PROPOSAL

515 E. Chemung St

515 E CHEMUNG ST

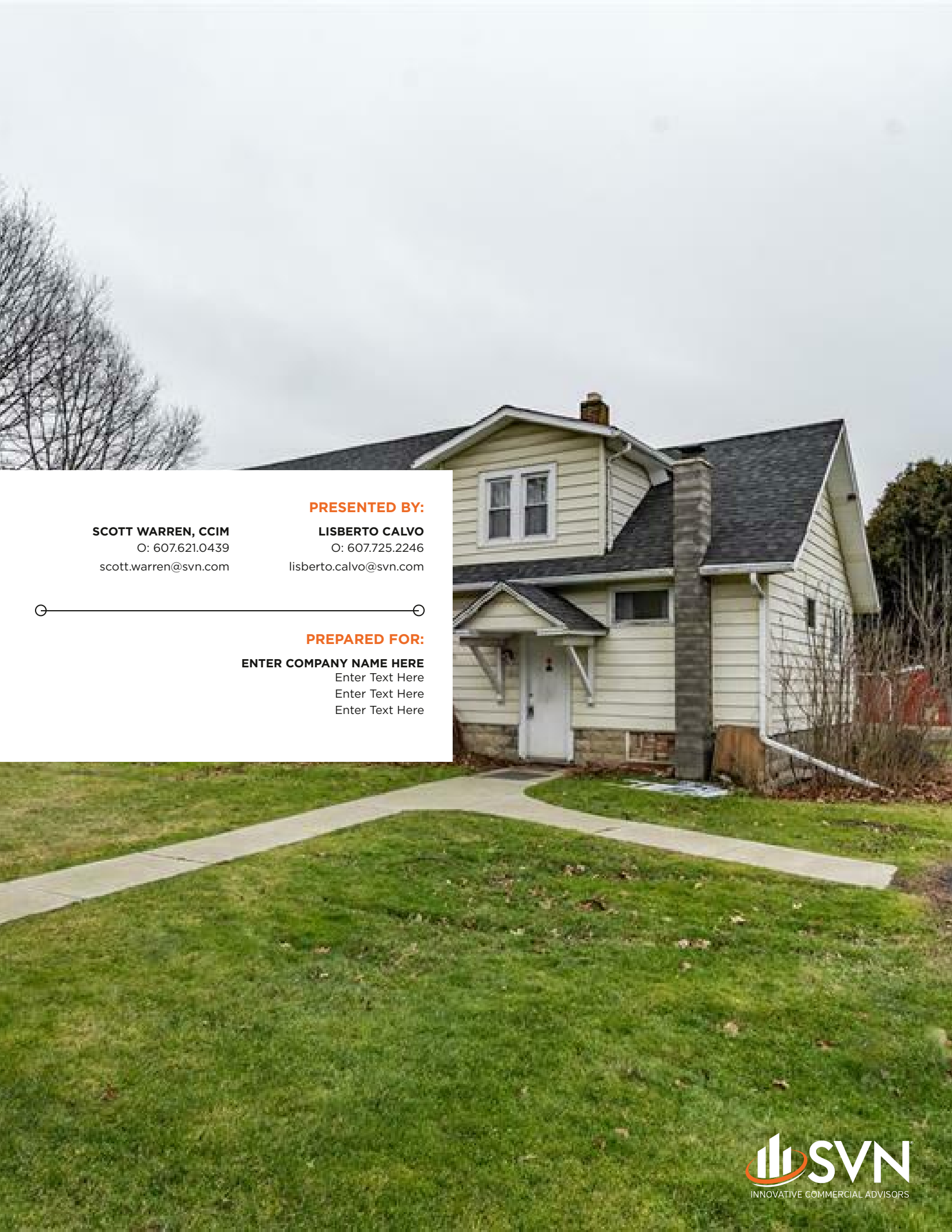
Waverly, NY 14892

PRESENTED BY:

SCOTT WARREN, CCIM
O: 607.621.0439
scott.warren@svn.com

LISBERTO CALVO
O: 607.725.2246
lisberto.calvo@svn.com

SVN
INNOVATIVE COMMERCIAL ADVISORS



PRESENTED BY:

