1019 Conklin Rd.

1019 CONKLIN RD

Conklin, NY 13748

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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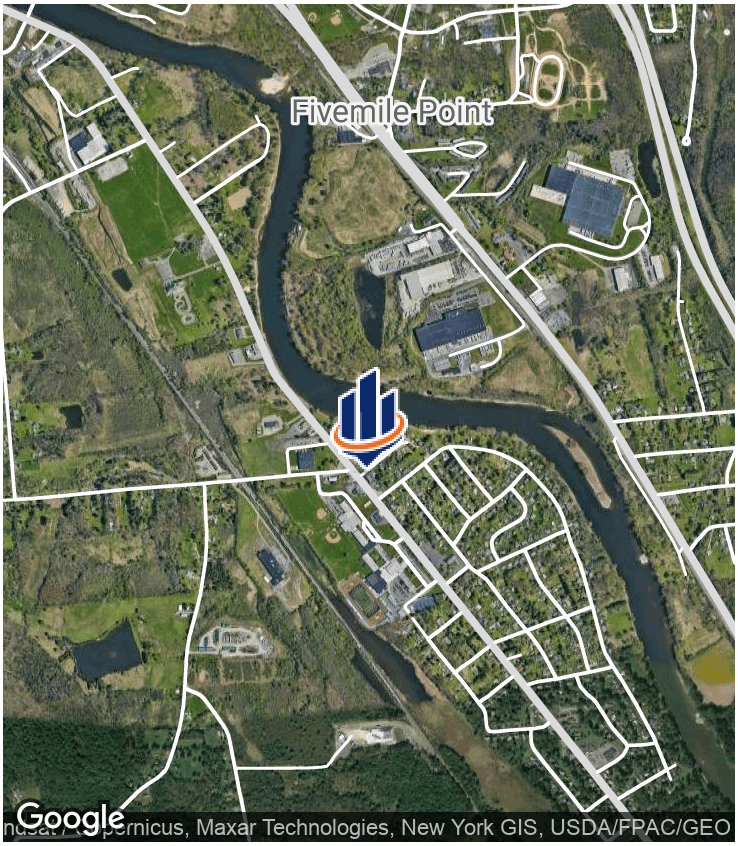
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$399,000
BUILDING SIZE:	5,040 SF
LOT SIZE:	0.4 Acres
PRICE / SF:	$79.17
CAP RATE:	6.52%
NOI:	$26,022
YEAR BUILT:	1980
ZONING:	Neighborhood Commercial
MARKET:	Binghamton MSA
APN:	178.07-1-21

PROPERTY OVERVIEW

Offered for sale is the fully updated and well maintained multi use property on Conklin Ave. This is an excellent location directly on Conklin Ave. This is approximately 2 miles from the New Dicks Sporting Goods distribution center and approximately 1.5 Miles from Kirkwood Industrial park. The average daily traffic count at this location is 8,464/day. This building is comprised of 2 Commercial spaces. The owner is going to lease back one of the Commercial spaces on a 5 year lease. The 4 Bed apartment has been completely renovated. The building has had many updates and is turnkey. This has 17 off street surface parking spots. Many rents are well below fair market rents.

PROPERTY HIGHLIGHTS

- Excellent location.
- Many recent updates.
- Apartment recently renovated.
- Strong leaseback of commercial space.

PROPERTY DESCRIPTION

Offered for sale is the fully updated and well maintained multi use property on Conklin Ave. This is an excellent location directly on Conklin Ave. This is approximately 2 miles from the New Dicks Sporting Goods distribution center and approximately 1.5 Miles from Kirkwood Industrial park. The average daily traffic count at this location is 8,464/day. This building is comprised of 2 Commercial spaces. The owner is going to lease back one of the Commercial spaces on a 5 year lease. The 4 Bed apartment has been completely renovated. The building has had many updates and is turnkey. This has 17 off street surface parking spots. Many rents are well below fair market rents.

