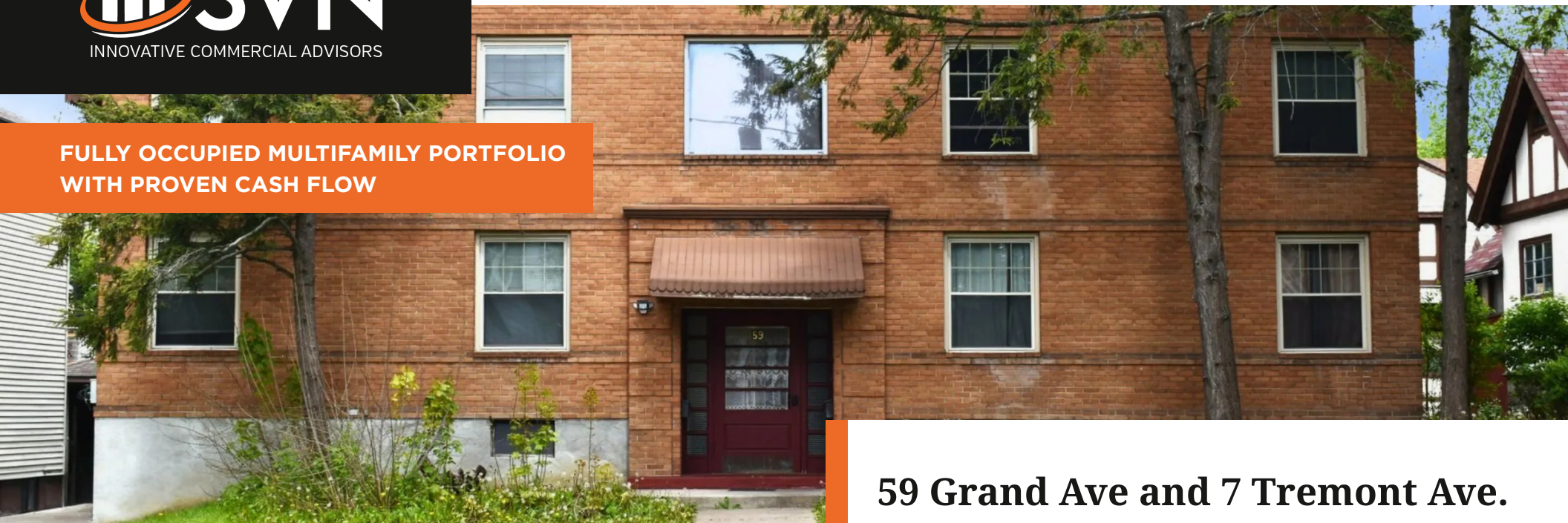




# Offering Memorandum

**FULLY OCCUPIED MULTIFAMILY PORTFOLIO  
WITH PROVEN CASH FLOW**



**59 Grand Ave and 7 Tremont Ave.**

**JOHNSON CITY AND BINGHAMTON, NY**

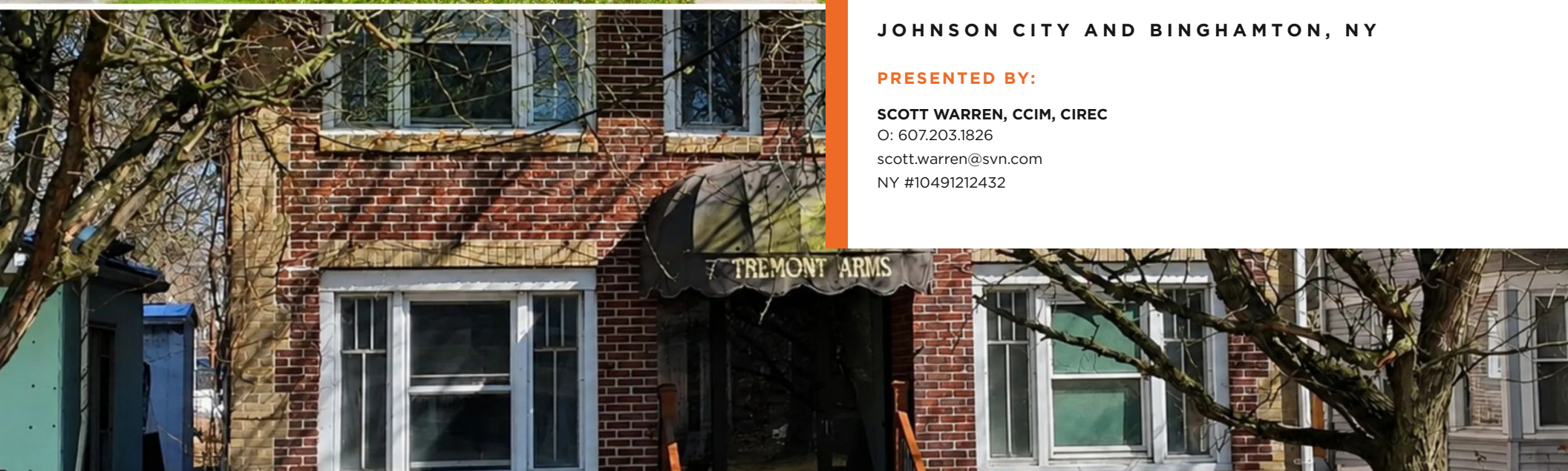