SCOTT WARREN, CCIM
O: 607.621.0439
scott.warren@svn.com

LISBERTO CALVO
O: 607.725.2246
lisberto.calvo@svn.com

PREPARED FOR:

ENTER COMPANY NAME HERE
Enter Text Here
Enter Text Here
Enter Text Here

SVN
INNOVATIVE COMMERCIAL ADVISORS

Table of Contents

11 **PROPERTY INFORMATION**

Property Summary 12
Property Description 13
Complete Highlights 14
Additional Photos 15

16 **LOCATION INFORMATION**

Regional Map 17
Location Map 18
Aerial Map 19

20 **DEMOGRAPHICS**

Demographics Map & Report 21

22 **ADVISOR BIOS**

Advisor Bio 1 23
Advisor Bio 2 24

SVN
INNOVATIVE COMMERCIAL ADVISORS

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.

About SVN®

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated

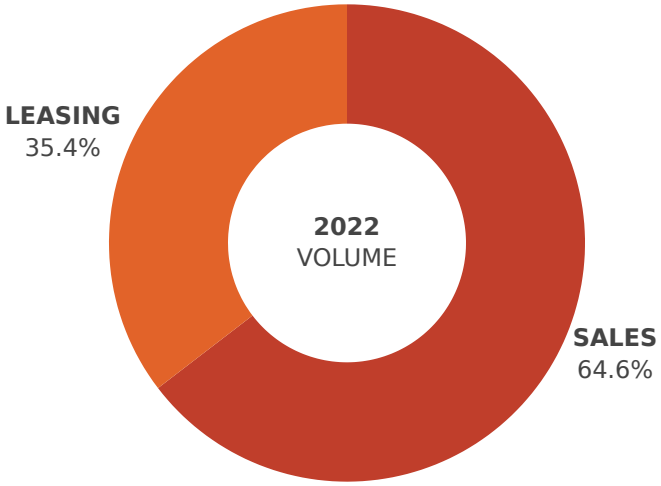
SVN® benchmarks

USA | 2022

THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**



200+
OFFICES NATIONWIDE

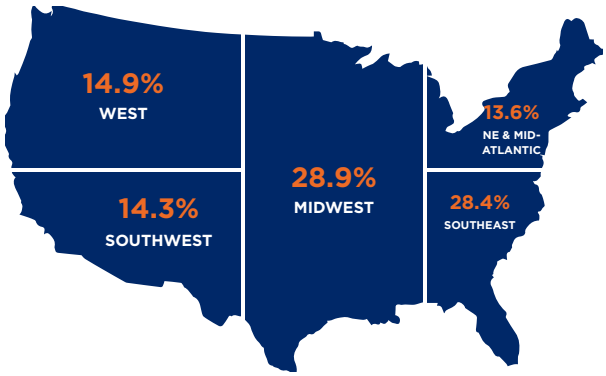
2,000+
ADVISORS & STAFF

$21.1B
TOTAL VALUE OF SALES & LEASE TRANSACTIONS

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

©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated

SVN® benchmarks USA | 2022



TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

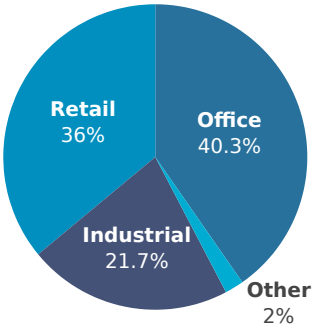
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail

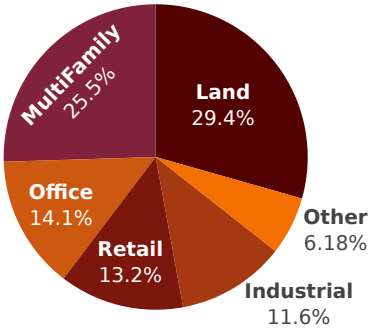
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



