PROPOSAL

Endicott UMC

51, 53 MCKINLEY AVE. & 34 ROOSEVELT AVE.

Endicott, NY 13760

PRESENTED BY:

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INNOVATIVE COMMERCIAL ADVISORS

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SECTION 1

About SVN

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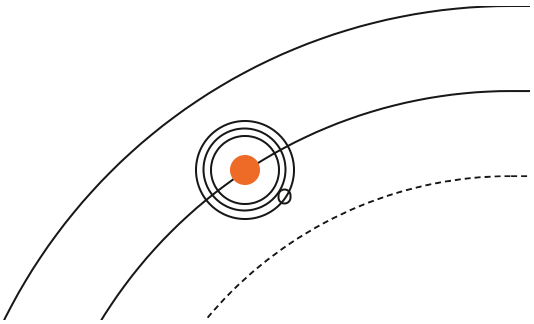
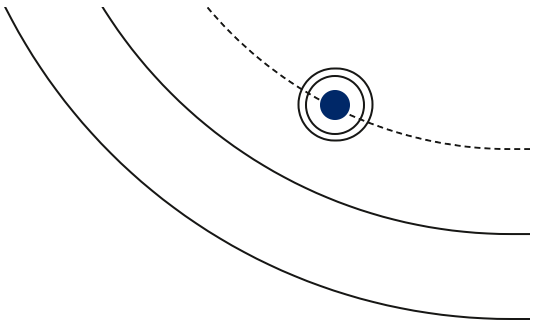
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between $2.5 and $20 million in the four core building types– industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 185 Devonshire St, M102 Boston, MA 02110

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SECTION 2

Property Information

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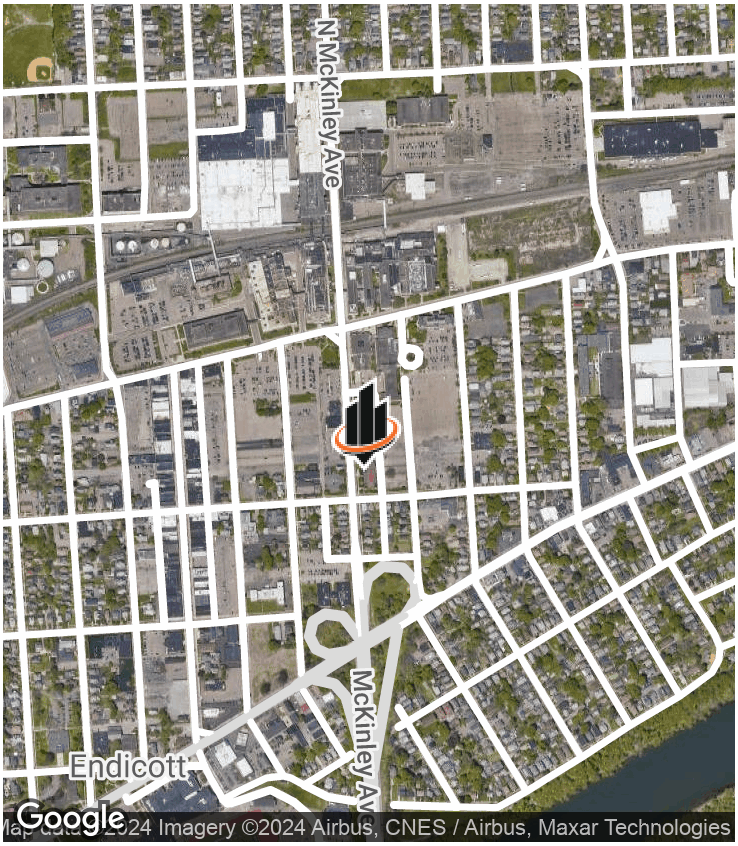
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$499,000
BUILDING SIZE:	37,904 SF
LOT SIZE:	0.88 Acres
PRICE / SF:	$13.16
ZONING:	Neighborhood Commercial
MARKET:	Binghamton MSA

