PROPOSAL

263 Main St

263 MAIN ST

Johnson City, NY 13790

PRESENTED BY:

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SVN
INNOVATIVE COMMERCIAL ADVISORS

Table of Contents

4 **ABOUT SVN**

About SVN 5
The 9.6% Report 6

7 **PROPERTY INFORMATION**

Property Summary 8
Property Description 9
Complete Highlights 10
Additional Photos 11

12 **LOCATION INFORMATION**

Regional Map 13
Location Map 14
Aerial Map 15

16 **FINANCIAL ANALYSIS**

17 **DEMOGRAPHICS**

Demographics Map & Report 18

19 **ADVISOR BIOS**

Advisor Bio 1 20
Advisor Bio 2 21

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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.

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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.

SECTION 1

About SVN

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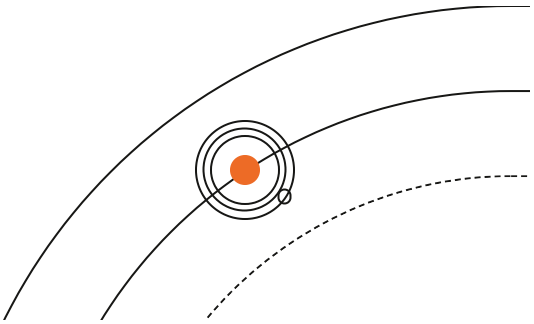
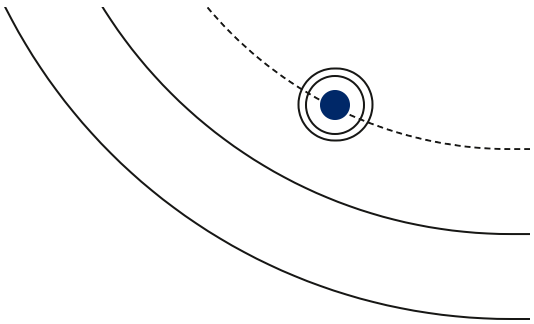
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

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

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SVN COMMERCIAL REAL ESTATE ADVISORS

SECTION 2

Property Information

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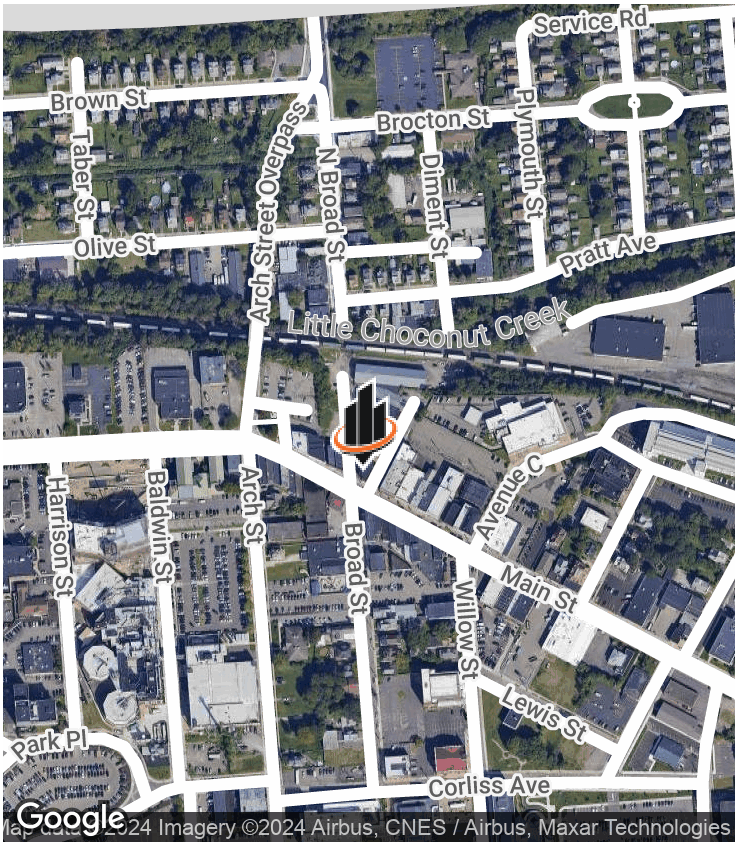
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$12.00 SF/yr (MG)
BUILDING SIZE:	5,791 SF
AVAILABLE SF:	1,930 SF
LOT SIZE:	0.06 Acres
YEAR BUILT:	1960
ZONING:	OSD
APN:	143.57-2-19

