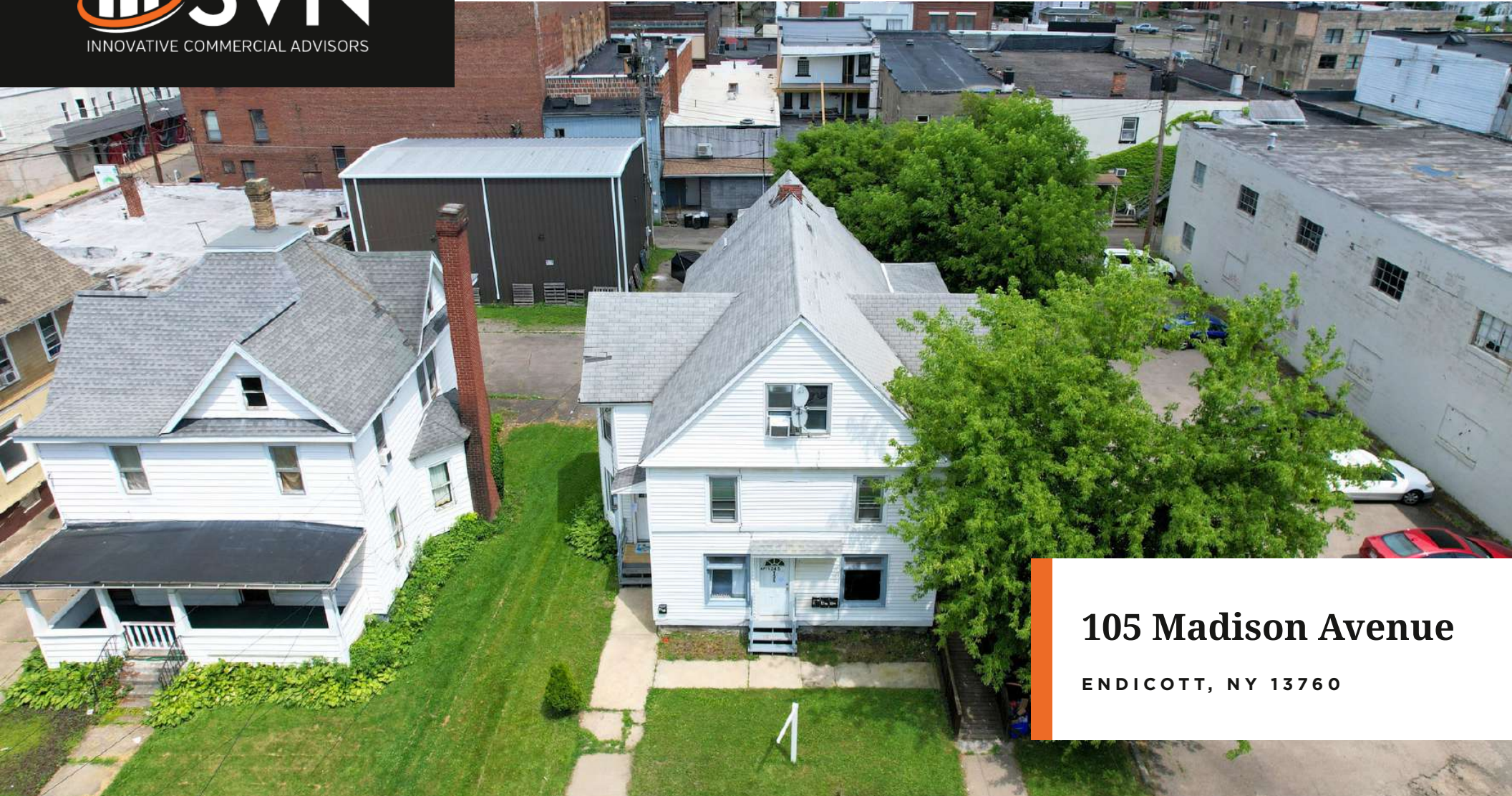




Offering Memorandum

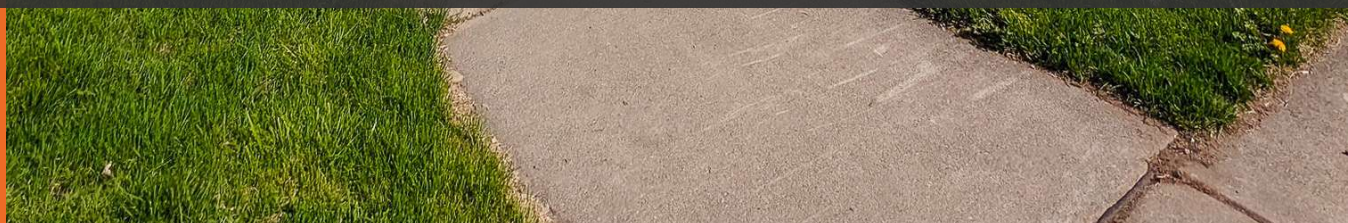


105 Madison Avenue

ENDICOTT, NY 13760



The Team



MEET THE TEAM



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NY #10491212432



Coty Lunn

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Property Information



PROPERTY SUMMARY

105 MADISON AVENUE

ENDICOTT, NY 13760

OFFERING SUMMARY

SALE PRICE:	\$275,000
BUILDING SIZE:	4,086 SF
LOT SIZE:	6,841 SF
PRICE / SF:	\$67.30
CAP RATE:	12.22%

ABOUT:

This renovated, fully stabilized five-unit multifamily property offers reliable income in a growing market.

Built in 1980, the three-story, 4,086-square-foot building sits on a 0.16-acre lot with private off-street parking. Located within Endicott's Central Business District and designated Opportunity and HUB Zones, the property benefits from strong positioning near Washington Avenue's restaurants and shops.

With the area's recent designation as a federal Technology Hub and major investments including a \$160 million research and development grant and a new solar manufacturing facility, 105 Madison presents a turnkey investment with long-term upside.

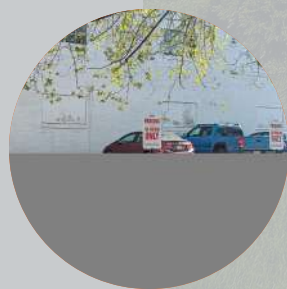


PROPERTY HIGHLIGHTS

- Fully stabilized five-unit multifamily property generating consistent income
- Renovated three-story, 4,086 SF building with private off-street parking
- Located in Endicott's Central Business District within Opportunity and HUB Zones
- Surrounded by ongoing revitalization, including a new solar manufacturer and \$160M R&D investment