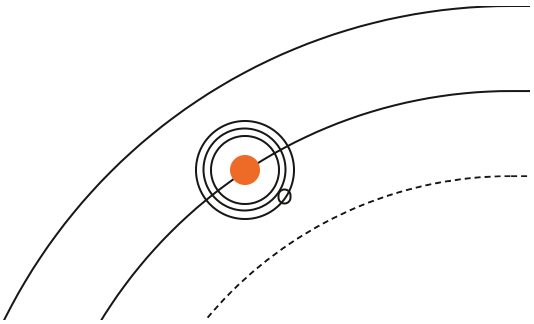
*DATA BASED ON US SALES
**Leasing includes both Landlord and Tenant Representation.
***The statistics in this document were compiled from all transactions reported by our franchisees in 2021. They are not audited.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated

SVN COMMERCIAL REAL ESTATE ADVISORS

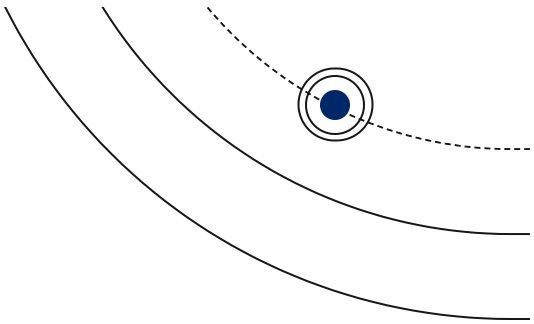
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

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

©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated

SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® by the **numbers**

200+
Offices nationwide

2,000+
Advisors & Staff

$21.1B
Total value of sales & lease transactions

8
Countries & expanding

7+7
Core services & speciality practice areas

57M+
SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

svn.com 185 Devonshire St, M102 Boston, MA 02110
©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated

SVN COMMERCIAL REAL ESTATE ADVISORS

SVN CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

SVN® core covenants

1. Create amazing value with my clients, colleagues and communities.
2. Cooperate proactively and place my clients' best interests above my own.
3. Include, respect and support all members of the commercial real estate industry.
4. Honor my commitments.
5. Personify and uphold the SVN brand.
6. Resolve conflicts quickly, positively and effectively.
7. Take personal responsibility for achieving my own potential.
8. Excel in my market area and specialty.
9. Focus on the positive and the possible.
10. Nurture my career while valuing the importance of family, health and community.

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

©2024 SVN International Corp. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International Corp. All SVN® offices are independently owned and operated

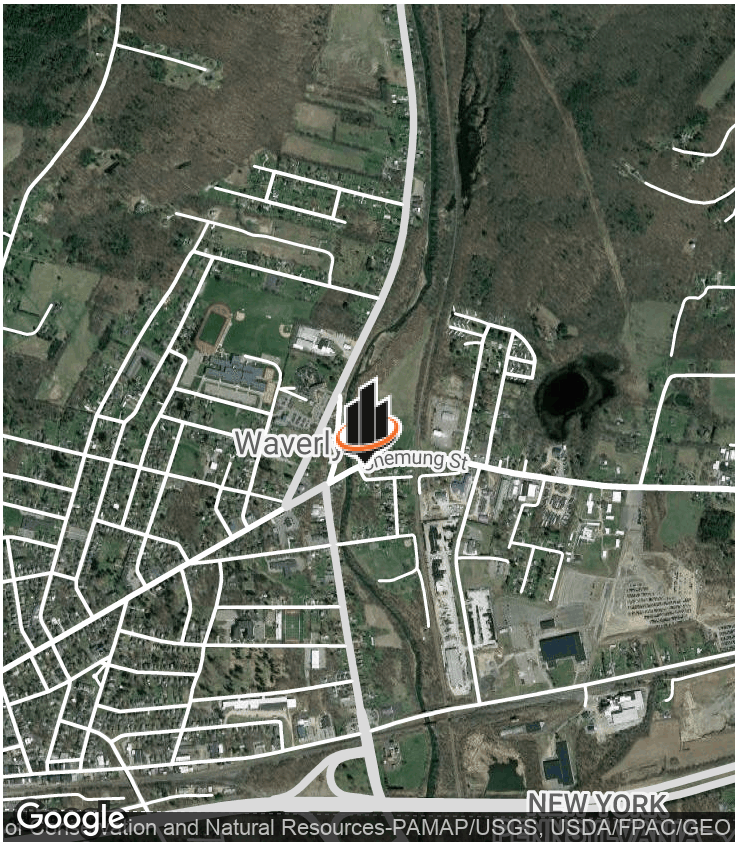
SVN COMMERCIAL REAL ESTATE ADVISORS

SECTION 1

Property Information

SVN
INNOVATIVE COMMERCIAL ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$399,000
LOT SIZE:	26.65 Acres
PRICE / ACRE:	$14,972
CAP RATE:	2.41%
NOI:	$9,600
ZONING:	ZONE
MARKET:	Binghamton MSA
APN:	167.09-4-16