LOCATION DESCRIPTION

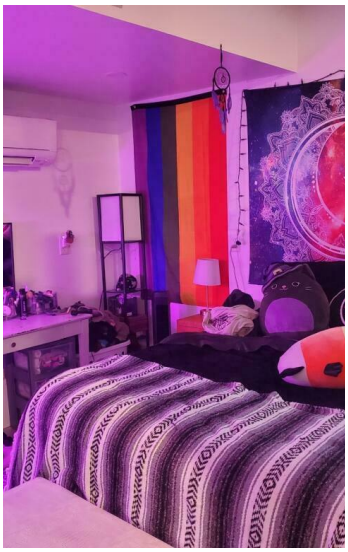
This is an excellent location directly on Conklin Ave. This is approximately 2 miles from the New Dicks Sporting Goods distribution center and approximately 1.5 Miles from Kirkwood Industrial park. The average daily traffic count at this location is 8,464/day.

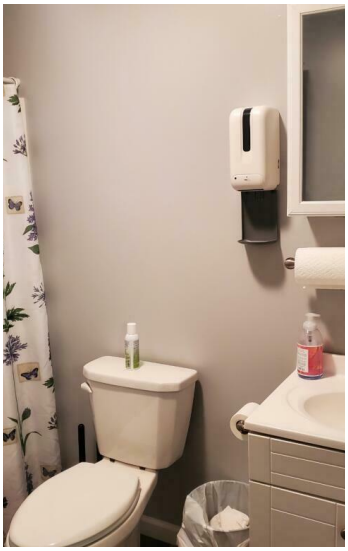
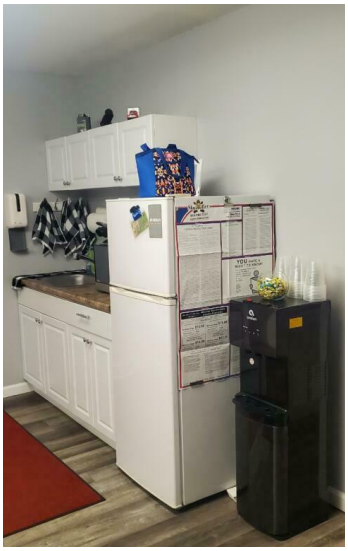
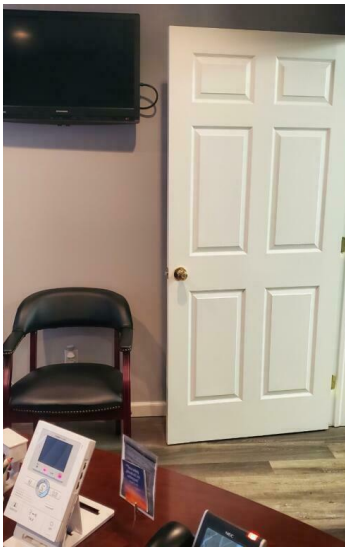
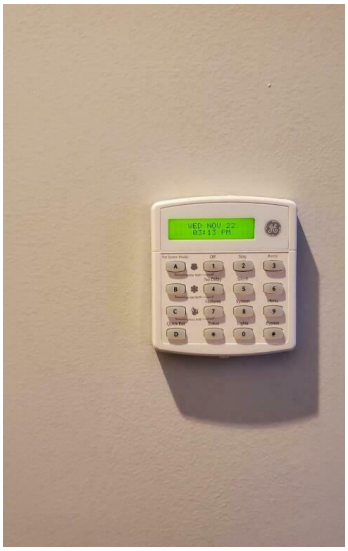
COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Excellent location.
- Many recent updates.
- Apartment recently renovated.
- Strong leaseback of commercial space.