FULLY RENOVATED



**PRIVATE OFF-STREET
PARKING**



PRIME LOCATION

PROPERTY PHOTOS





Location Information



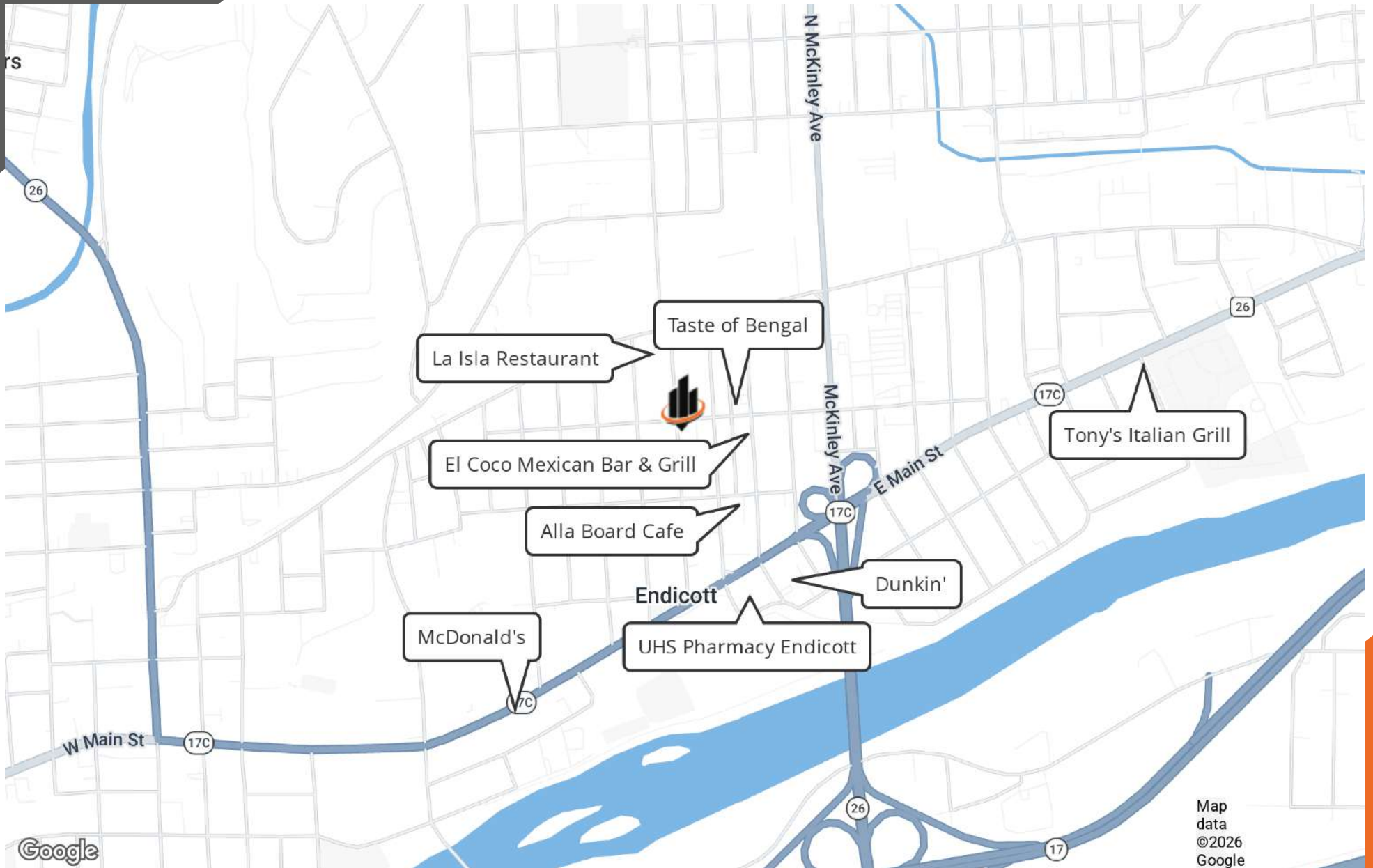
LOCATION DESCRIPTION

Endicott, New York, is experiencing renewed growth driven by state and federal investment in advanced manufacturing and technology.