PROPERTY OVERVIEW

Prime Downtown Johnson City Lease Opportunity. Unlock Your Business Potential in the Heart of Johnson City, NY Are you ready to turn your business dreams into reality? We have the perfect space for you! Located in the vibrant heart of downtown Johnson City, New York, this commercial lease opportunity offers endless possibilities. Situated in the bustling downtown area, your business will benefit from high foot traffic and excellent visibility. Bring your ideas and creativity to life with a customizable buildout. This space can be tailored to your unique vision. Whether you're planning a retail store, restaurant, office, or something entirely distinctive, this space can accommodate your needs. With its central location and diverse community, your business can thrive in this dynamic environment.

PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Customizable Space
- High Foot Traffic
- Thriving Environment

PROPERTY DESCRIPTION

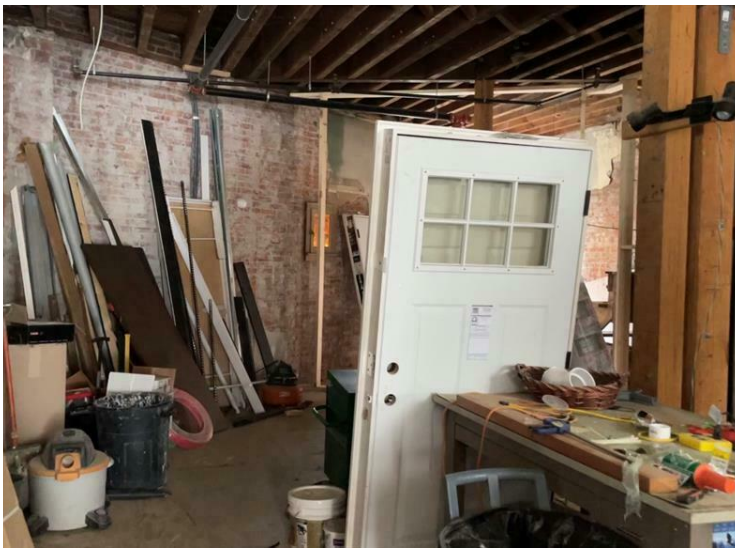
Prime Downtown Johnson City Lease Opportunity. Unlock Your Business Potential in the Heart of Johnson City, NY Are you ready to turn your business dreams into reality? We have the perfect space for you! Located in the vibrant heart of downtown Johnson City, New York, this commercial lease opportunity offers endless possibilities. Situated in the bustling downtown area, your business will benefit from high foot traffic and excellent visibility. Bring your ideas and creativity to life with a customizable buildout. This space can be tailored to your unique vision. Whether you're planning a retail store, restaurant, office, or something entirely distinctive, this space can accommodate your needs. With its central location and diverse community, your business can thrive in this dynamic environment.

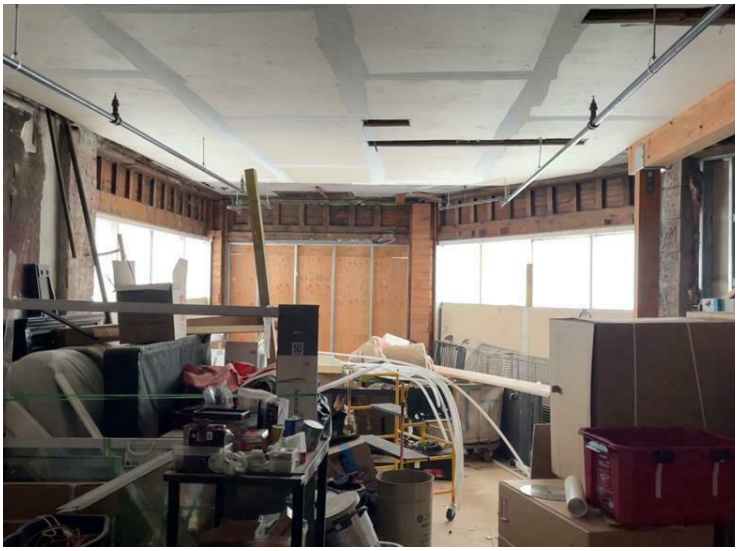
LOCATION DESCRIPTION

Situated at the vibrant heart of Johnson City, New York, this commercial space offers an exceptional chance to elevate your business endeavors. Boasting a central location amidst the bustling downtown area, you'll enjoy a steady stream of foot traffic and unparalleled visibility.

