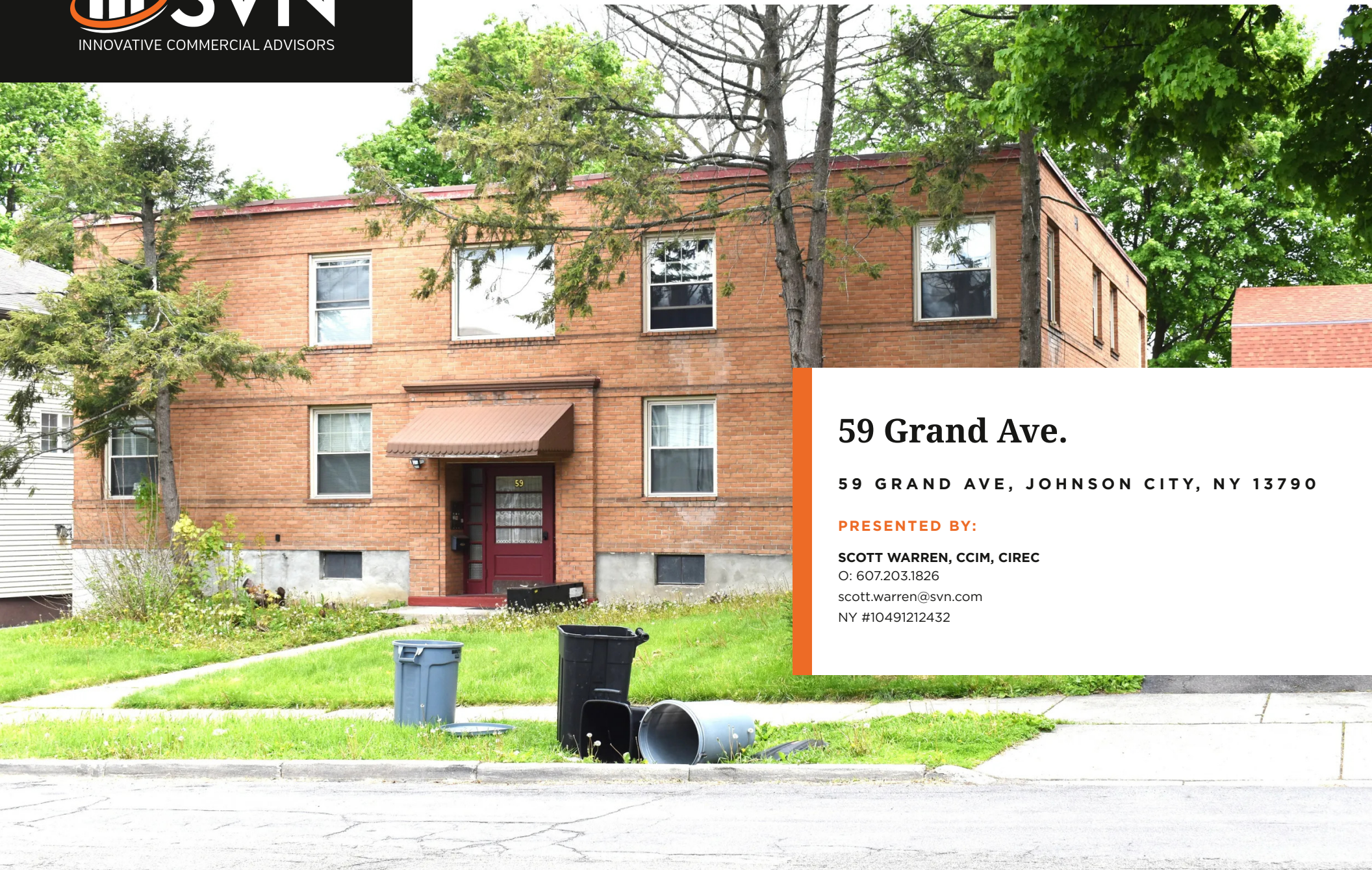




Offering Memorandum



59 Grand Ave.

59 GRAND AVE, JOHNSON CITY, NY 13790

PRESENTED BY:

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NY #10491212432

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The Team

MEET THE TEAM



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Property Information

PROPERTY SUMMARY

59 GRAND AVE.

59 GRAND AVE
JOHNSON CITY, NY 13790

OFFERING SUMMARY

SALE PRICE:	\$625,000
BUILDING SIZE:	5,370 SF
LOT SIZE:	8,839 SF
PRICE / SF:	\$116.39
CAP RATE:	8.07%



PROPERTY SUMMARY

Excellent opportunity to acquire an 8-unit multifamily property in the heart of Johnson City's expanding healthcare and education corridor. The building consists of eight one-bedroom units and is ideally positioned within walking distance of the new UHS medical complex, Binghamton University's School of Pharmacy and Pharmaceutical Sciences, and the Decker College of Nursing and Health Sciences.

This location provides strong tenant appeal for healthcare professionals, university faculty, staff, graduate students, and other residents seeking convenient access to major employment and education anchors. The property benefits from Johnson City's continued investment and redevelopment activity, while offering investors a stable residential asset in a market supported by institutional demand drivers.

With its efficient unit mix, walkable location, and proximity to significant new development, 59 Grand Avenue represents a compelling multifamily investment opportunity with durable long-term rental demand.