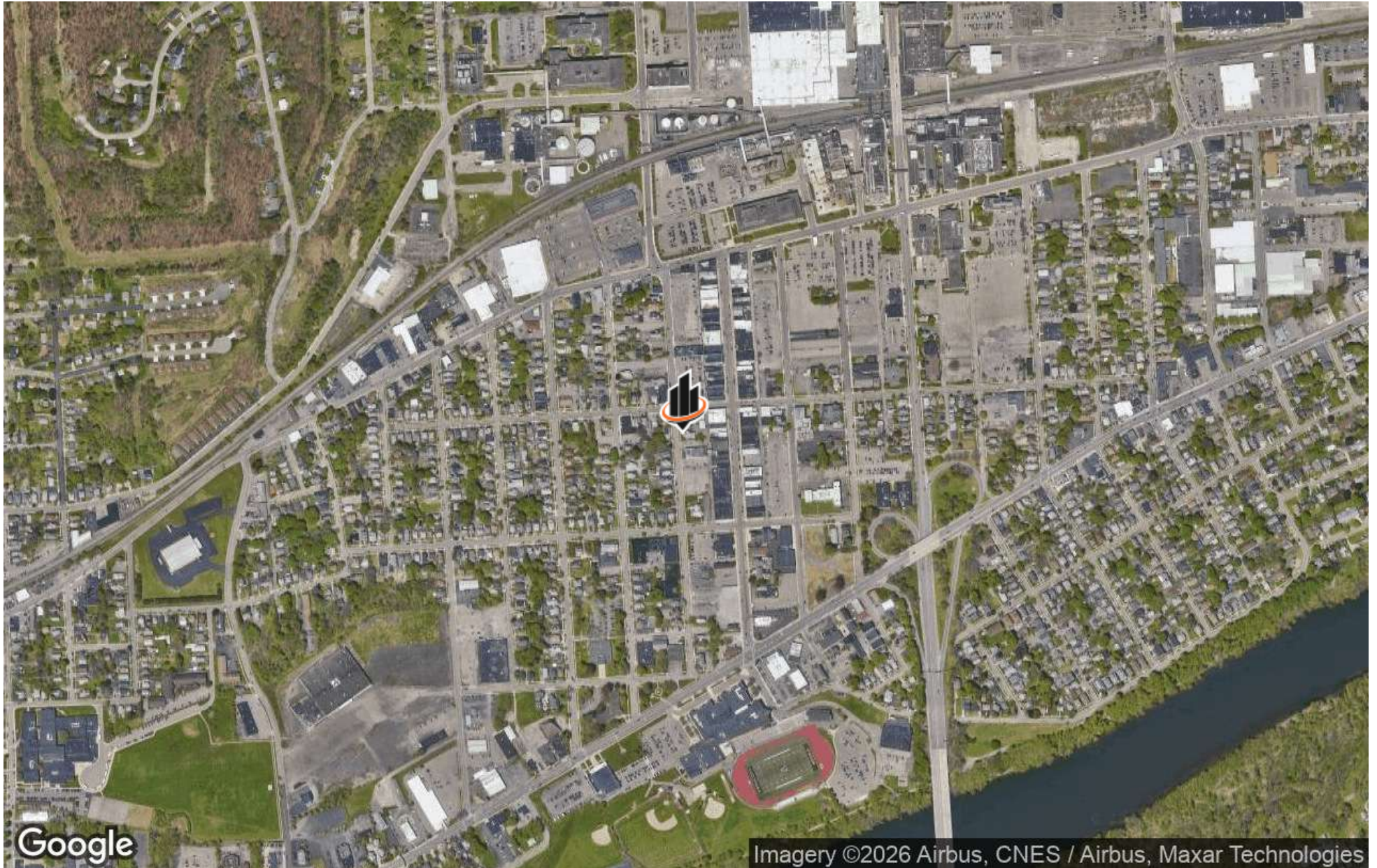
The village's legacy as the birthplace of IBM has laid the foundation for its transformation into a modern innovation hub. Within walking distance of Washington Avenue's retail and dining corridor, the property offers convenience and connectivity for residents.

Easy access to Main Street, Route 26, and I-86 ensures quick commutes throughout Broome County and beyond, supporting tenant demand and future value appreciation.