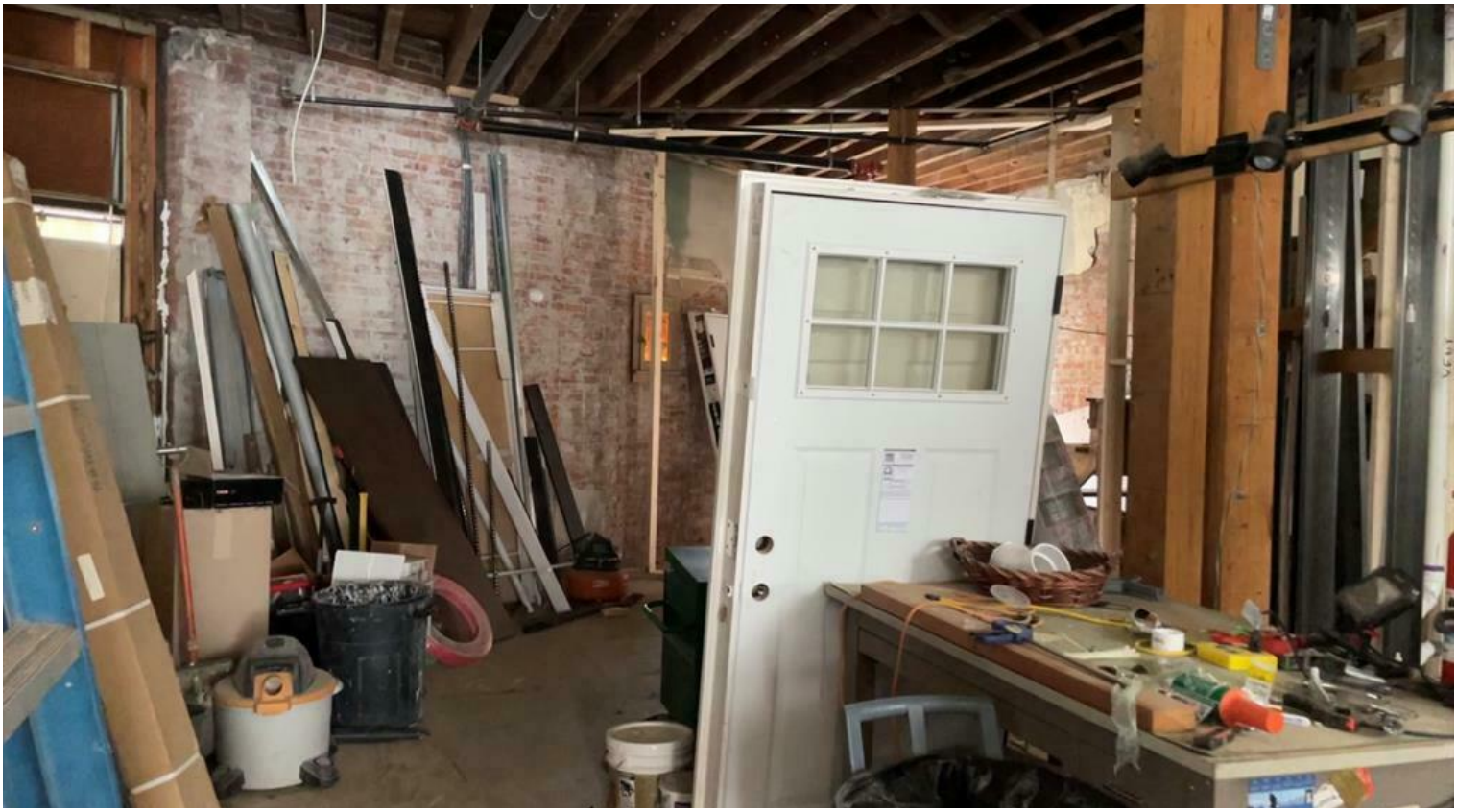
PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Customizable Space
- High Foot Traffic
- Thriving Environment





