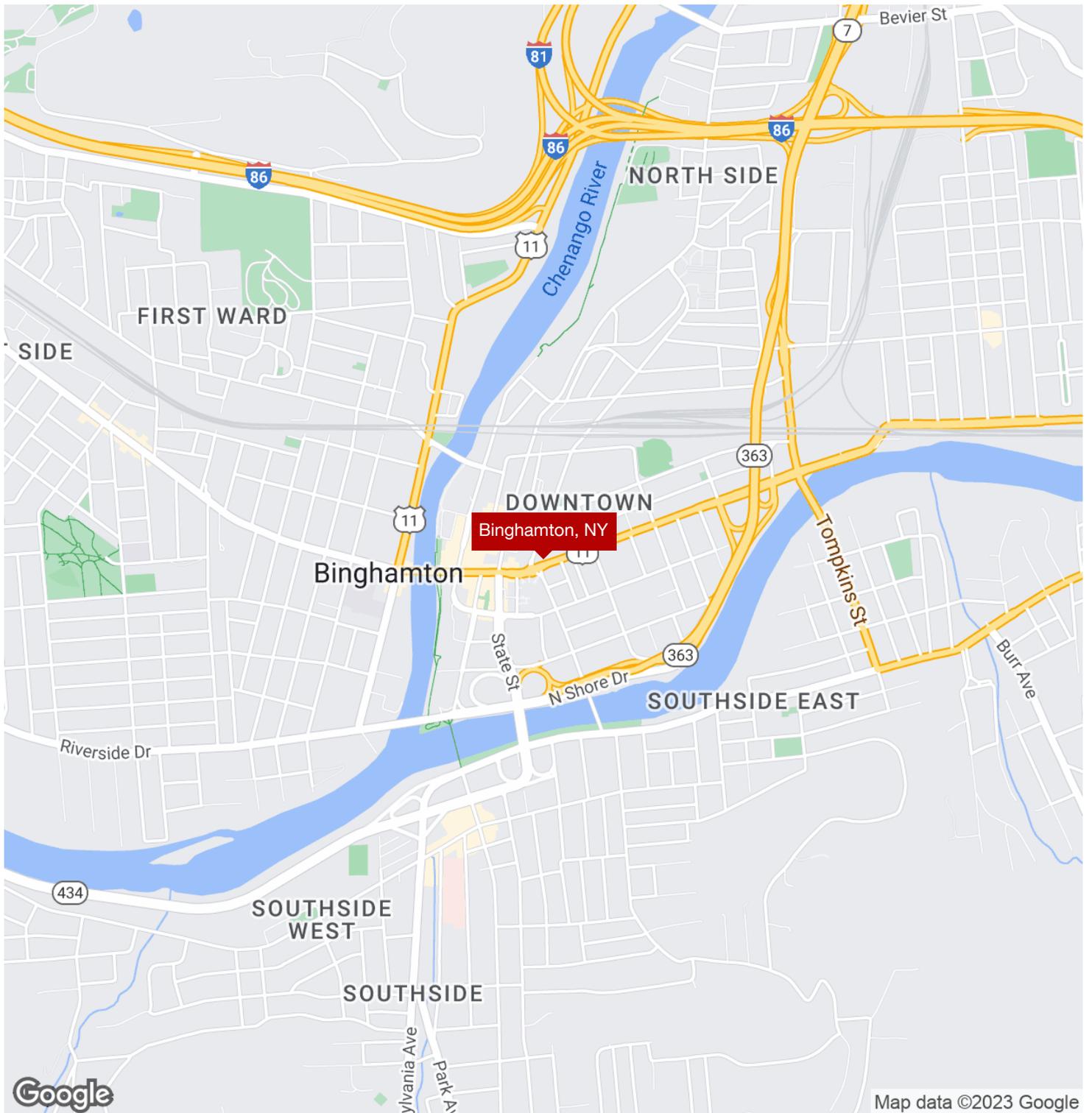
2

REGIONAL MAP

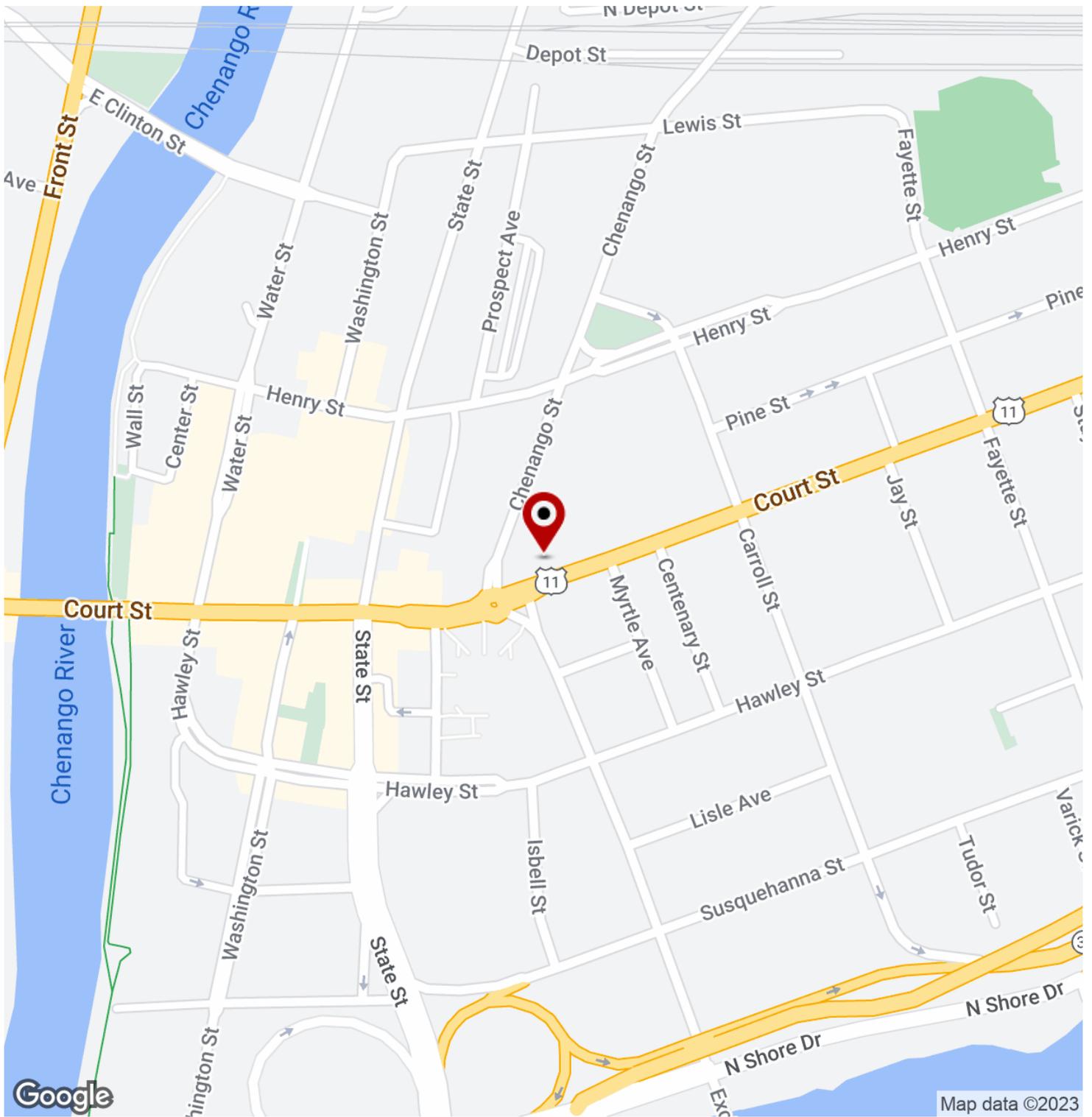
LOCATION MAP

AERIAL MAP

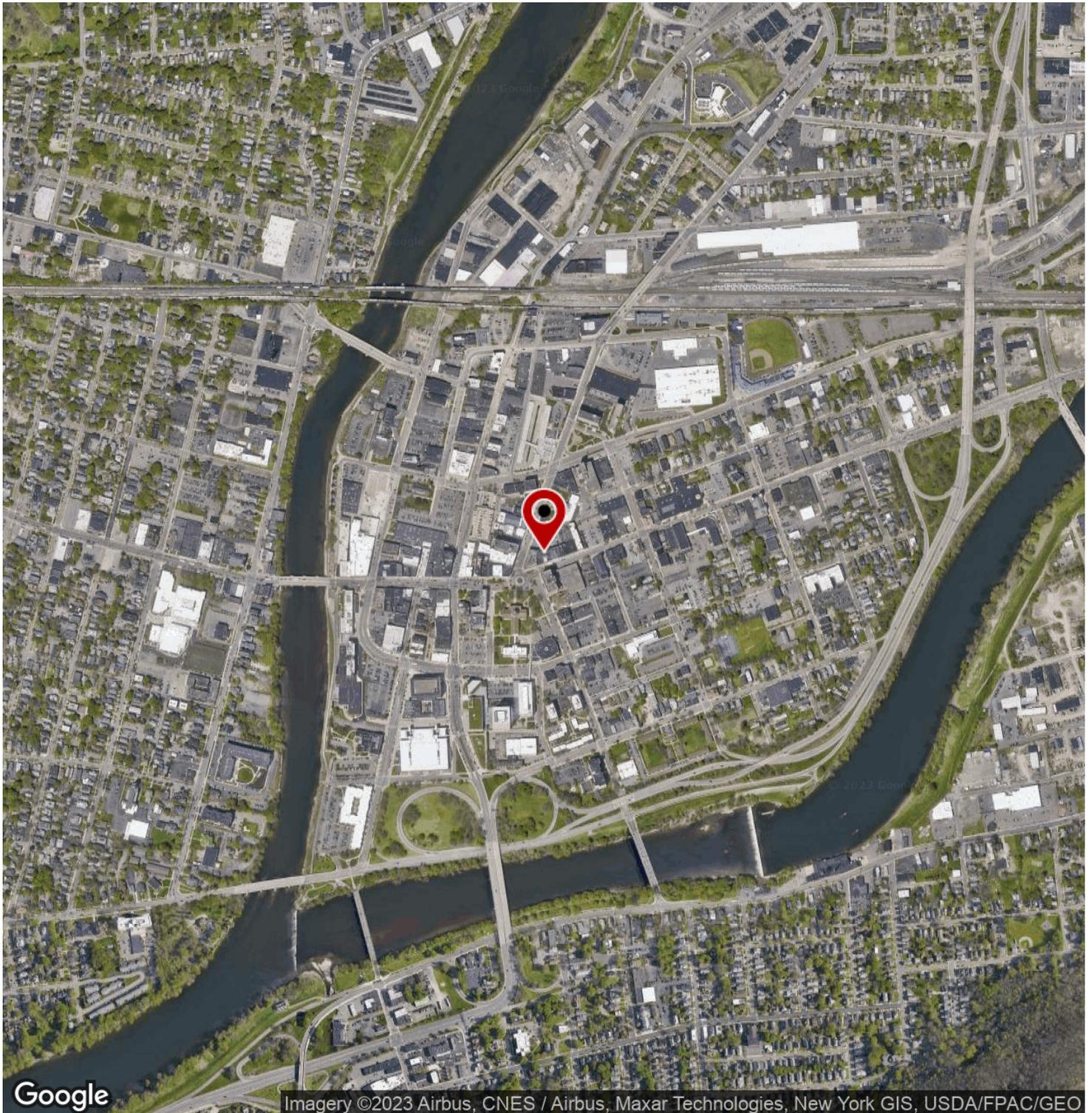
# Regional Map



# Location Map



# Aerial Map



COURT STREET PORTFOLIO

# FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

TENANT PROFILES

# Financial Summary

## INVESTMENT OVERVIEW

## COURT STREET PORTFOLIO

Price	\$3,429,000
Price per SF	\$139
Price per Unit	\$127,000
GRM	8.41
CAP Rate	7.01%
Cash-on-Cash Return (yr 1)	7.01%
Total Return (yr 1)	\$240,414