RETAILER MAP

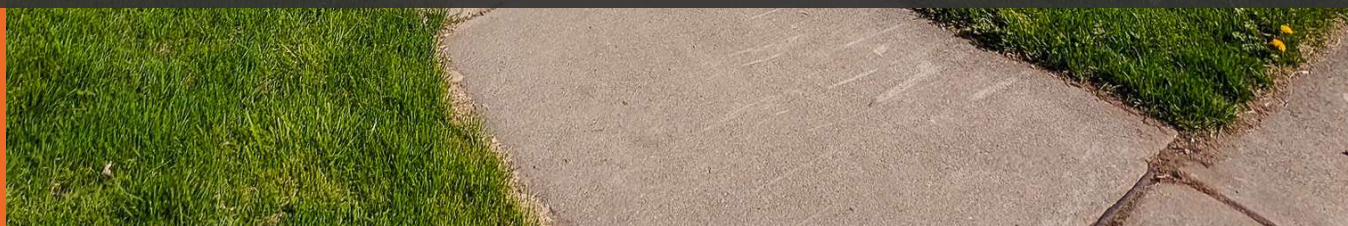


AERIAL MAP





Demographics

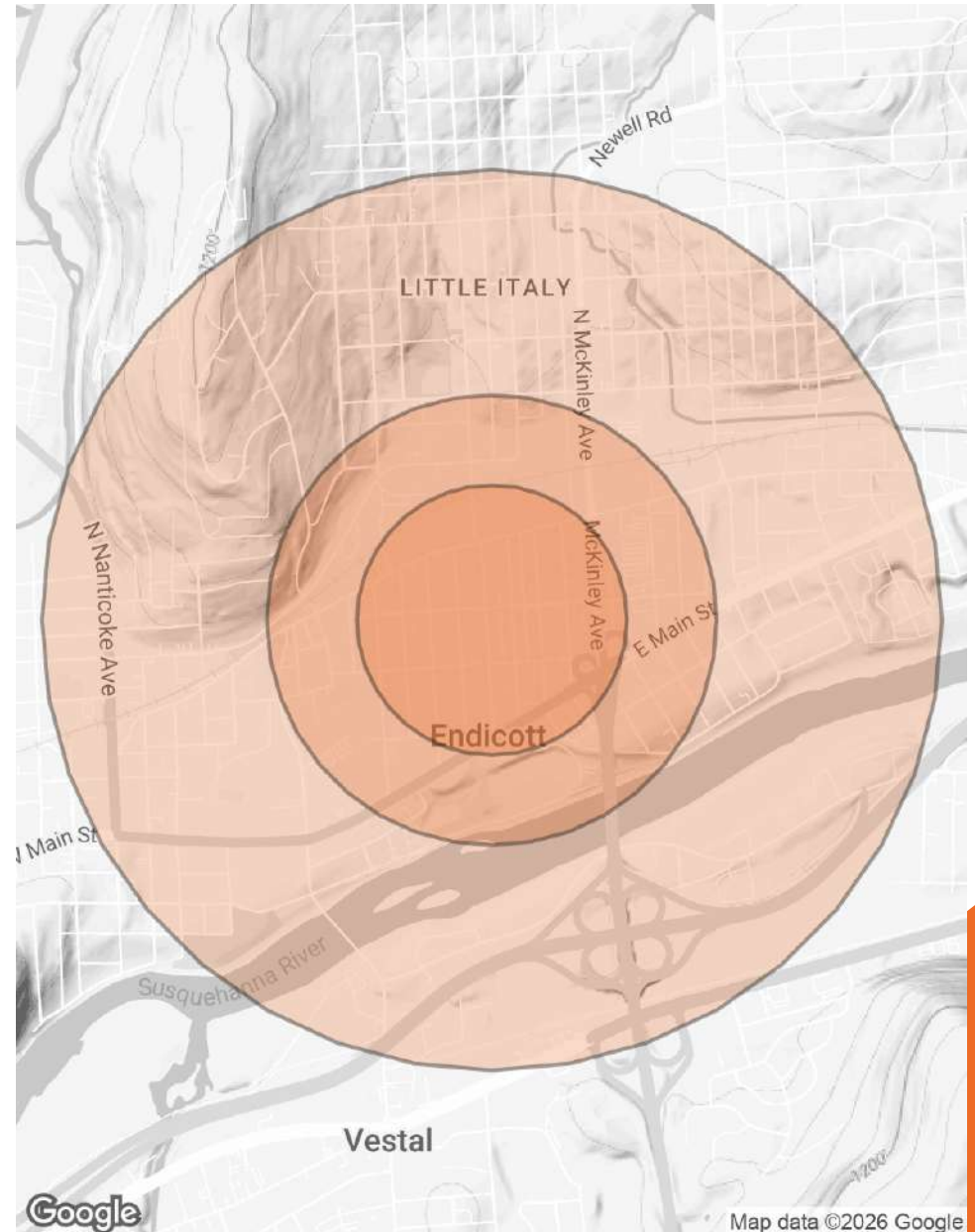


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,677	3,149	12,295
AVERAGE AGE	37	38	41
AVERAGE AGE (MALE)	37	38	40
AVERAGE AGE (FEMALE)	37	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	731	1,377	5,504
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$52,609	\$54,490	\$63,016
AVERAGE HOUSE VALUE	\$138,596	\$148,316	\$146,530