ADDITIONAL PHOTOS



SECTION 3

Location Information

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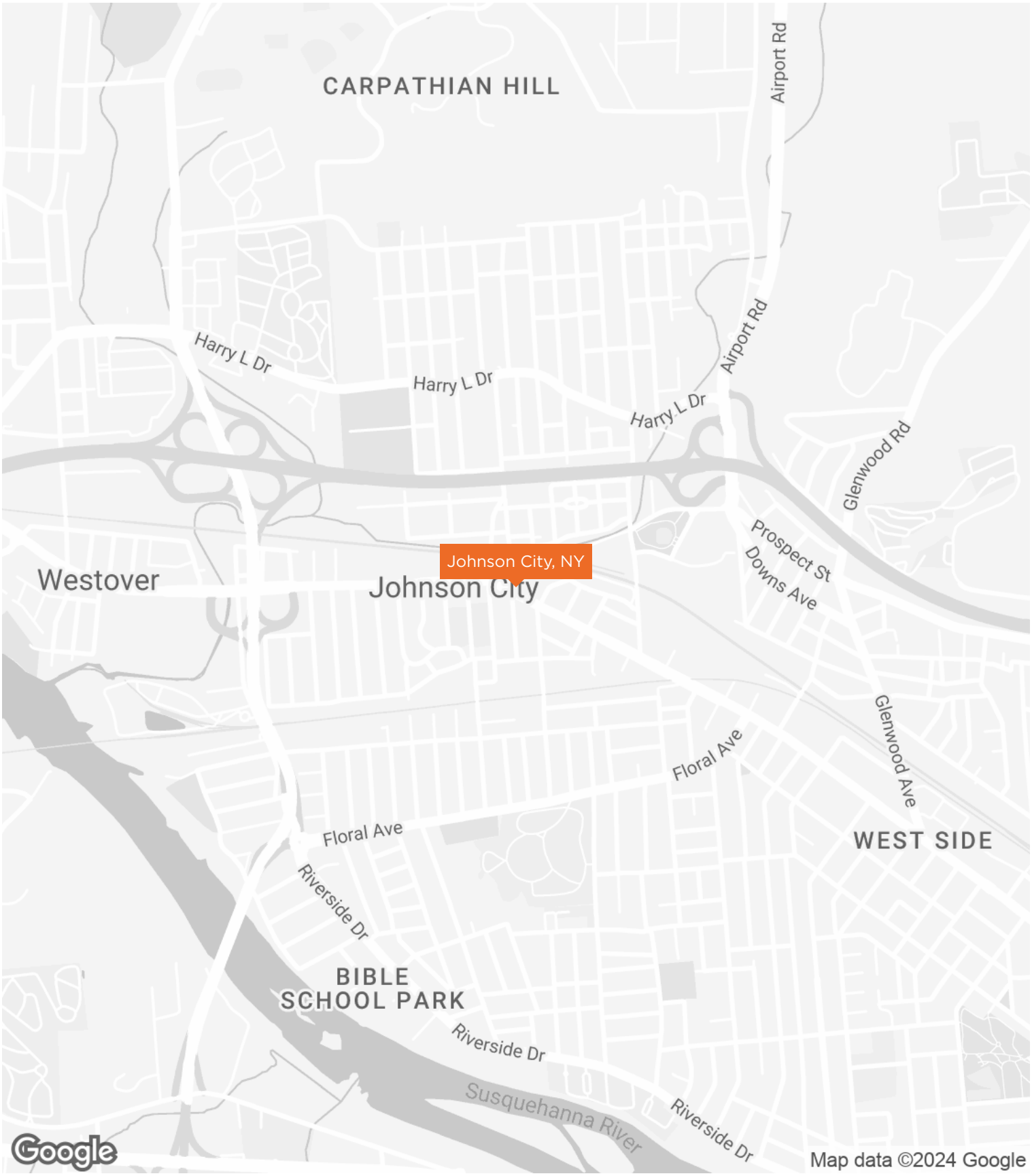