PROPERTY OVERVIEW

This unique property spans over 26 acres and comprises three buildings totaling 14,423 square feet of interior space. Included is a 6,320-square-foot leased retail facility, a spacious 2,464-square-foot two-bedroom residence with large living areas, and a well-designed warehouse offering 3,239 square feet of enclosed storage and 2,400 square feet of open-front storage. The warehouse features impressive 19-foot center ceilings and 15-foot ceilings at the ends. Preliminary work for retail lot subdivision has been initiated, showcasing significant development potential for investors. Explore this versatile property and its vast possibilities in a prime location. Lease on Commercial Space is $800/ Month on a month to month

PROPERTY HIGHLIGHTS

- 6,320 SF Retail Building
- 2,464 SF 2 Bed, 2 1/2 Bath Residence.
- 3,239 SF Enclosed Garage/Warehouse.
- 2,400 SF Open Warehouse.
- 26.65 Acres of land.
- Excellent location

PROPERTY DESCRIPTION

This unique property spans over 26 acres and comprises three buildings totaling 14,423 square feet of interior space. Included is a 6,320-square-foot leased retail facility, a spacious 2,464-square-foot two-bedroom residence with large living areas, and a well-designed warehouse offering 3,239 square feet of enclosed storage and 2,400 square feet of open-front storage. The warehouse features impressive 19-foot center ceilings and 15-foot ceilings at the ends. Preliminary work for retail lot subdivision has been initiated, showcasing significant development potential for investors. Explore this versatile property and its vast possibilities in a prime location. Lease on Commercial Space is $800/ Month on a month to month

LOCATION DESCRIPTION

This is an excellent central location in Waverly, NY. Only approximately 1/2 Mile from the I86 interchange and central to Downtown Waverly.

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 6,320 SF Retail Building
- 2,464 SF 2 Bed, 2 1/2 Bath Residence.
- 3,239 SF Enclosed Garage/Warehouse.
- 2,400 SF Open Warehouse.
- 26.65 Acres of land.
- Excellent location