**PRESENTED BY:**

**SCOTT WARREN, CCIM, CIREC**

O: 607.203.1826

scott.warren@svn.com

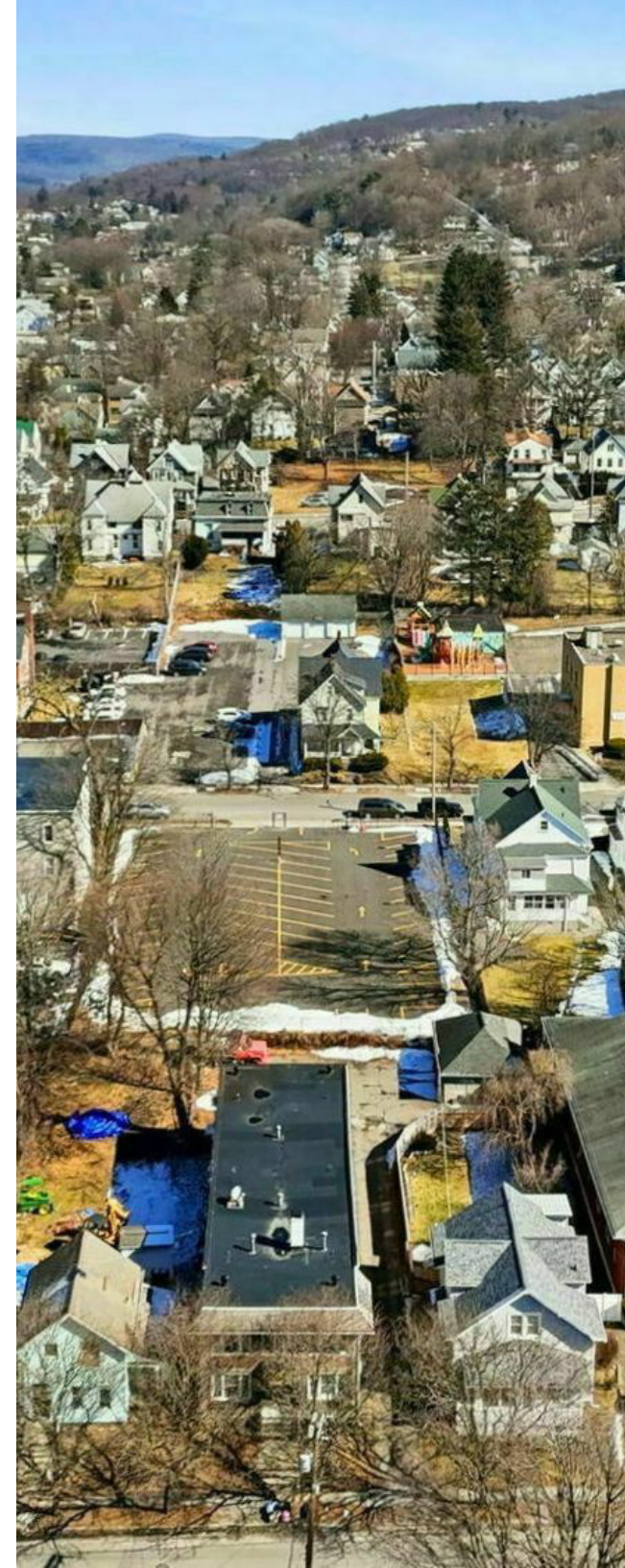
NY #10491212432





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