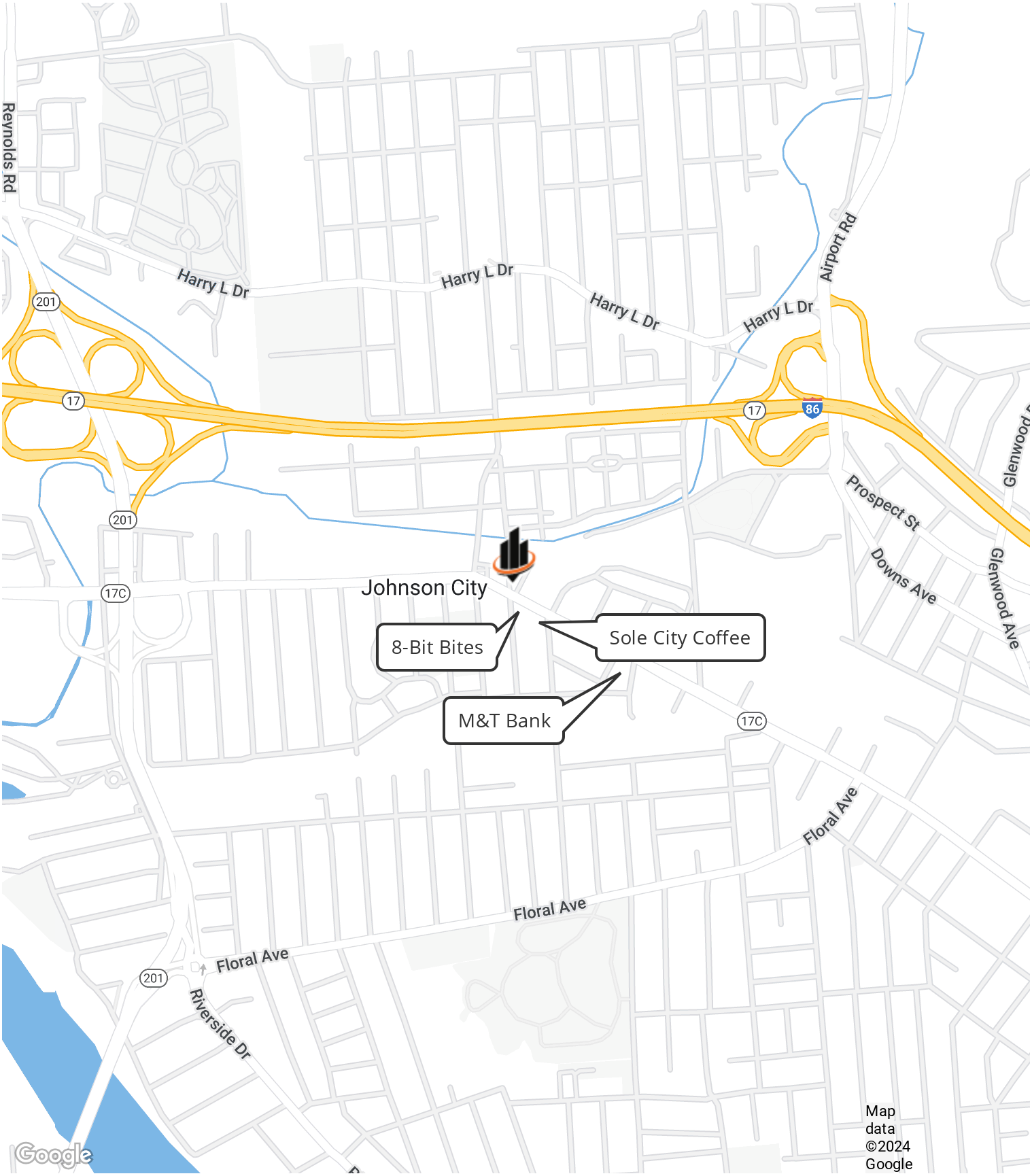
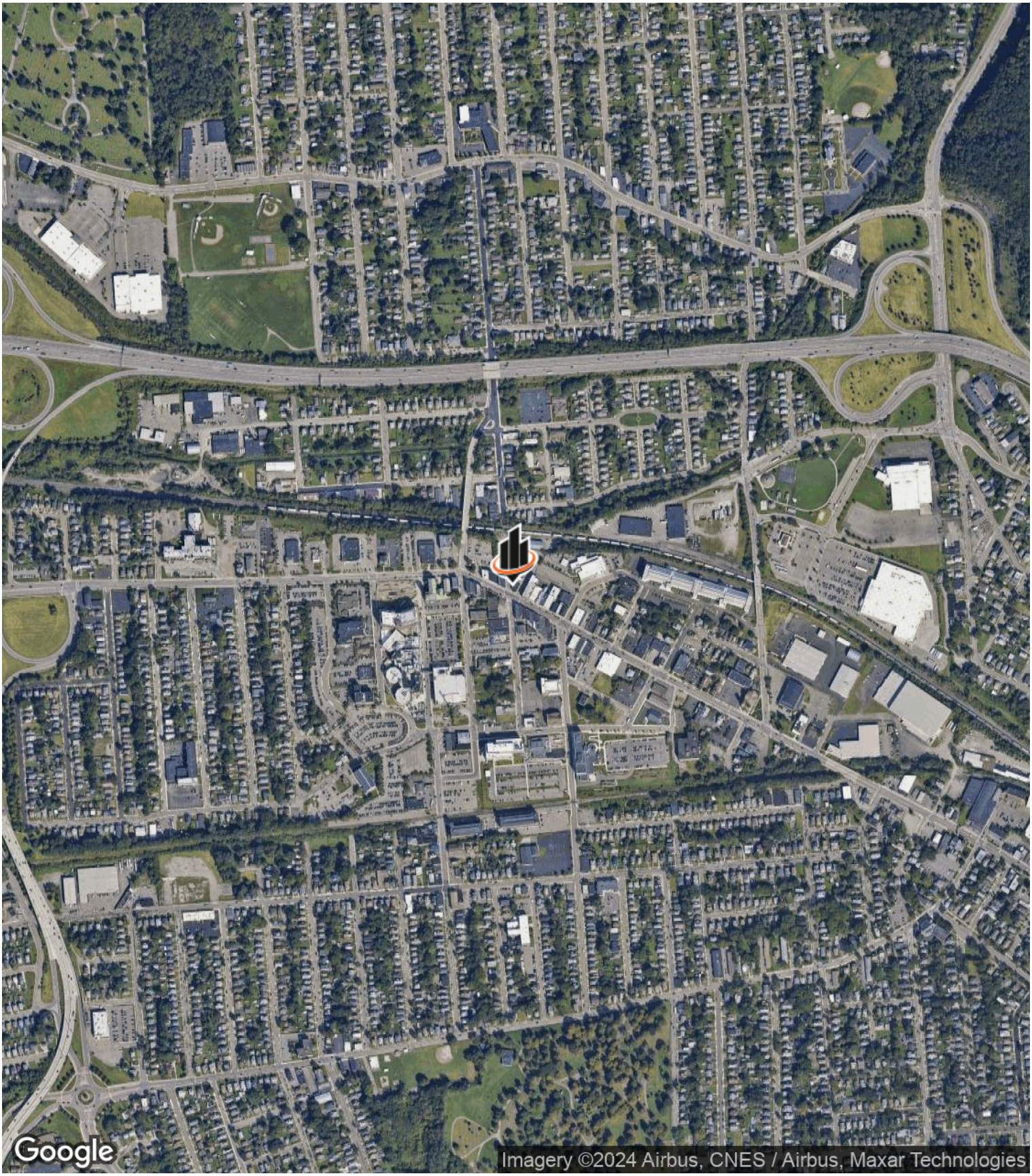
REGIONAL MAP