PROPERTY OVERVIEW

Offered for sale is this Iconic part of Endicott's history. Ready for re-development be a part of Endicott's future. The First United Methodist Church, located on 53 McKinley Ave., Endicott, was organized in 1902, the construction date of the present building, was in 1919. The property and much of the construction cost was donated by George F. Johnson. This amazing brick structure was designed by architect, Sanford O. Lacey and was dominated by three large structures. Located at the top of one of the towers, is a chime of eleven magnificent bells, donated in 1920, by Mrs. Mary Ann McGlone Johnson, George F. Johnson's wife. George F. Johnson and TJ Watson were members of this long standing church. This is an amazing 37,904 SF structure. This is an ideal location to take advantage of the new developments in Endicott, NY. This property sits directly on McKinley Ave. at the intersection of Monroe Street. This is a main entryway into Endicott from NYS Route 26. This has an average daily traffic count of 7,203 on McKinley Ave. and 1,401 on Monroe Ave. This location has a very walkable score of 80. It is within walking distance to The Huron Campus, BAE systems, IM3 and Washington Avenue. This is in a Federal opportunity zone. Windows, Bells and pews are not included in the sale.

PROPERTY HIGHLIGHTS

- Amazing 37,904 SF Structure.
- Directly on McKinley Ave. at the intersection of Monroe.
- Fast and Easy Highway access.
- Walking distance to the Huron Campus and BAE.
- Excellent traffic count.
- In a Federal Opportunity Zone.

PROPERTY DESCRIPTION

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COMPLETE HIGHLIGHTS

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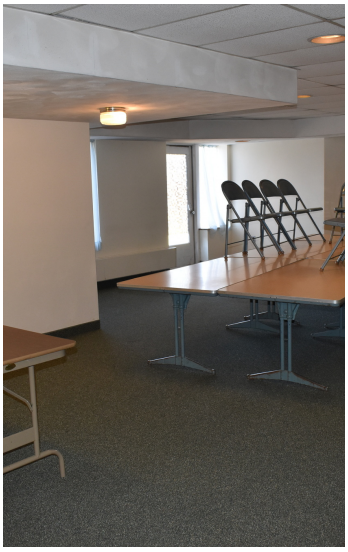
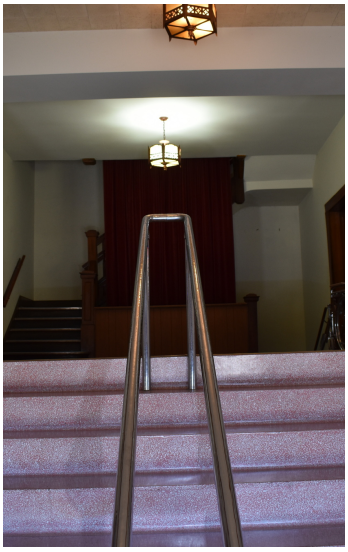
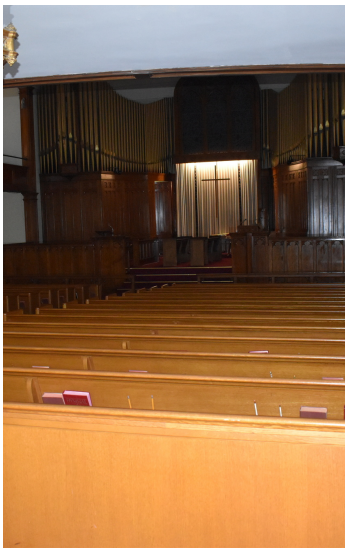
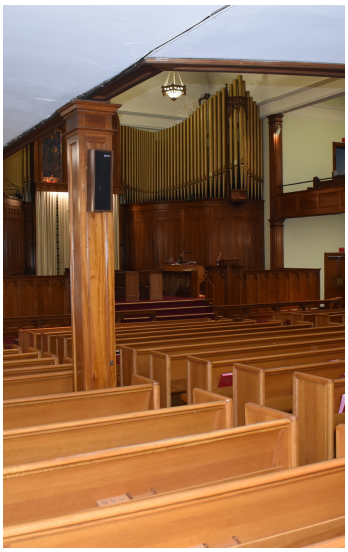
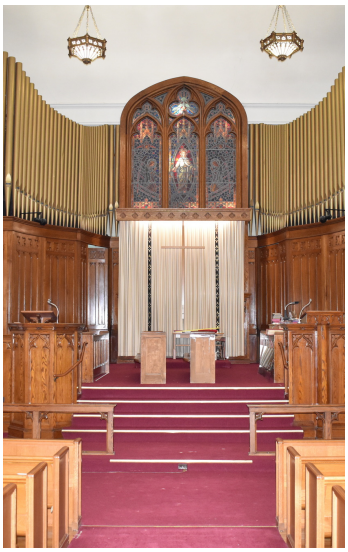
ADDITIONAL PHOTOS

