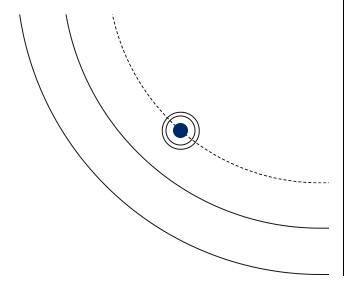


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#### DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

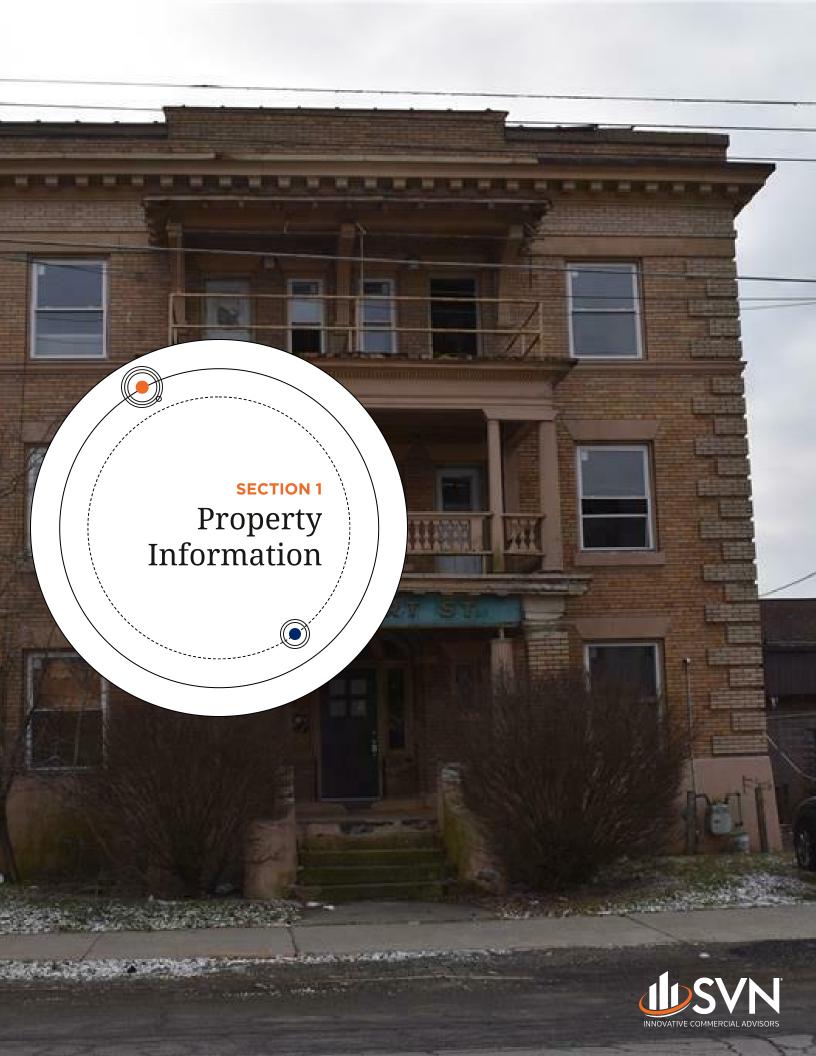
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

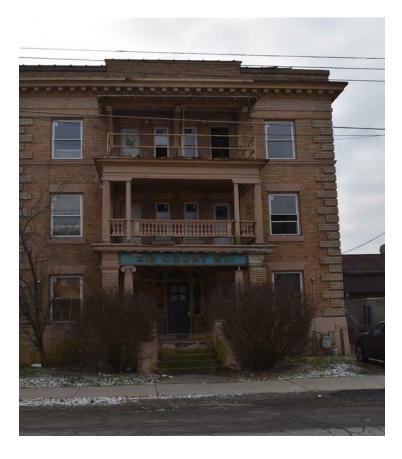
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