ADDITIONAL PHOTOS

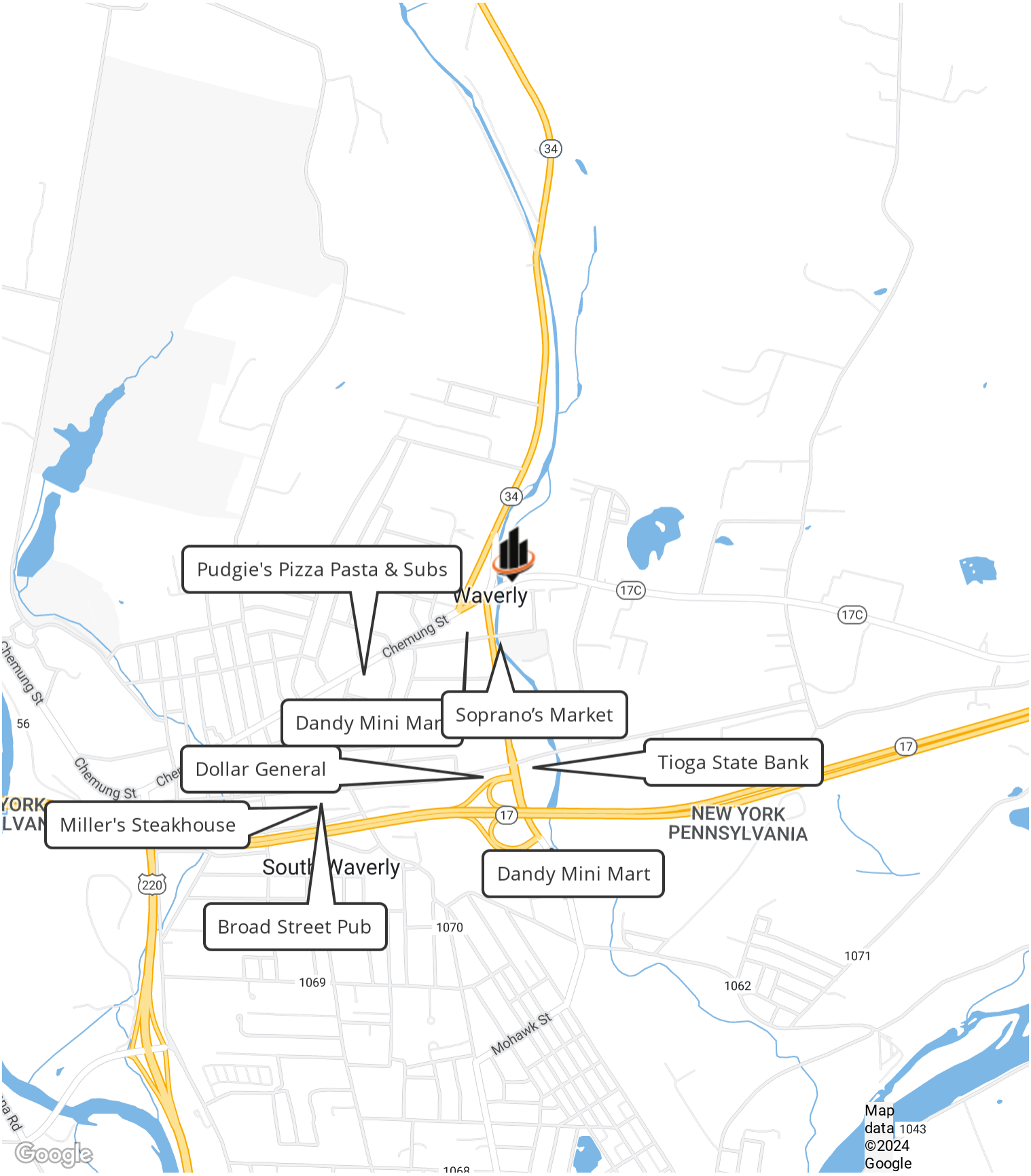
SECTION 2

Location Information

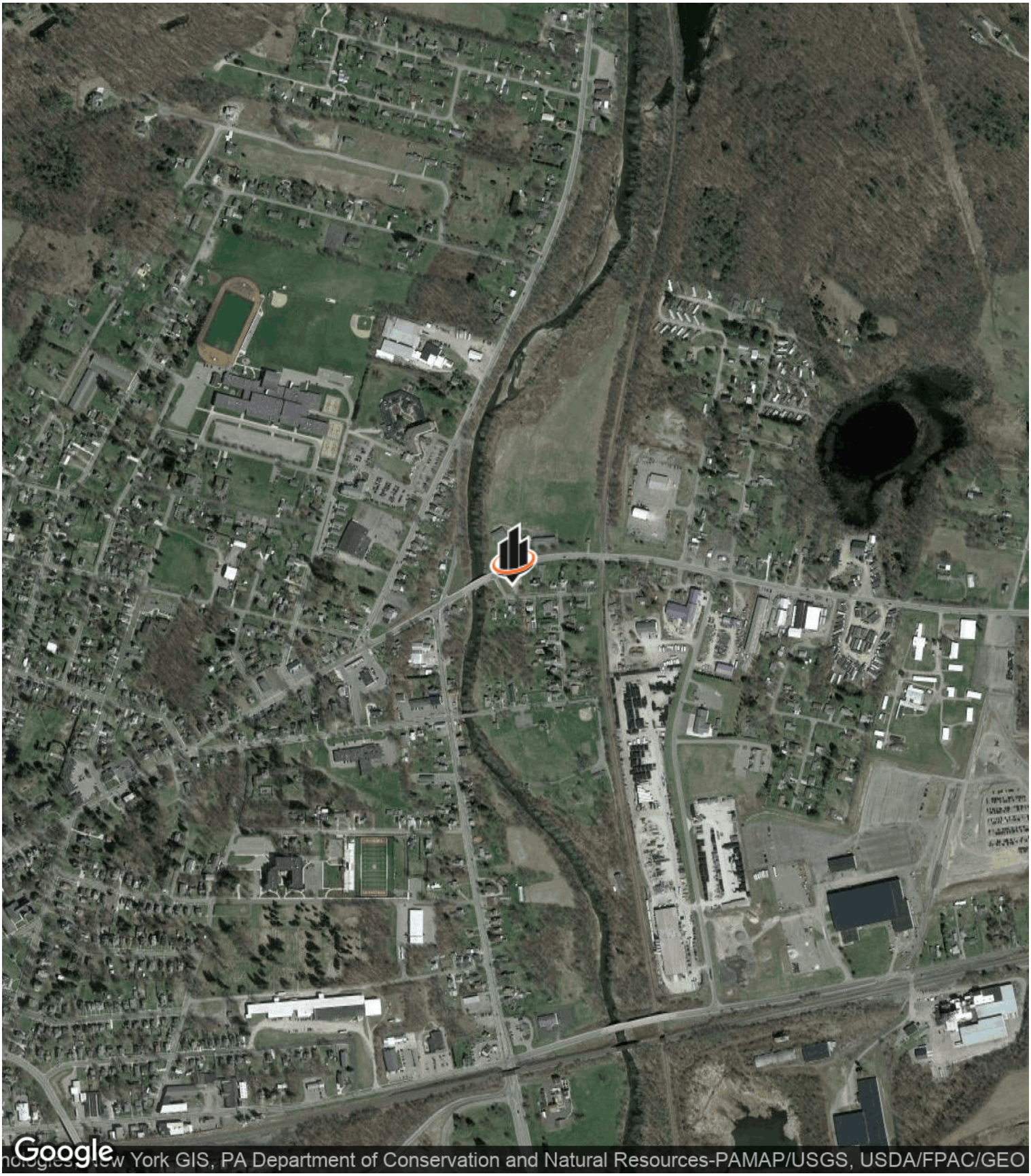
SVN
INNOVATIVE COMMERCIAL ADVISORS

REGIONAL MAP

LOCATION MAP



AERIAL MAP

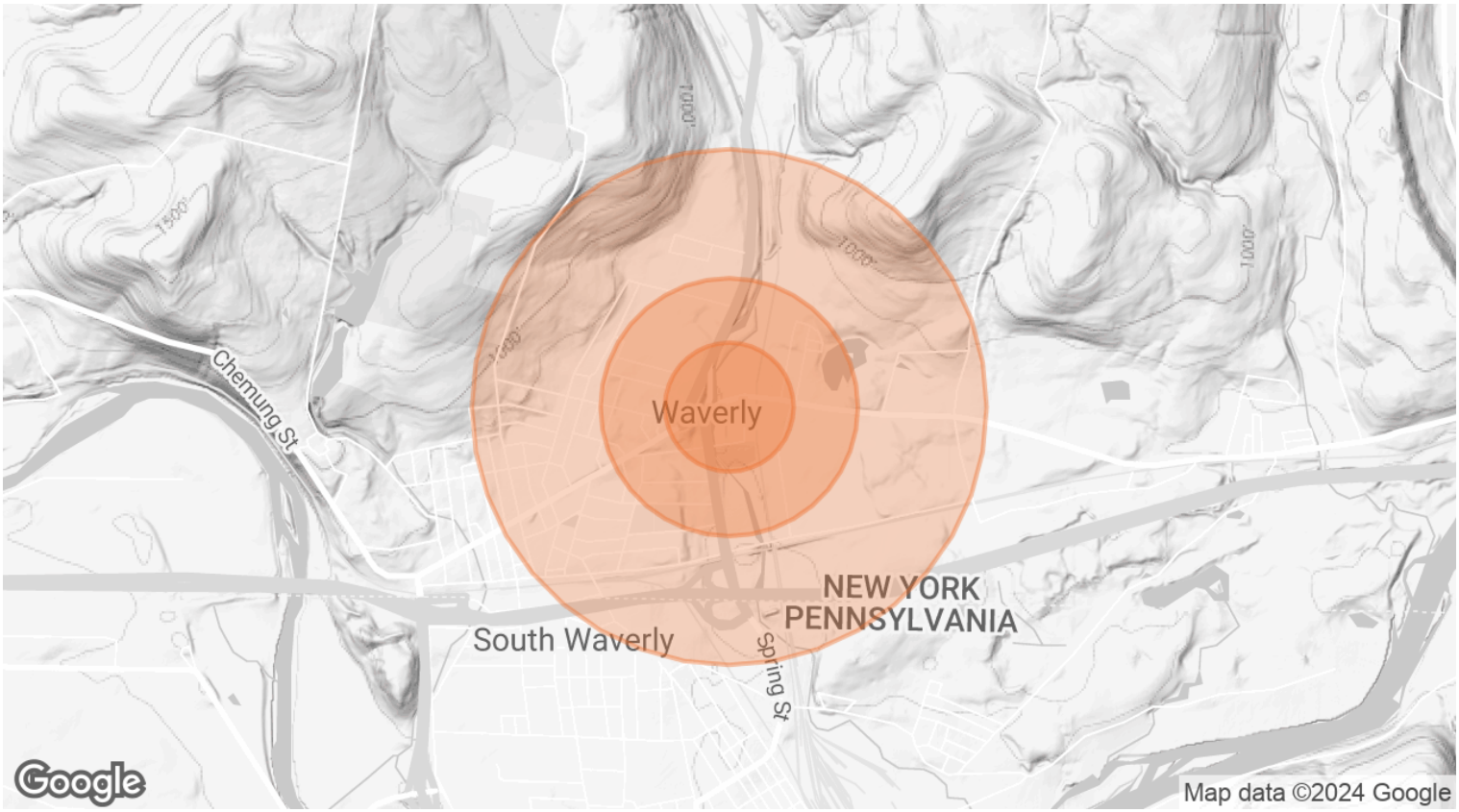

Google
New York GIS, PA Department of Conservation and Natural Resources-PAMAP/USGS, USDA/FPAC/GEO

SECTION 3

Demographics

SVN
INNOVATIVE COMMERCIAL ADVISORS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	260	1,156	3,436
AVERAGE AGE	44.0	45.9	42.6
AVERAGE AGE (MALE)	39.6	40.8	38.6
AVERAGE AGE (FEMALE)	45.4	47.8	44.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	106	473	1,497
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	$57,708	$57,431	$56,854
AVERAGE HOUSE VALUE	$84,004	$84,768	$87,940

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

SECTION 4

Advisor Bios

SVN
INNOVATIVE COMMERCIAL ADVISORS

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

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