SECTION 3

Location Information

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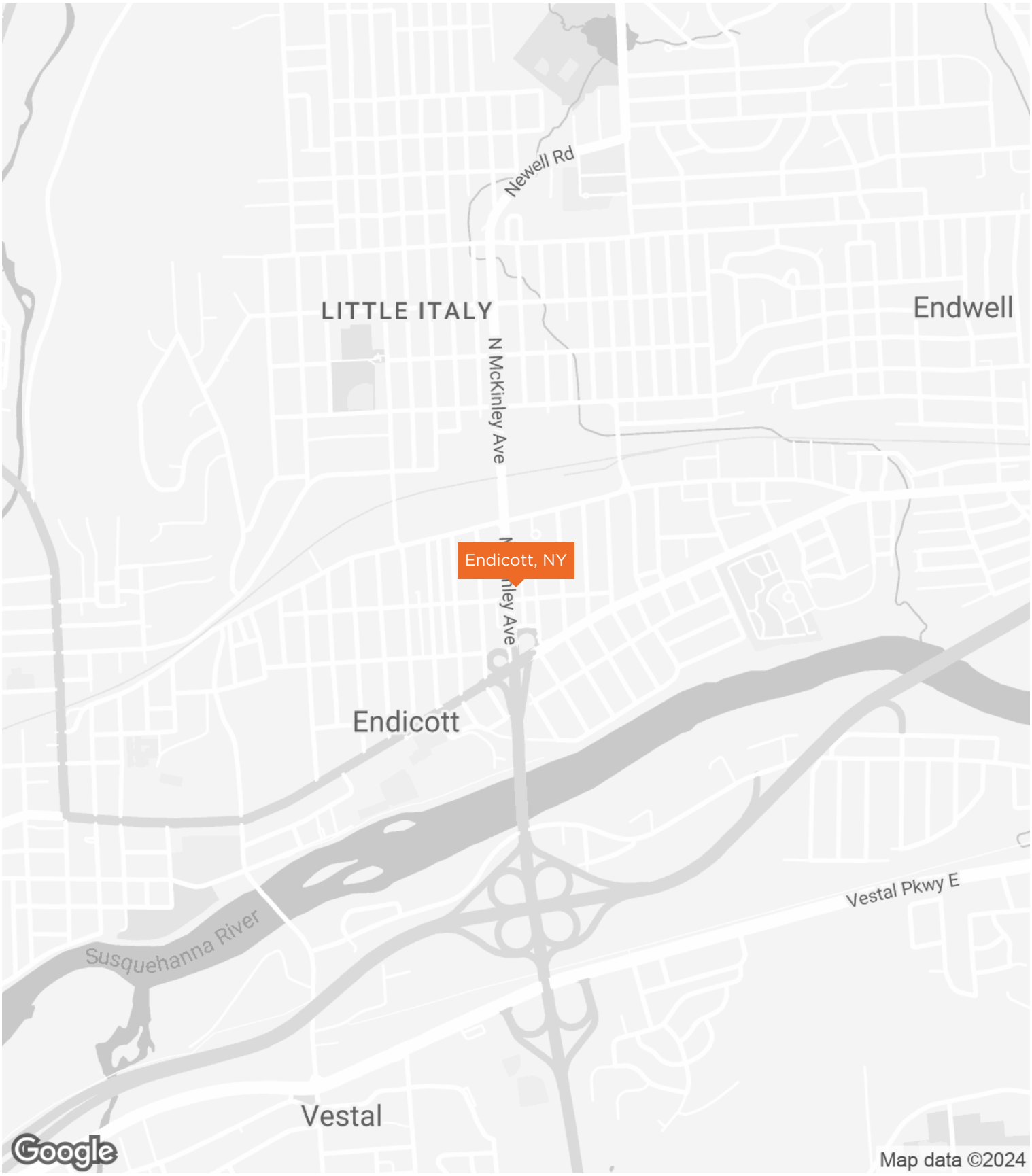
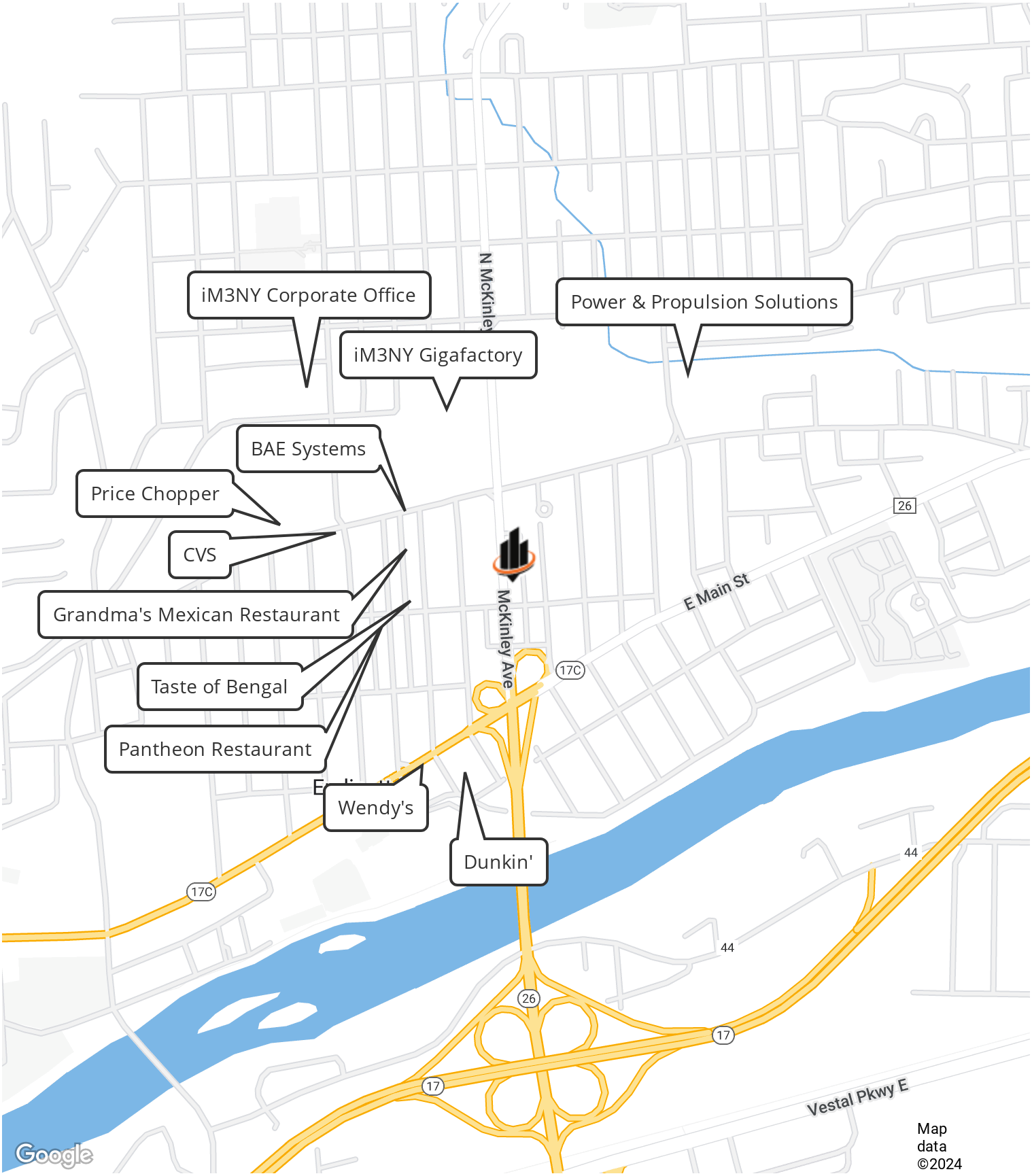