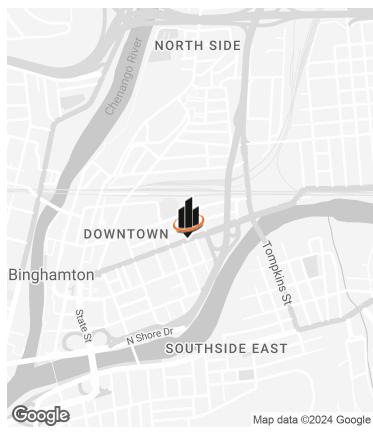
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations 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.



#### PROPERTY SUMMARY





#### **OFFERING SUMMARY**

SALE PRICE:	\$270,000
BUILDING SIZE:	8,568 SF
AVAILABLE SF:	
LOT SIZE:	0.17 Acres
PRICE / SF:	\$31.51
YEAR BUILT:	1950
ZONING:	Service Commercial
APN:	160.34-2-41
VIDEO:	<u>View Here</u>

### PROPERTY OVERVIEW

Presenting an exciting opportunity for investors, this former 12-unit building directly located on Court Street is now available for sale. This property, while completely gutted, holds immense potential for further development and customization. Situated within walking distance of Mirabito Stadium, this property also provides easy access to all Downtown Binghamton's attractions, including restaurants, shopping outlets, nightclubs, and various amenities. The building has been stripped down to the studs, presenting a blank canvas for new plans and ideas. This unique blank slate makes it an ideal location for student housing, especially given its proximity to essential amenities and the convenience of being on the bus line. Originally configured as a 12-unit space with a mix of 1 and 2-bedroom layouts, the property features enclosed and covered porches. This offering is a prime opportunity for those looking to make a strategic investment in the heart of Binghamton. Court Street traffic count 7280. Walkability score of 75

# PROPERTY HIGHLIGHTS

- Walking distance to Mirabito Stadium, close to Downtown
- On bus route and within student housing zoning
- Demo work is done, ready for renovations
- Originally configured as a 12-unit space with a mix of 3 and 4-bedroom layouts

## PROPERTY DESCRIPTION



#### PROPERTY DESCRIPTION

Presenting an exciting opportunity for investors, this former 12-unit building directly located on Court Street is now available for sale. This property, while completely gutted, holds immense potential for further development and customization. Situated within walking distance of Mirabito Stadium, this property also provides easy access to all Downtown Binghamton's attractions, including restaurants, shopping outlets, nightclubs, and various amenities. The building has been stripped down to the studs, presenting a blank canvas for new plans and ideas. This unique blank slate makes it an ideal location for student housing, especially given its proximity to essential amenities and the convenience of being on the bus line. Originally configured as a 12-unit space with a mix of 1 and 2-bedroom layouts, the property features enclosed and covered porches. This offering is a prime opportunity for those looking to make a strategic investment in the heart of Binghamton. Court Street traffic count 7280. Walkability score of 75

#### LOCATION DESCRIPTION

Situated within walking distance of Mirabito Stadium, this property also provides easy access to all Downtown Binghamton's attractions, including restaurants, shopping outlets, nightclubs, and various amenities.