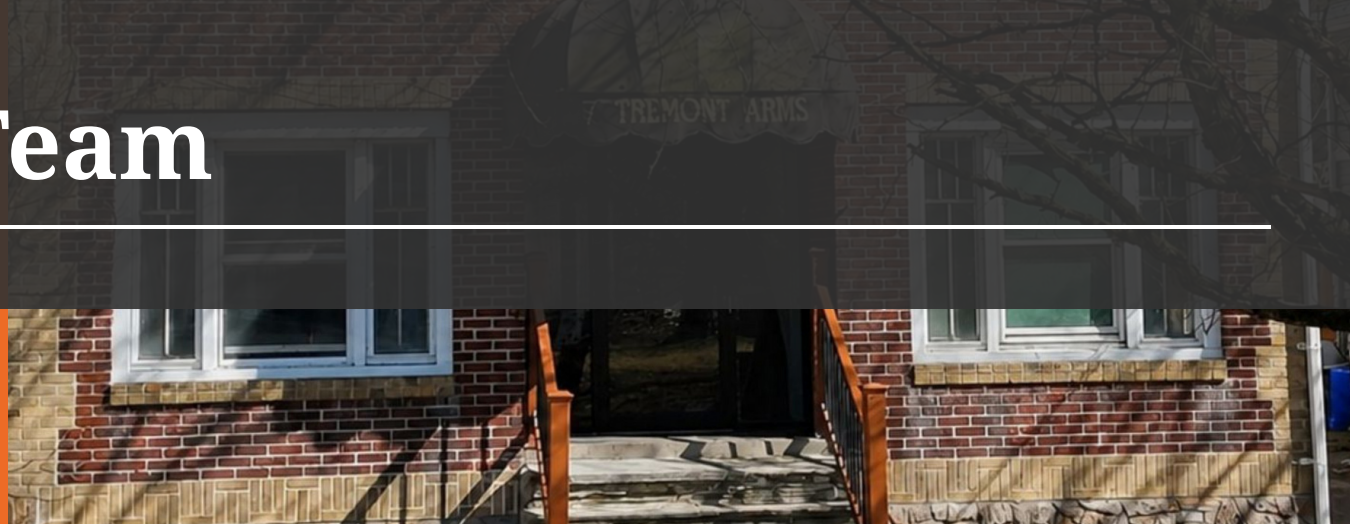
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# The Team





## MEET THE TEAM



**Scott Warren, CCIM, CIREC**

O: 607.203.1826

[scott.warren@svn.com](mailto:scott.warren@svn.com)