ADVISOR BIO 2

LISBERTO CALVO

Associate Advisor

lisberto.calvo@svn.com

Direct: **607.725.2246** | Cell: **607.725.2246**

PROFESSIONAL BACKGROUND

Lisberto Calvo, a Licensed Commercial Real Estate Salesperson at SVN® Innovative Commercial Advisors, brings a unique blend of passion, determination, and a deep commitment to helping others achieve their goals. Born and raised in the Dominican Republic, Lisberto embarked on a life-changing journey in his teens when he moved to the United States in pursuit of better opportunities for himself and his family. His unwavering drive and resilience have been the cornerstones of his success.

A naturally sociable individual with an impressive background as a professional soccer player and photographer, Lisberto possesses a remarkable ability to connect with people from all walks of life. Fluent in Spanish, he leverages his language skills to bridge cultural gaps and ensure that every client's needs are understood and met with precision.

Lisberto's mission in life is to bring happiness to those he encounters, empower them to reach their aspirations, and leave a positive impact on the world. His journey in real estate began as a personal interest in investment, but it quickly transformed into a career dedicated to serving others. With two years of experience in the industry, he has honed his expertise and gained invaluable insights into the complexities of real estate transactions.

Today, Lisberto Calvo stands as a trusted advisor in the commercial real estate arena, utilizing his knowledge and passion to guide clients towards their financial objectives. Whether you're seeking to invest, lease, or sell commercial properties, you can rely on Lisberto's unwavering commitment to your success. With a dynamic blend of personal and professional experience, he is poised to make a profound difference in the lives of his clients and in the world of real estate.

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