# **COMPLETE HIGHLIGHTS**



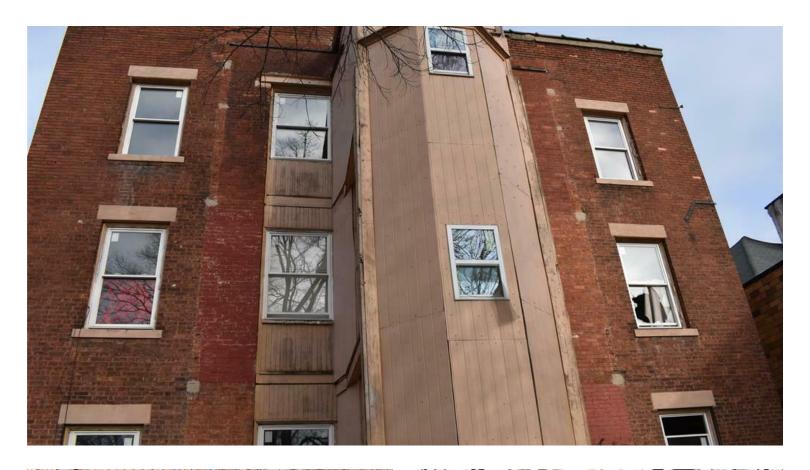




# **PROPERTY HIGHLIGHTS**

- Walking distance to Mirabito Stadium, close to Downtown
- On bus route and within student housing zoning
- Demo work is done, ready for renovations
- Originally configured as a 12-unit space with a mix of 3 and 4-bedroom layouts