## OPERATING DATA

## COURT STREET PORTFOLIO

Gross Scheduled Income	\$407,640
Total Scheduled Income	\$407,640
Vacancy Cost	\$12,229
Gross Income	\$395,411
Operating Expenses	\$144,090
Net Operating Income	\$240,414
Pre-Tax Cash Flow	\$240,414

## FINANCING DATA

## COURT STREET PORTFOLIO

Down Payment	\$3,429,000
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# Income & Expenses

<b>INCOME SUMMARY</b>	<b>COURT STREET PORTFOLIO</b>
Vacancy Cost	(\$12,229)
<b>GROSS INCOME</b>	<b>\$395,411</b>
<b>EXPENSES SUMMARY</b>	<b>COURT STREET PORTFOLIO</b>
Management 7%	\$27,679
Taxes	\$57,175
Utilities Electric and Gas	\$15,540
Utilities Water and Sewer	\$2,117
Utilities Spectrum	\$9,026
Insurance	\$14,471
Maintenance Repairs and Trash (4% Estimated)	\$14,466
Leasing, Advertising and Administration (1% Estimated)	\$3,617
<b>OPERATING EXPENSES</b>	<b>\$144,090</b>
<b>NET OPERATING INCOME</b>	<b>\$240,414</b>



# Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
Centenary 1	2	1	\$1,200	\$1,500	-
Centenary 2	1	1	\$800	\$900	-
Centenary 3	1	1	\$825	\$900	-
Centenary 4	1	1	\$800	\$900	-
Centenary 5	1	1	\$800	\$900	-
Centenary 6	1	1	\$850	\$900	-
Centenary 7	1	1	\$800	\$900	-
Centenary 8	1	1	\$800	\$900	-
Centenary 9	1	1	\$800	\$900	-
Centenary 10	1	1	\$800	\$900	-
Centenary 11	1	1	\$800	\$900	-
Beethoven 1	2	1	\$1,000	\$1,250	-
Beethoven 2	2	1	\$1,050	\$1,250	-
Beethoven 3	2	1	-	\$1,250	-
Beethoven 4	2	1	\$1,075	\$1,250	-
Beethoven 5	1	1	\$650	\$900	-
Beethoven 6	1	1	\$650	\$900	-
Washington C1	-	1	\$1,180	\$1,300	-
Washington C2	-	1	\$1,375	\$1,500	-
Washington 1	2	1	\$1,600	\$1,600	-
Washington 2	2	1	\$1,600	\$1,600	-
Washington 3	1	1	\$1,000	\$1,000	-
Washington 4	1	1	\$815	\$815	-
101 Court C	-	1	\$2,200	\$3,200	-
101 Court B1	1	-	\$700	\$800	-
101 Court B2	1	-	\$700	\$800	-
101 Court B3	1	1	\$700	\$800	-
101 Court B4	1	-	\$700	\$800	-
101 Court B5	1	-	\$700	\$800	-
101 Court B6	1	1	\$700	\$800	-
101 Court B7	1	-	\$700	\$800	-
101 Court B8	1	-	\$700	\$800	-
101 Court B9	1	-	\$700	\$800	-



# Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
101 Court B10	1	-	\$700	\$800	-
101 Court B11	1	1	\$700	\$800	-
101 Court B12	1	-	\$700	\$800	-
101 Court B13	1	-	\$700	\$800	-
101 Court B14	1	-	\$700	\$800	-
101 Court B15	1	-	\$700	\$800	-
<b>TOTALS</b>			<b>\$33,970</b>	<b>\$40,315</b>	<b>\$0.00</b>
<b>AVERAGES</b>			<b>\$894</b>	<b>\$1,034</b>	<b>\$NAN</b>



# 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...

## CUSTOM TEXT

Add text here...