NY #10491212432







# Property Information





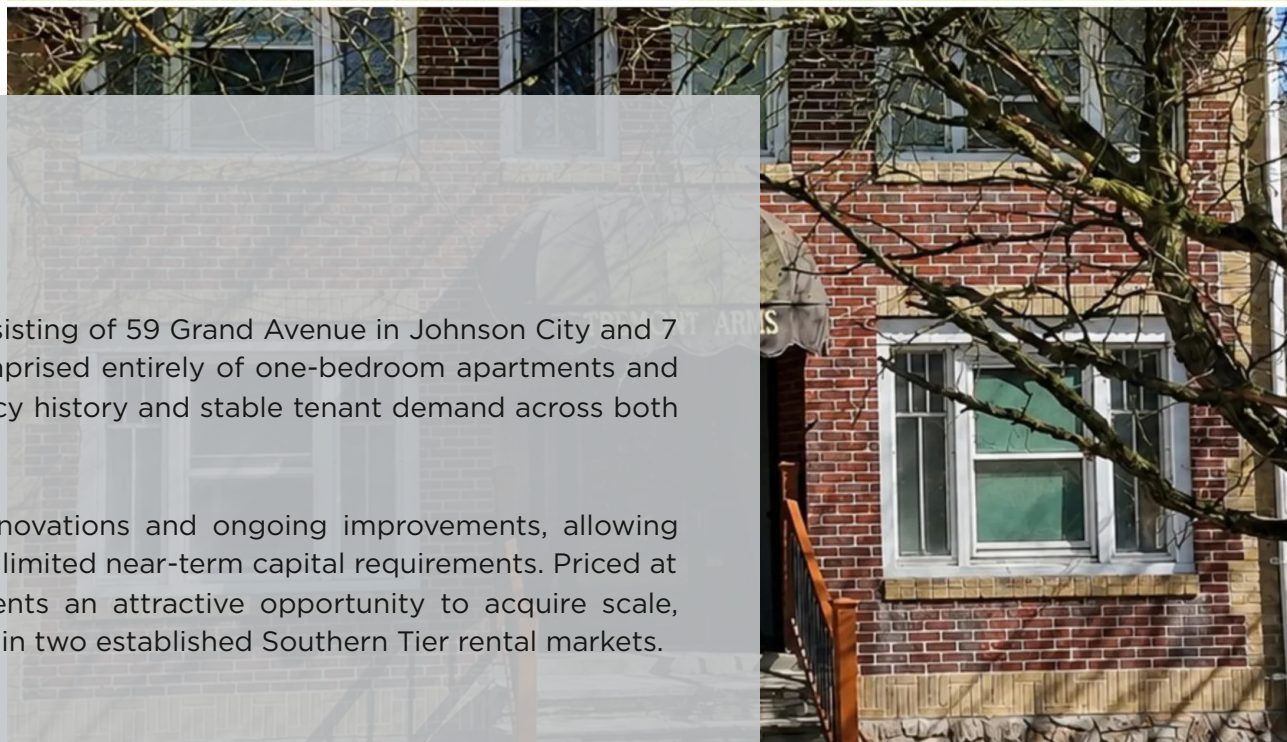
## PORTFOLIO SUMMARY

### 59 GRAND AVE AND 7 TREMONT AVE.

JOHNSON CITY AND BINGHAMTON

#### OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>SALE PRICE:</b>    | <b>\$1,360,000</b> |
| <b>BUILDING SIZE:</b> | 11,082 SF          |
| <b>LOT SIZE:</b>      | 8,839 SF           |
| <b>PRICE / SF:</b>    | \$122.72           |
| <b>CAP RATE:</b>      | 8.79%              |



## PROPERTY SUMMARY

Offered for sale is a 20-unit multifamily portfolio consisting of 59 Grand Avenue in Johnson City and 7 Tremont Avenue in Binghamton. The portfolio is comprised entirely of one-bedroom apartments and is currently fully occupied, reflecting strong occupancy history and stable tenant demand across both assets.

Both properties have benefited from substantial renovations and ongoing improvements, allowing investors to acquire stabilized multifamily assets with limited near-term capital requirements. Priced at approximately \$69,950 per unit, the portfolio presents an attractive opportunity to acquire scale, dependable cash flow, and operational efficiency within two established Southern Tier rental markets.