# **ADDITIONAL PHOTOS**

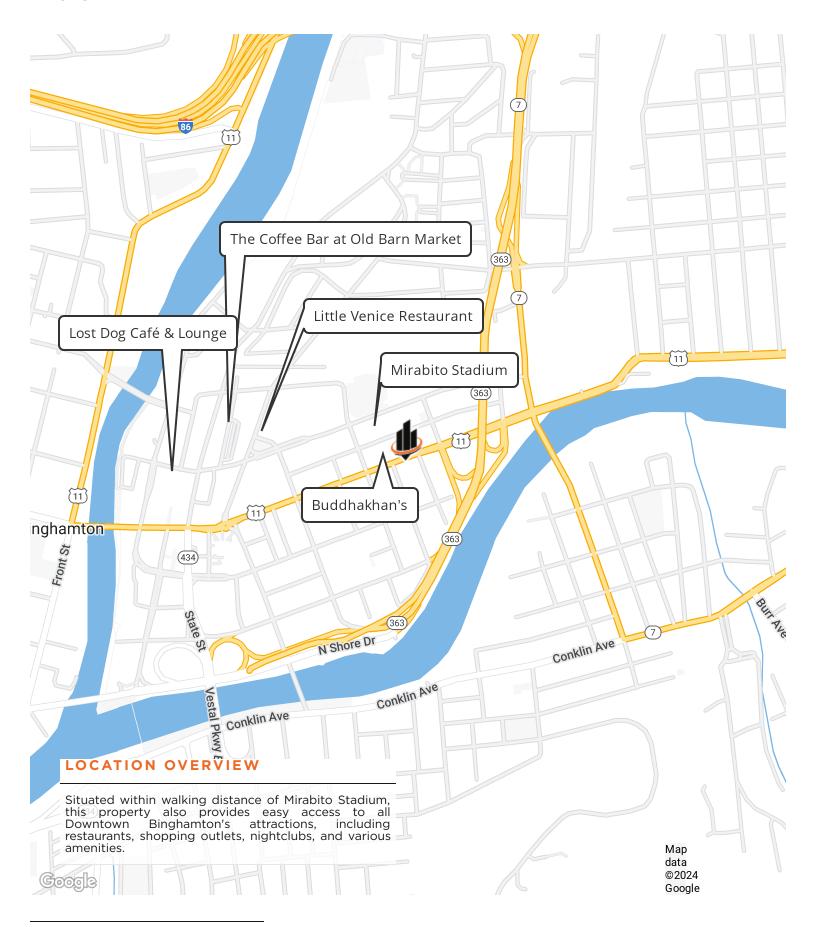




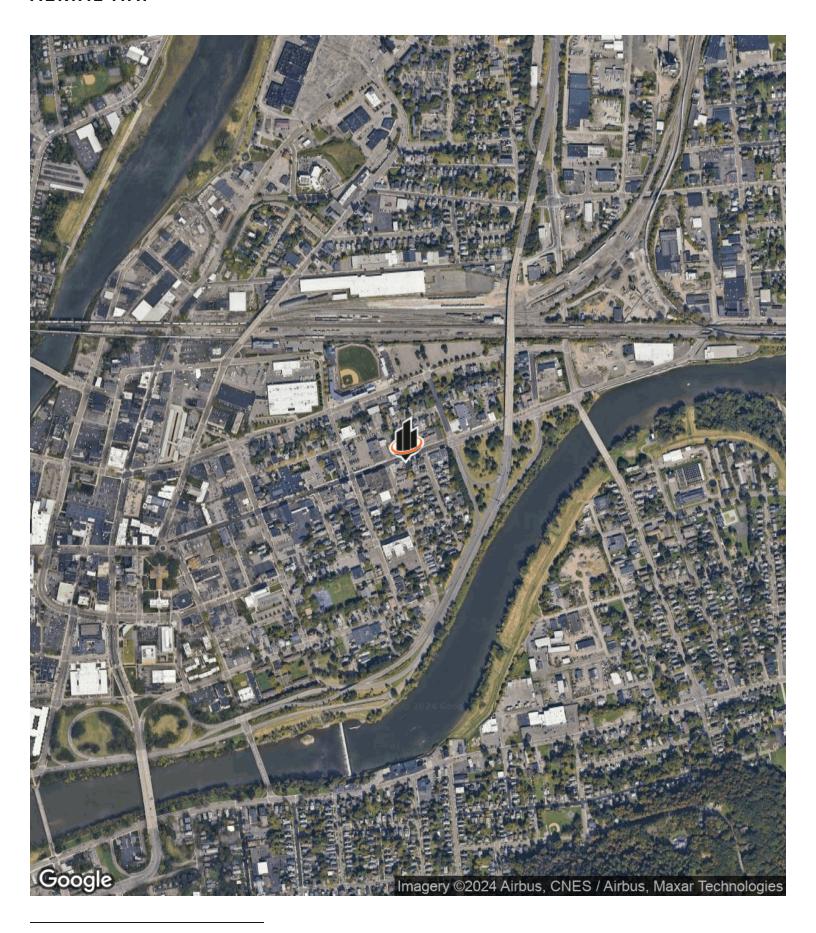




# **REGIONAL MAP**



# **AERIAL MAP**



# FINANCIAL SUMMARY

# **INVESTMENT OVERVIEW**

PRICE	\$270,000
PRICE PER SF	\$32
PRICE PER UNIT	\$22,500
OPERATING DATA	

# FINANCING DATA





#### SUBJECT PROPERTY

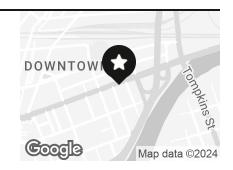
212 Court St | Binghamton, NY 13901

 Sale Price:
 \$270,000
 Price / Unit:
 \$22,500

 No. Units:
 12
 Price / AC:
 \$1,588,235

 Price PSF:
 \$31.51
 Building SF:
 8,568 SF

Year Built: 1950



Presenting an exciting opportunity for investors, this former 12-unit building directly located on Court Street is now available for sale. This property, while completely gutted, holds immense potential for further development and customization. Situated within walking distance of Mirabito Stadium, this property also provides easy access to all Downtown Binghamton's attractions, including restaurants, shopping outlets, nightclubs, and various amenities. The building has been stripped down to the studs, presenting a blank canvas for new plans and ideas. This unique blank slate makes it an ideal location for student housing, especially given its proximity to essential amenities and the convenience of being on the bus line. Originally configured as a 12-unit space with a mix of 1 and 2-bedroom layouts, the property features enclosed and covered porches. This offering is a prime opportunity for those looking to make a strategic investment in the heart of Binghamton. Court Street traffic count 7280. Walkability score of 75

1

#### **38 CARROLL STREET**

Binghamton, NY 13901

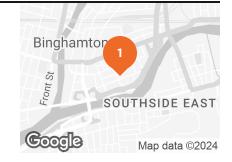
 Sale Price:
 \$850,000
 Closed:
 12/23/2021