COURT STREET PORTFOLIO

# SALE COMPARABLES

4

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)



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# LEASE COMPARABLES

5

LEASE COMPS

LEASE COMPS MAP & SUMMARY

# Lease Comps



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

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



# Lease Comps Map & Summary



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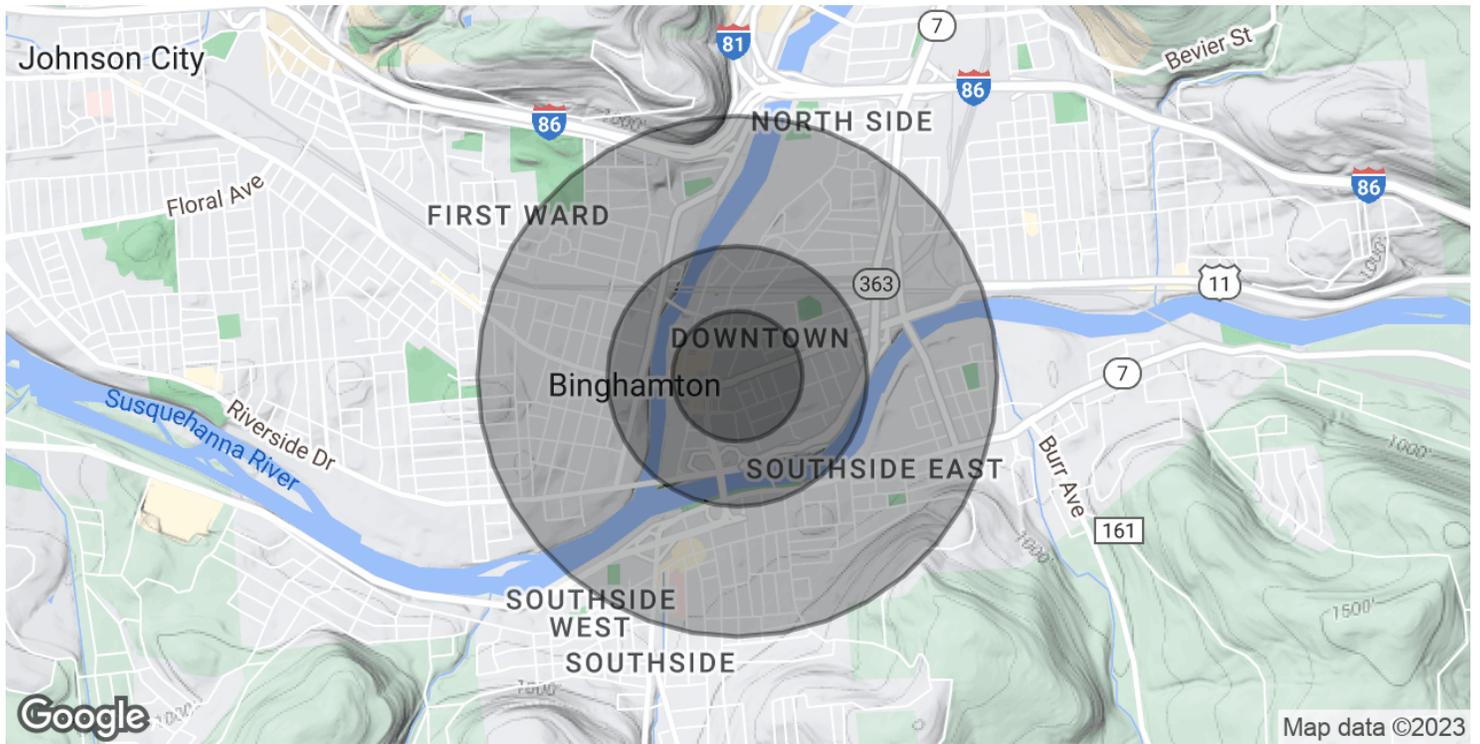
COURT STREET PORTFOLIO

# DEMOGRAPHICS

6

DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	717	3,840	17,079
Average Age	42.3	45.4	34.4
Average Age (Male)	38.1	39.6	32.9
Average Age (Female)	42.0	47.5	36.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	795	2,695	9,845
# of Persons per HH	0.9	1.4	1.7
Average HH Income	\$12,480	\$26,604	\$36,390
Average House Value	\$0	\$49,497	\$78,710

\* Demographic data derived from 2020 ACS - US Census



COURT STREET PORTFOLIO

# ADDITIONAL INFORMATION

7

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](#))