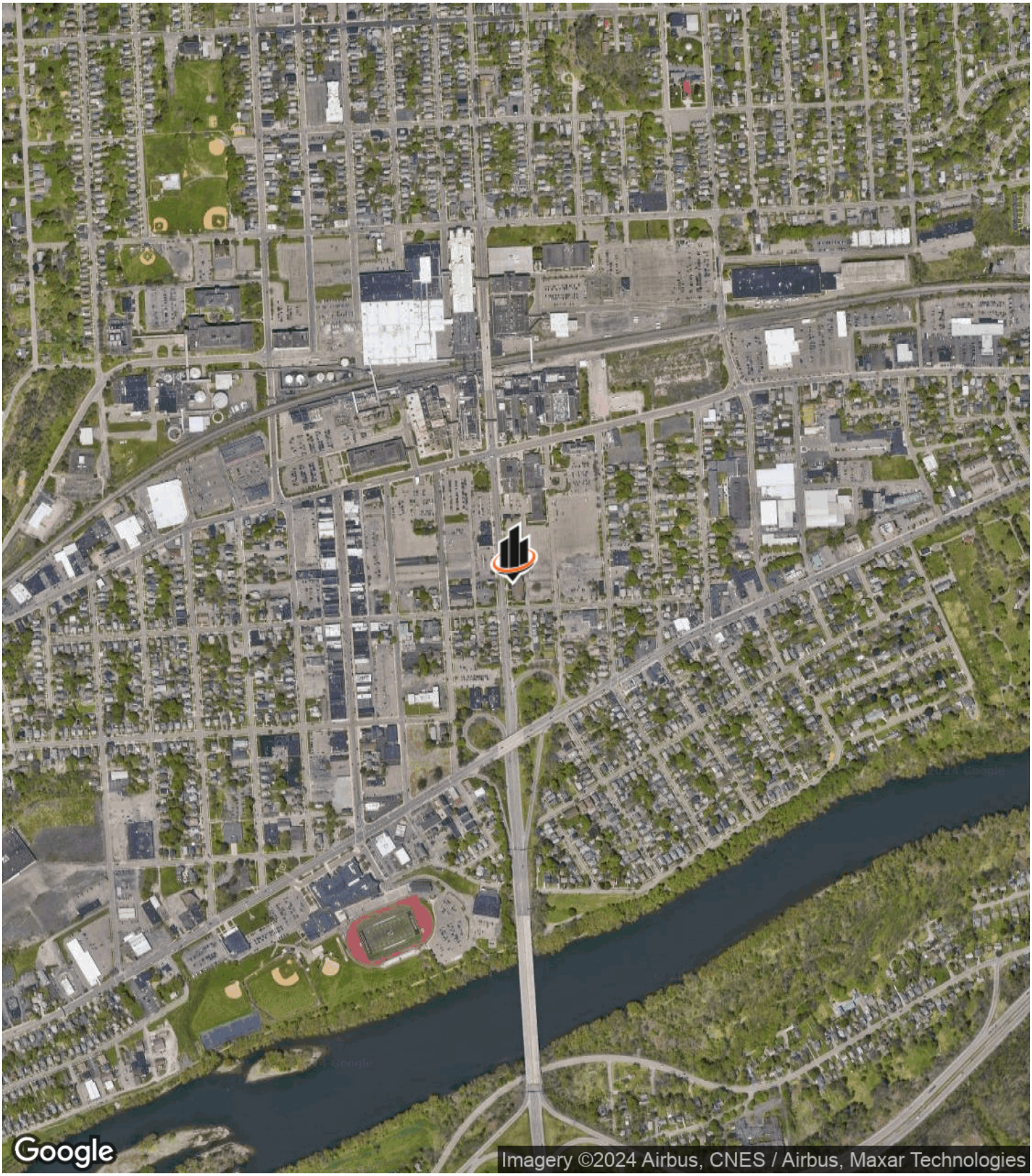
REGIONAL MAP