2020 American Community Survey (ACS)





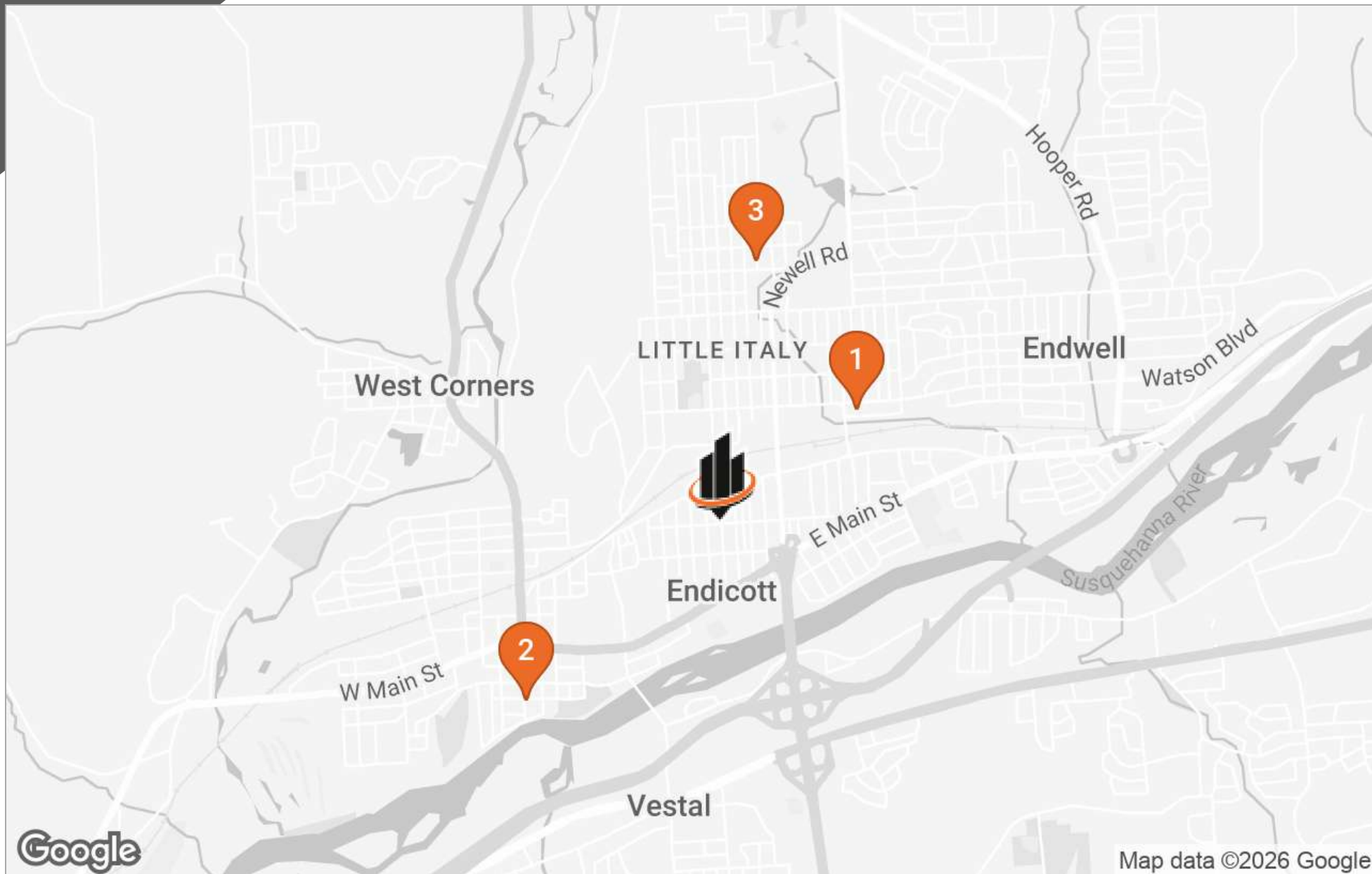
Sale Comparables



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	105 Madison Avenue 105 Madison Ave Endicott, NY	\$275,000	4,086 SF	6,841 SF	5	12.22%
1	2109 Wayne Street Endicott, NY	\$250,000	3,123 SF	6,534 SF	4	-
2	100 East Valley Street Endicott, NY	\$175,000	2,902 SF	5,227 SF	3	-
3	11 N. Rogers Ave Endicott, NY	\$135,000	2,928 SF	4,792 SF	4	-
AVERAGES		\$186,667	2,984 SF	5,518 SF	3	NAN%

SALE COMPS MAP & SUMMARY



SALE COMPS



★ 105 MADISON AVENUE

105 Madison Ave
Endicott, NY 13760

PRICE:	\$275,000	BLDG SIZE:	4,086 SF
LOT SIZE:	6,841 SF	NO. UNITS:	5
CAP RATE:	12.22%	YEAR BUILT:	1980



1. 2109 WAYNE STREET

Endicott, NY 13760

PRICE:	\$250,000	BLDG SIZE:	3,123 SF
LOT SIZE	6,534 SF	NO. UNITS:	4