 Price / Unit:
 \$65,384
 No. Units:
 13

 Price / Unit:
 \$65,384
 No. Units:
 13

 Price / AC:
 Price PSF:

Year Built: 1950



2

## 119 MURRAY ST

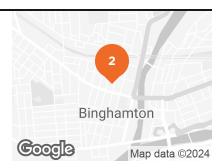
Binghamton, NY 13905

**Sale Price:** \$600,000 **Closed:** 09/12/2022

 Price / Unit:
 \$50,000
 No. Units:
 12

 Price / AC:
 Price PSF:

Year Built: 1960



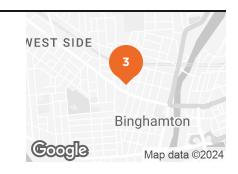
3

#### **5 MATHER ST**

5 Mather Street | Binghamton, NY 13905

Occupancy: Sale Price: \$625,000 100% Closed: 09/21/2022 CAP: 7.00% Price / Unit: \$104,166 No. Units: 6 Price / AC: \$3,289,473 Price PSF: \$73.05 **Building SF:** 8,556 SF Year Built: 1965

Lot Size: 0.19 Acres



This is being used as a 6 unit building but 3 of the units are very large and could easily be separated into a 9 unit building.

4

#### 18 NORTH ST

Blnghamton, NY 13905

 Sale Price:
 \$590,000
 Occupancy:
 97.1%

 CAP:
 10.00%
 Price / Unit:
 \$49,166

 No. Units:
 12
 Price / AC:

 Price PSF:
 Year Built:
 1960

Binghamton

Google

Map data ©2024

5

#### 101 MURRAY

101 Murray | Binghamton, NY 13905

Sale Price: \$600.000 Closed: 04/05/2022 CAP: 7.00% Price / Unit: \$42,857 No. Units: 14 Price / AC: \$3,529,411 Price PSF: \$37.88 **Building SF:** 15,840 SF

Lot Size: 0.17 Acres

Binghamton

Map data ©2024

14 Unit Apartment Building on Binghamton's West side.

О

#### **27 TOMPKINS STREET**

27 Tompkins Street | Binghamton, NY 13903

Sale Price: \$895,000 Closed: 01/03/2023 CAP: 5.70% Price / Unit: \$37,291 No. Units: 24 Price / AC: \$1.570.175 Price PSF: \$38.98 **Building SF:** 22,960 SF Year Built: 1975 Lot Size: 0.57 Acres

SOUTHSIDE EAST Z
Map data ©2024

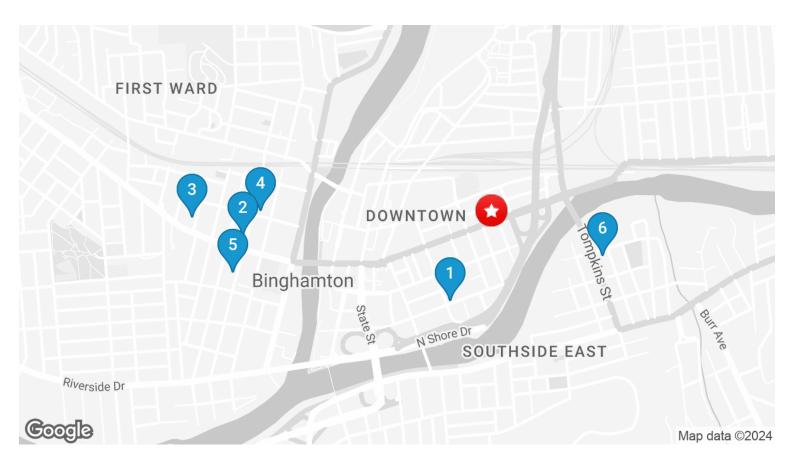
24 Unit Multi Family. Binghamton South Side near Tompkins Street Bridge.