ADDITIONAL PHOTOS



SECTION 2

Location Information

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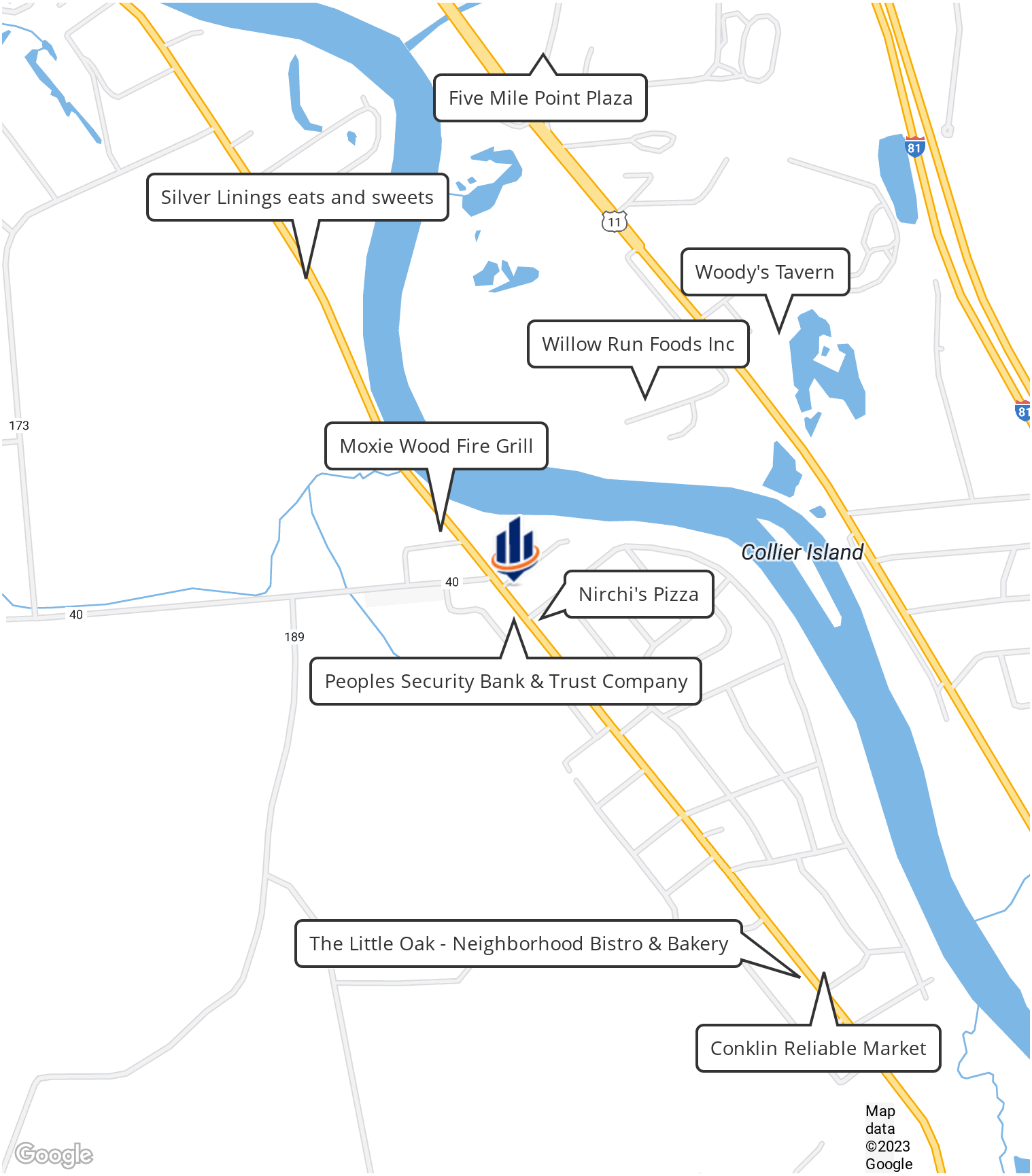
REGIONAL MAP

LOCATION MAP



AERIAL MAP

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SECTION 3

Financial Analysis

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	1019 CONKLIN RD.
PRICE	$399,000
PRICE PER SF	$79
PRICE PER UNIT	$79,800
GRM	7.87
CAP RATE	6.52%
CASH-ON-CASH RETURN (YR 1)	6.52%
TOTAL RETURN (YR 1)	$26,022

OPERATING DATA	1019 CONKLIN RD.
GROSS SCHEDULED INCOME	$50,700
TOTAL SCHEDULED INCOME	$50,700
VACANCY COST	$2,535
GROSS INCOME	$48,165
OPERATING EXPENSES	$22,143
NET OPERATING INCOME	$26,022
PRE-TAX CASH FLOW	$26,022

FINANCING DATA	1019 CONKLIN RD.
DOWN PAYMENT	$399,000

INCOME & EXPENSES

INCOME SUMMARY	1019 CONKLIN RD.
TOTAL INCOME	$48,165

EXPENSE SUMMARY	1019 CONKLIN RD.
GROSS EXPENSES	$22,143

NET OPERATING INCOME	$26,022

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
Commercial 2nd floor	-	1	$1,200	$1,200	-
1	4	2	$1,100	$1,644	-
2	1	1	$800	$904	-
Studio	1	1	$500	$855	-
Hair Salon	-	1	$625	$1,125	-
TOTALS			**$4,225**	**$5,728**	**$0.00**
AVERAGES			**$845**	**$1,146**	**$NAN**