## PROPERTY HIGHLIGHTS

- 20 total multifamily units across two properties
- 100% one-bedroom apartment mix
- Fully occupied with strong occupancy history
- Significant renovations and property improvements completed
- Stable in-place cash flow
- Brick construction with strong curb appeal
- Located in established Johnson City and Binghamton rental corridors
- Convenient access to healthcare, Downtown Binghamton, retail, and public transportation



**FULLY OCCUPIED**



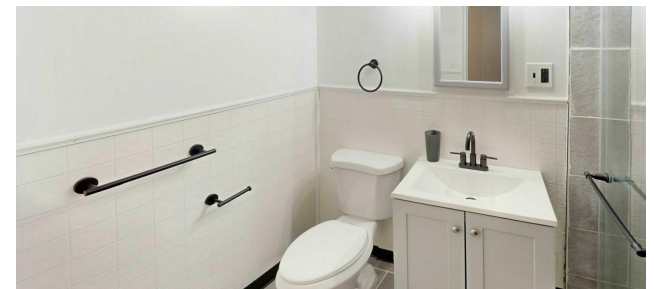
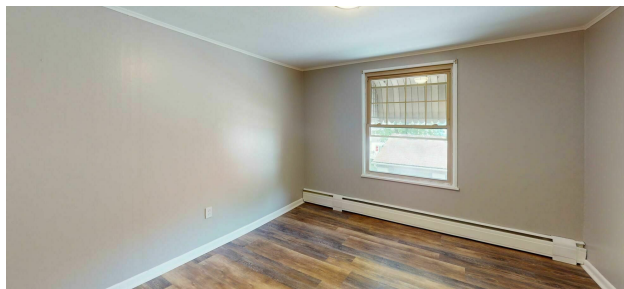
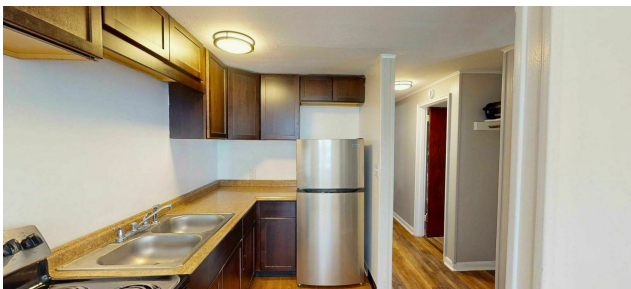
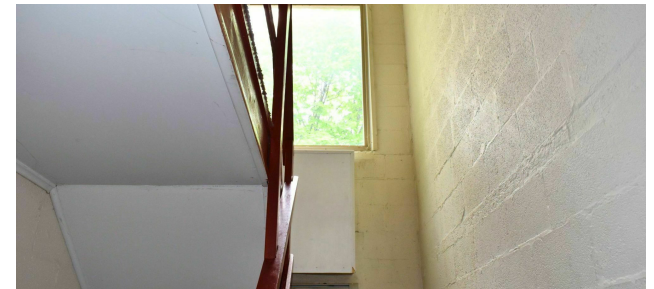
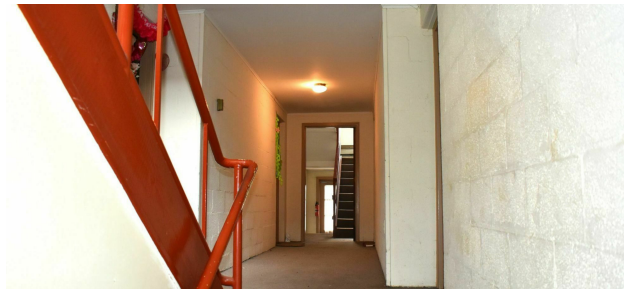
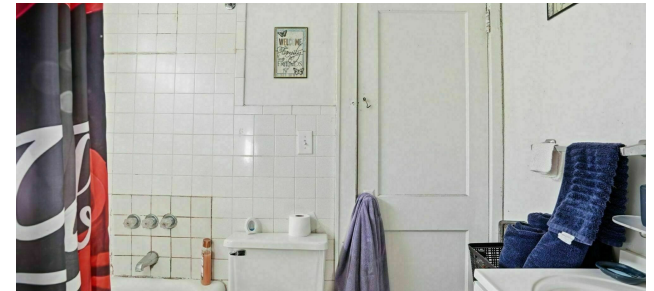
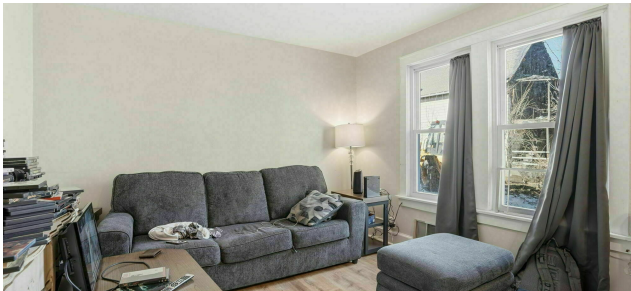
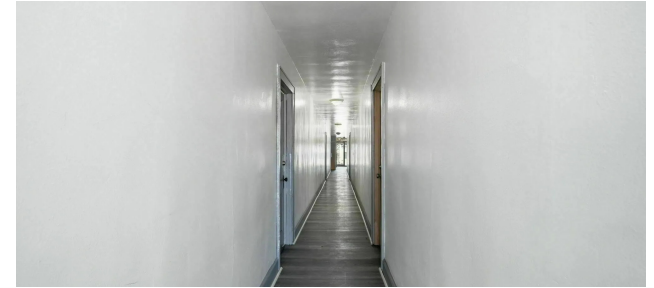
**PRIME LOCATIONS**