EAST SIDE

# **SALE COMPS SUMMARY**

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	212 Court St Binghamton, NY 13901	\$270,000	8,568 SF	\$31.51	\$31.51	\$22,500	-	-	12	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	<b>38 Carroll Street</b> Binghamton, NY 13901	\$850,000	-	-	-	\$65,384	-	-	13	12/23/2021
2	119 Murray St Binghamton , NY 13905	\$600,000	-	-	-	\$50,000	-	-	12	09/12/2022
3	<b>5 Mather St</b> 5 Mather Street Binghamton, NY 13905	\$625,000	8,556 SF	\$73.05	\$75.52	\$104,166	7.0%	-	6	09/21/2022
4	<b>18 North St</b> Blnghamton , NY 13905	\$590,000	-	-	-	\$49,166	10.0%	-	12	-
5	101 Murray 101 Murray Binghamton, NY 13905	\$600,000	15,840 SF	\$37.88	\$81.02	\$42,857	7.0%	-	14	04/05/2022
6	27 Tompkins Street 27 Tompkins Street Binghamton, NY 13903	\$895,000	22,960 SF	\$38.98	\$36.05	\$37,291	5.7%	-	24	01/03/2023
		PRICE	BLDG SF	PRICE/SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	TOTALS/AVERAGES	\$693,333	15,785 SF	\$43.92	\$51.34	\$51,358	7.43%	-	13.5	

## SALE COMPS MAP





38 CARROLL STREET

Binghamton, NY 13901 2

119 MURRAY ST

Binghamton , NY 13905 3

**5 MATHER ST** 

5 Mather Street Binghamton, NY 13905

18 NORTH ST

Blnghamton , NY 13905 5

101 MURRAY

101 Murray Binghamton, NY 13905 6

27 TOMPKINS STREET

27 Tompkins Street Binghamton, NY 13903



#### **ADVISOR BIO 1**



JAMES LUCENTI

Associate Advisor

james.lucenti@svn.com

Direct: **607.354.6206** | Cell: **607.354.6206** 

NY #104013002147

#### PROFESSIONAL BACKGROUND

Are you ready to embark on a journey to find your dream home or make a strategic real estate investment? Look no further! I'm James, and I'm here to make your real estate experience not only successful but also enjoyable. With a passion for real estate, a loyal commitment to your needs, a listening ear, and a touch of fun, I'm the Realtor® you can trust.

My dedication to your real estate goals is unwavering. Whether you're a first-time homebuyer or a seasoned investor, I'm fully committed to helping you achieve your objectives. I will go the extra mile to ensure you have all the information and support you need throughout the process.

Loyalty is the foundation of any successful partnership. When you choose me as your real estate agent, you're not just a client; you're a valued partner. I'll always put your best interests first, and I'll work tirelessly to protect and promote your real estate interests.

Effective communication begins with listening. I take the time to understand your unique needs, preferences, and goals. By actively listening to your wants and concerns, I can tailor my approach to ensure you get the results you desire. Your satisfaction is my top priority.

Real estate doesn't have to be all business. Let's inject some fun into the process! Buying or selling a property is a significant milestone in your life, and it should be an enjoyable one. I'll make sure that we have a positive and fun experience along the way, while still maintaining the highest level of professionalism.

When you work with me, you're not just hiring a real estate agent; you're gaining a trusted partner who is dedicated to your success, loyal to your interests, a keen listener, and someone who knows how to make the journey enjoyable.

Let's turn your real estate dreams into reality. Contact me today, and let's get started on this exciting journey together!

# **EDUCATION**

Master in School Psychology, Masters in School Administration.

**SVN | Innovative Commercial Advisors** 520 Columbia Dr. Suite 103 Johnson City, NY 13790

212 COURT ST | Binghamton, NY 13901

#### **ADVISOR BIO 2**



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

SVN | Innovative Commercial Advisors

520 Columbia Dr. Suite 103 Johnson City, NY 13790