YEAR BUILT:	1960		



2. 100 EAST VALLEY STREET

Endicott, NY 13760

PRICE:	\$175,000	BLDG SIZE:	2,902 SF
LOT SIZE	5,227 SF	NO. UNITS:	3
YEAR BUILT:	1940		

SALE COMPS

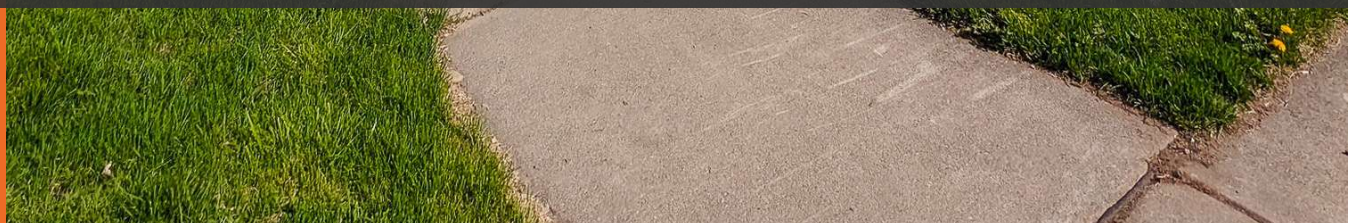
3



PRICE:	\$135,000	BLDG SIZE:	2,928 SF
LOT SIZE	4,792 SF	NO. UNITS:	4
YEAR BUILT:	1920		



Property Analysis



INCOME & EXPENSES



INCOME SUMMARY	105 MADISON AVENUE
VACANCY COST	(\$2,633)
GROSS INCOME	\$50,023
EXPENSES SUMMARY	105 MADISON AVENUE
PROPERTY MANAGEMENT	\$2,501
PROPERTY TAX	\$4,010
INSURANCE	\$1,665
SUPPLIES AND MATERIALS	\$750
REPAIRS AND MAINTENANCE	\$1,842
UTILITIES	\$4,500
OPERATING EXPENSES	\$16,411
NET OPERATING INCOME	\$33,612

THE SVN BRAND



Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the **collective strength** of our network