SECTION 4

Demographics

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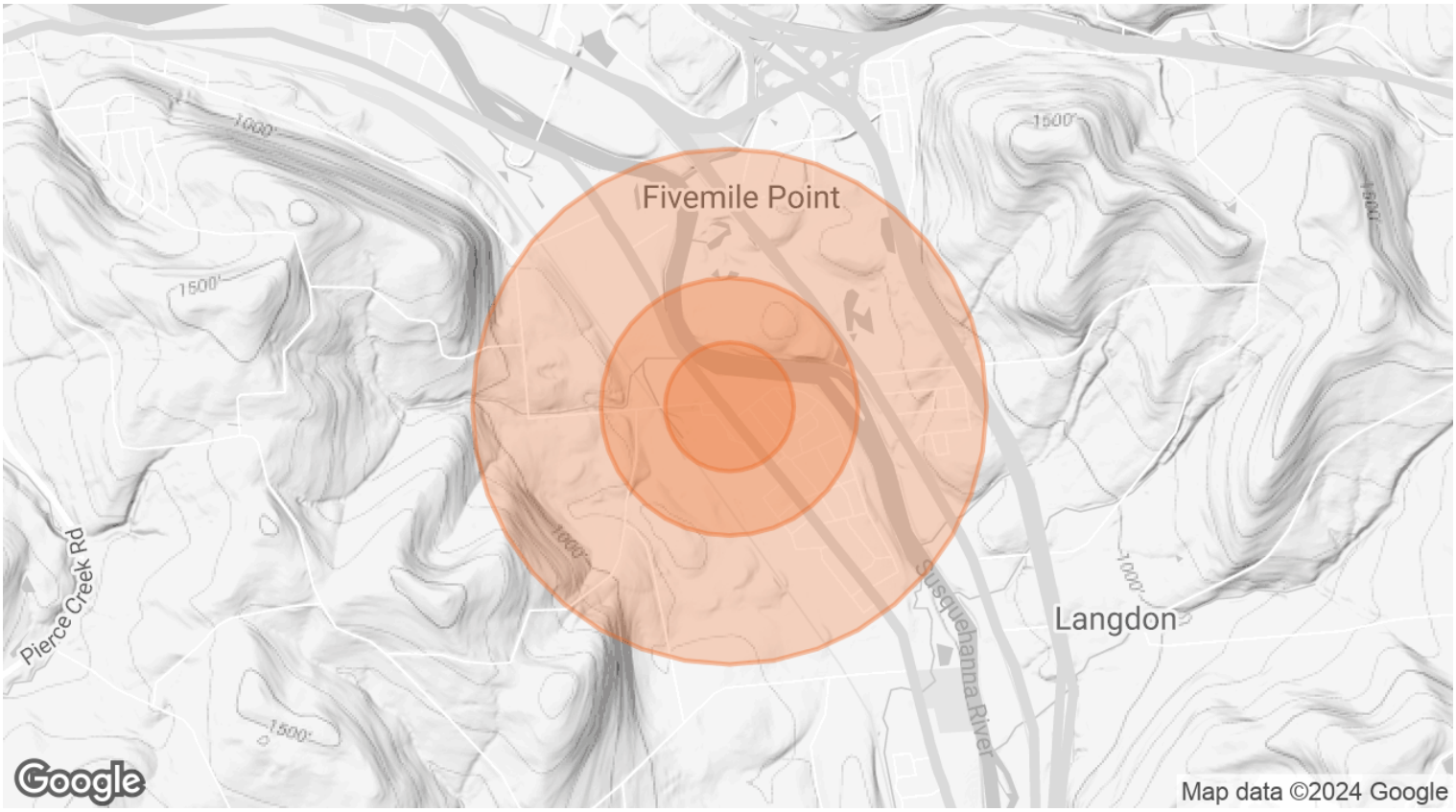
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	322	770	2,033
AVERAGE AGE	48.9	48.8	46.4
AVERAGE AGE (MALE)	46.1	45.5	39.0
AVERAGE AGE (FEMALE)	52.3	52.7	54.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	144	350	958
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	$72,142	$69,574	$63,782
AVERAGE HOUSE VALUE	$143,976	$136,795	$118,619

** Demographic data derived from 2020 ACS - US Census*

SECTION 5

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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