**20 UNITS TOTAL**

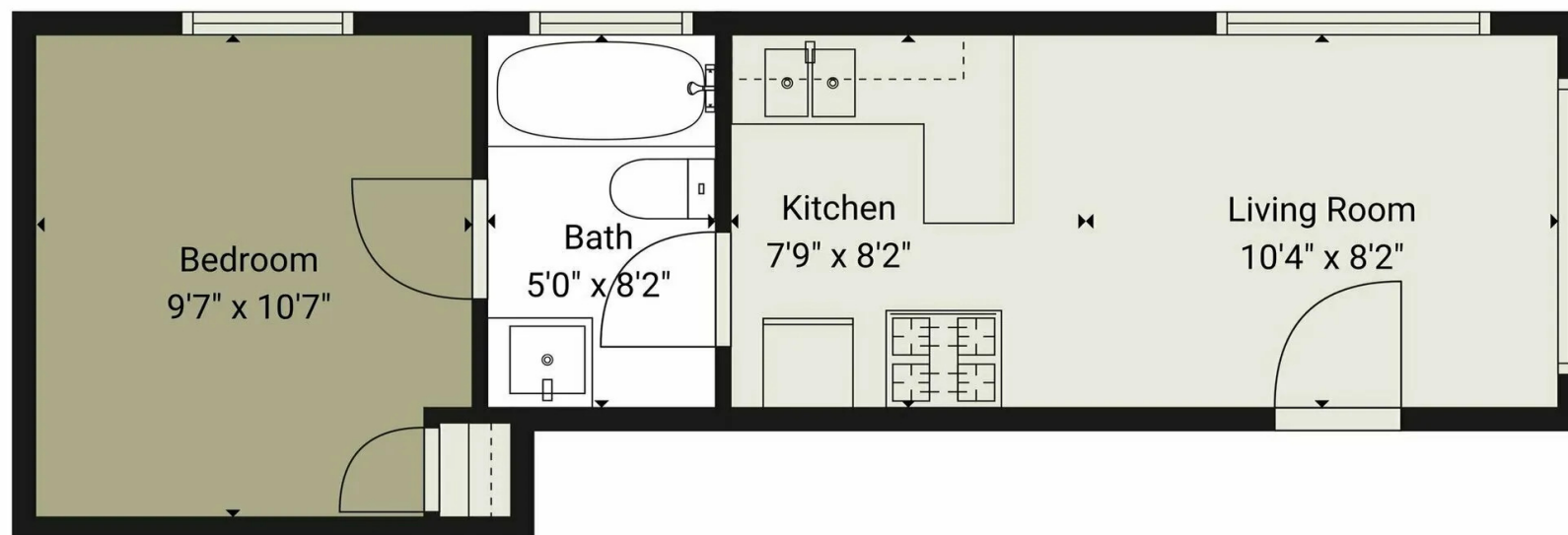


## PROPERTY PHOTOS





## FLOOR PLANS



MANNA MEDIA INC.