Proactive promotion of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

7+7 Core Services & Specialty Practice Areas

More offices in the US than any other CRE company

Comprehensive **training & support**

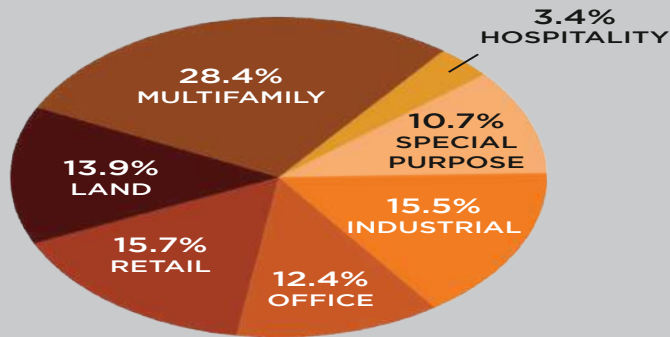
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

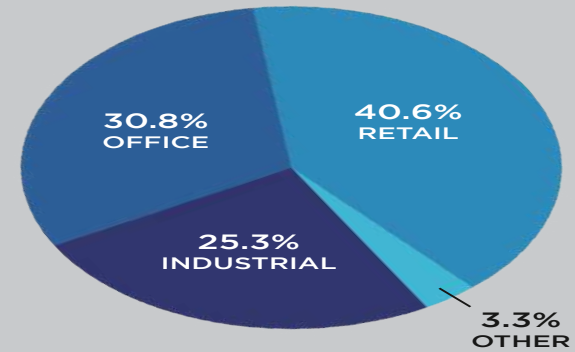
WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

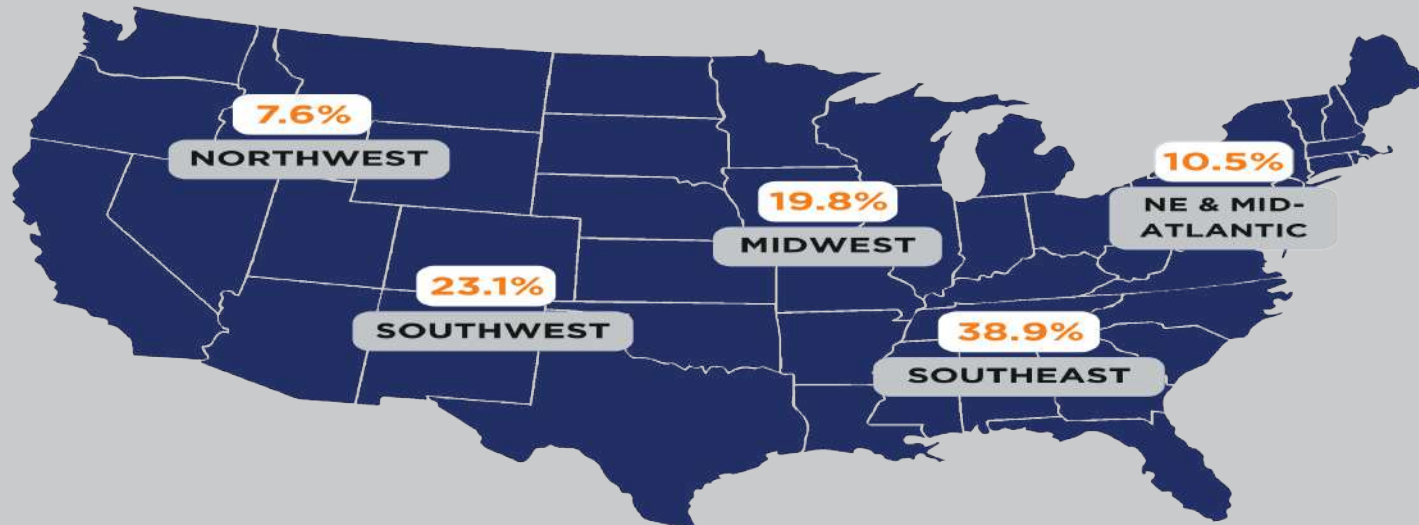
SALES



LEASING



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



*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 2025. They are not audited.

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SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



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