LOCATION MAP



AERIAL MAP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SECTION 4

Financial Analysis

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SECTION 5

Demographics

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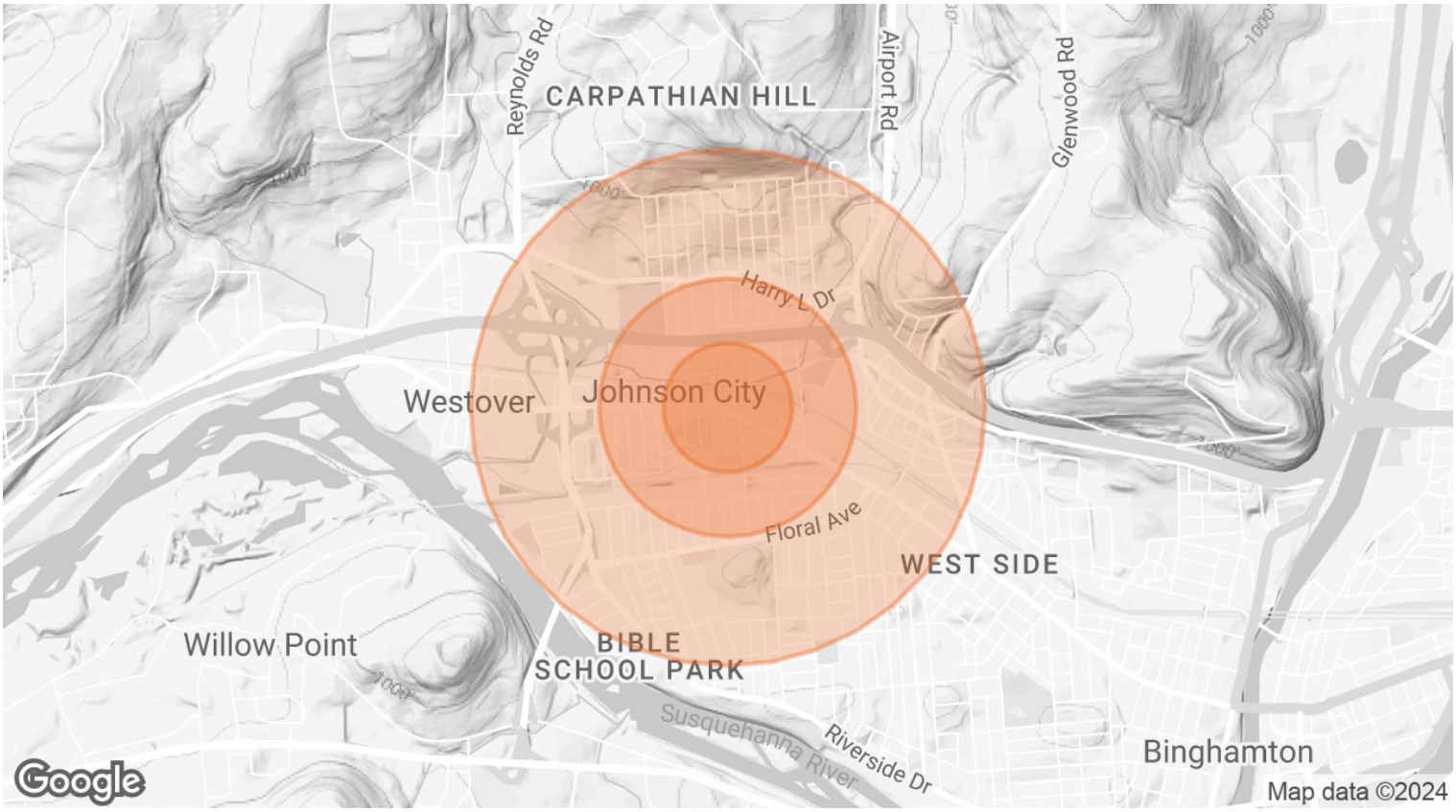
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	647	4,291	15,108
AVERAGE AGE	30.8	32.1	37.0
AVERAGE AGE (MALE)	31.1	31.1	34.9
AVERAGE AGE (FEMALE)	29.8	34.1	38.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	350	2,160	7,692
# OF PERSONS PER HH	1.8	2.0	2.0
AVERAGE HH INCOME	$32,909	$37,409	$42,890
AVERAGE HOUSE VALUE	$62,779	$73,213	$89,642

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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Johnson City, NY 13790

ADVISOR BIO 2

ANGELA MARTINEZ

Managing Director

angela.martinez@svn.com

Direct: **607.651.3976** | Cell: **607.651.3976**

NY #10401348593

PROFESSIONAL BACKGROUND

Meet Angela, a dynamic commercial real estate agent who seamlessly blends her 22 years of experience as an educator with her passion for guiding clients through successful buying and selling experiences. Armed with a deep understanding of human behavior and effective communication strategies, Angela elevates the real estate journey to new heights.

Drawing upon her extensive educational background, Angela brings a unique perspective to the realm of commercial real estate. Her years spent in the classroom have honed her ability to connect with people, truly understand their goals, and develop tailored strategies to meet their needs.

Whether you are a buyer seeking the perfect investment opportunity or a seller aiming to maximize your property's value, Angela's guidance and expertise will ensure that your goals are not only met but exceeded. With Angela by your side, you can embark on your commercial real estate journey with unwavering confidence.

EDUCATION

BA 1998 Arizona State University
Masters 2003 Binghamton State University
Licensed Real Estate Salesperson 2020

MEMBERSHIPS

NYSCAR
CCIM (in process)

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