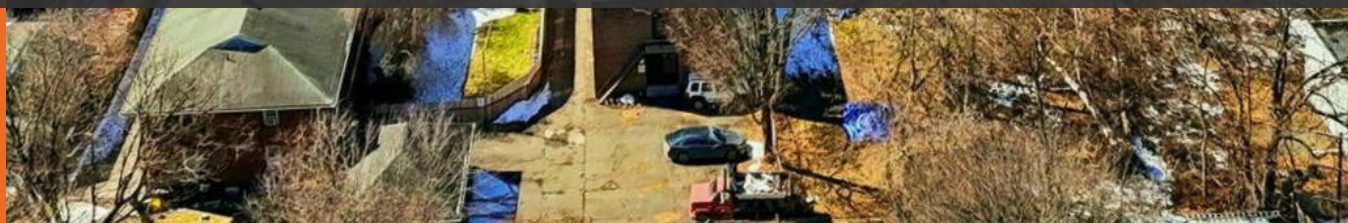
**TOTAL: 298 sq. ft**  
1st floor: 298 sq. ft  
EXCLUDED AREAS: WALLS: 45 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





# Location Information





## LOCATION DESCRIPTION



59 Grand Avenue is located in Johnson City near UHS Wilson Medical Center, Riverside Drive retail, and the area's expanding healthcare and redevelopment corridor. The property benefits from convenient access to employment centers, shopping, restaurants, and public transportation.

7 Tremont Avenue is positioned on Binghamton's West Side with close proximity to Downtown Binghamton, major commuter routes, neighborhood retail, and Binghamton University bus lines. The surrounding area continues to support consistent rental demand due to its accessibility and established residential character.

Together, the portfolio offers investors exposure to two strong multifamily locations within the Greater Binghamton market.







# Property Analysis





## INCOME & EXPENSES



### INCOME SUMMARY

59 GRAND AVE AND 7 TREMONT AVE.

VACANCY COST

(\$10,557)

**GROSS INCOME**

**\$204,183**

### EXPENSES SUMMARY

59 GRAND AVE AND 7 TREMONT AVE.

MANAGEMENT ESTIMATED AT 8%

\$16,334

NYSEG ELECTRIC AND GAS

\$10,076

MAINTENANCE

\$8,226

LANDSCAPING

\$800

WATER AND SEWER

\$15,024

INSURANCE

\$5,964

MISCELLANEOUS

\$542

PROPERTY TAXES

\$27,669

**OPERATING EXPENSES**

**\$84,635**

**NET OPERATING INCOME**

**\$119,548**





## 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



# SVN<sup>®</sup> Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

## SPECIALTY PRACTICES

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

## CORE SERVICES

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

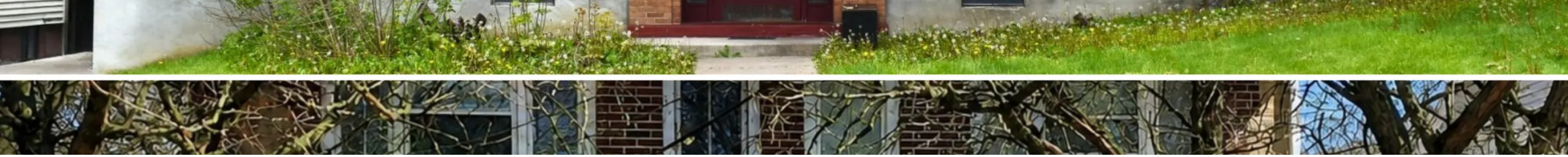


## MARKETING PLATFORM



- ✓ 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





## DISCLAIMER

The material contained in this Offering Memorandum 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Offering Memorandum 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 Offering Memorandum, 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 Offering Memorandum 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 Offering Memorandum 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.





# Collective Strength, Accelerated Growth

520 COLUMBIA DR. SUITE 103  
JOHNSON CITY, NY 13790



[SVNINNOVATIVE.COM](http://SVNINNOVATIVE.COM)