LOCATION MAP



AERIAL MAP


Google
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SECTION 4

Financial Analysis

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	ENDICOTT UMC CHURCH
PRICE	$499,000
PRICE PER SF	$13

OPERATING DATA	ENDICOTT UMC CHURCH

FINANCING DATA	ENDICOTT UMC CHURCH

SECTION 5

Demographics

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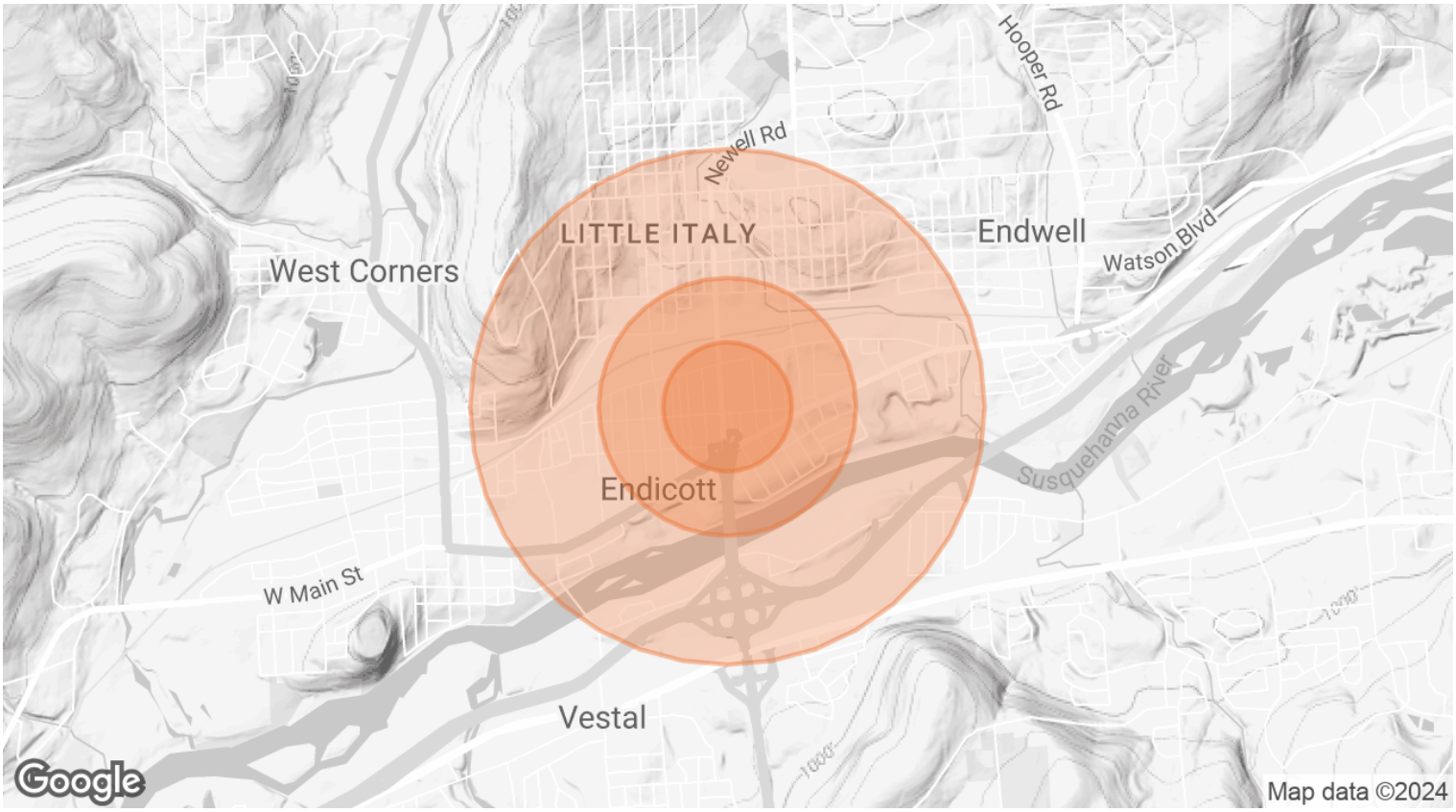
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	988	4,182	12,132
AVERAGE AGE	32.5	33.6	37.2
AVERAGE AGE (MALE)	31.4	35.3	37.2
AVERAGE AGE (FEMALE)	33.8	32.0	36.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	547	2,391	6,621
# OF PERSONS PER HH	1.8	1.7	1.8
AVERAGE HH INCOME	$30,579	$35,371	$43,120
AVERAGE HOUSE VALUE	$78,609	$81,934	$91,405

2020 American Community Survey (ACS)

SECTION 6

Advisor Bios

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ADVISOR BIO 1

SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

PROFESSIONAL BACKGROUND

Scott's remarkable career began in 1986, and since then, he's held diverse Sales and Marketing roles, rising from Agent to District Manager and eventually becoming a Regional Sales Director overseeing five states. His journey culminated as a Corporate Executive at Columbian Mutual Life Insurance Company, reflecting his exceptional leadership and strategic prowess.

Driven by innovation, Scott co-founded a National Marketing Organization alongside visionary partners, expanding its reach to all 50 states with over 7,000 Agents, setting new industry standards.

Recognizing the evolving commercial real estate landscape, Scott seamlessly transitioned to this field, consistently producing multi-million dollar results. He completed a Certificate in Commercial Real Estate from Cornell University and earned the prestigious CCIM designation. His expertise spans various areas, from Market Analysis to Financial Modeling.

Specializing in Investment Real Estate, Scott's dynamic approach has facilitated deals involving Hotels, Banks, Churches, Multi-Use Properties, and more. His commitment to client value has cemented his status as one of the most active and influential investment realtors in the upstate market, earning him the Costar Power Broker award in 2018.

Scott's dedication, expertise, and innovative spirit continue to shape the future of commercial real estate, underlining his unwavering commitment to client success.

EDUCATION

Bachelors of Science Industrial Engineering
CCIM

MEMBERSHIPS

CCIM
NYSCAR

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