PROPERTY HIGHLIGHTS

- 8-unit multifamily investment opportunity in Johnson City, NY
- Unit mix consists of eight one-bedroom apartments
- Located in the heart of Johnson City's expanding healthcare and education corridor
- Walking distance to the new UHS medical complex
- Walking distance to Binghamton University's School of Pharmacy and Pharmaceutical Sciences
- Near Binghamton University's Decker College of Nursing and Health Sciences
- Ideally positioned for healthcare staff, university faculty, staff, graduate students, and area professionals



Excellent Location



All 1 Bedroom Units



Recent Renovations

PROPERTY PHOTOS





Location Information

LOCATION DESCRIPTION

59 Grand Avenue is exceptionally well located in Johnson City, NY, within walking distance of the new UHS medical complex and Binghamton University's School of Pharmacy and Pharmaceutical Sciences and Decker College of Nursing and Health Sciences. This immediate proximity to major healthcare and education anchors creates a strong location advantage and supports consistent residential rental demand from medical professionals, faculty, staff, graduate students, and other area employees.

The property also benefits from convenient access to Main Street, Riverside Drive, Harry L Drive, Route 17/I-86, and public transportation, providing direct connectivity throughout Johnson City, Binghamton, Endicott, Vestal, and the broader Southern Tier region. Nearby retail, restaurants, grocery options, and service amenities further enhance the tenant appeal of the location.

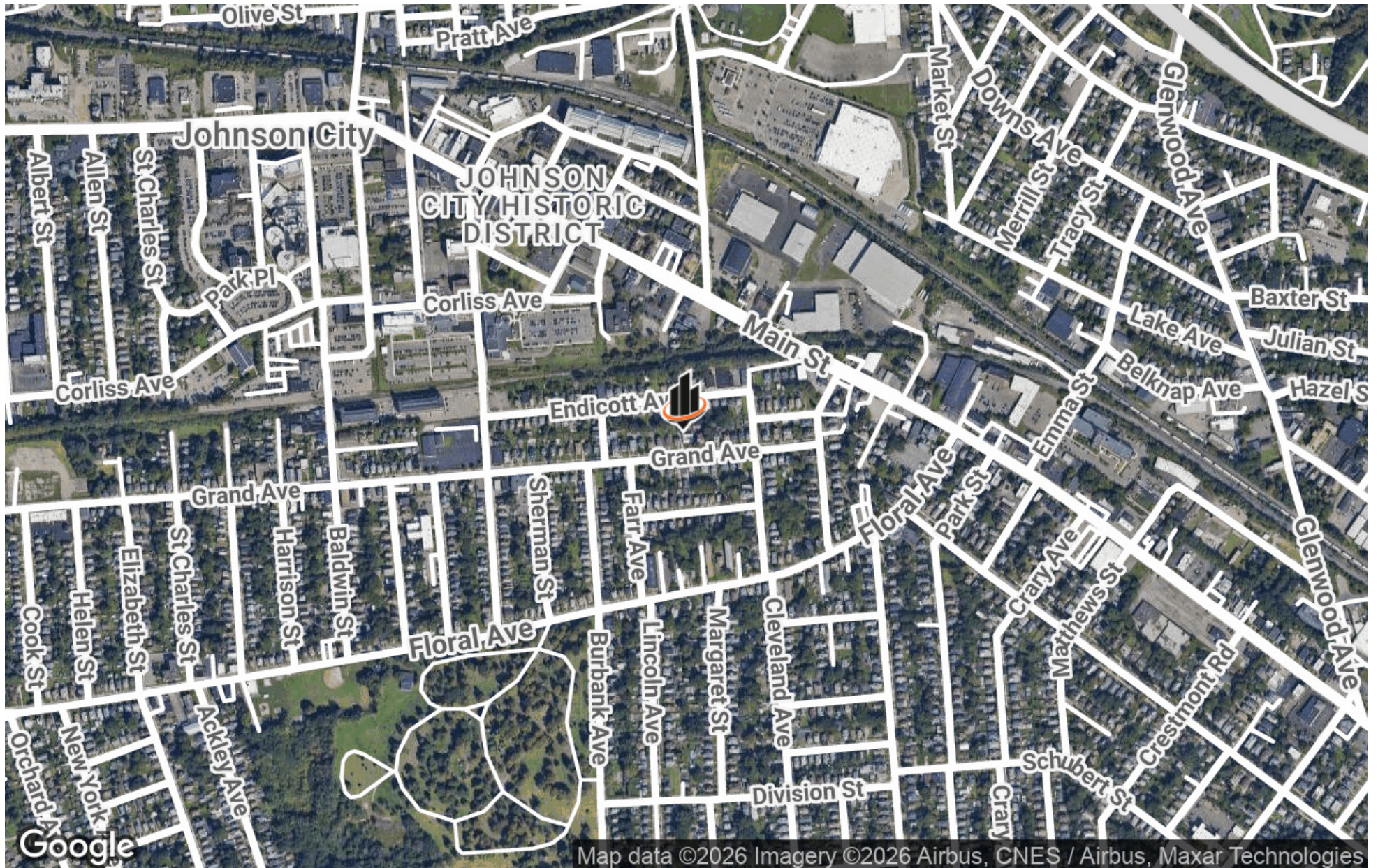
With its walkable access to major institutional demand drivers, central Johnson City location, and proximity to regional transportation corridors, 59 Grand Avenue is well positioned for long-term occupancy and durable rental performance.



REGIONAL MAP



AERIAL MAP





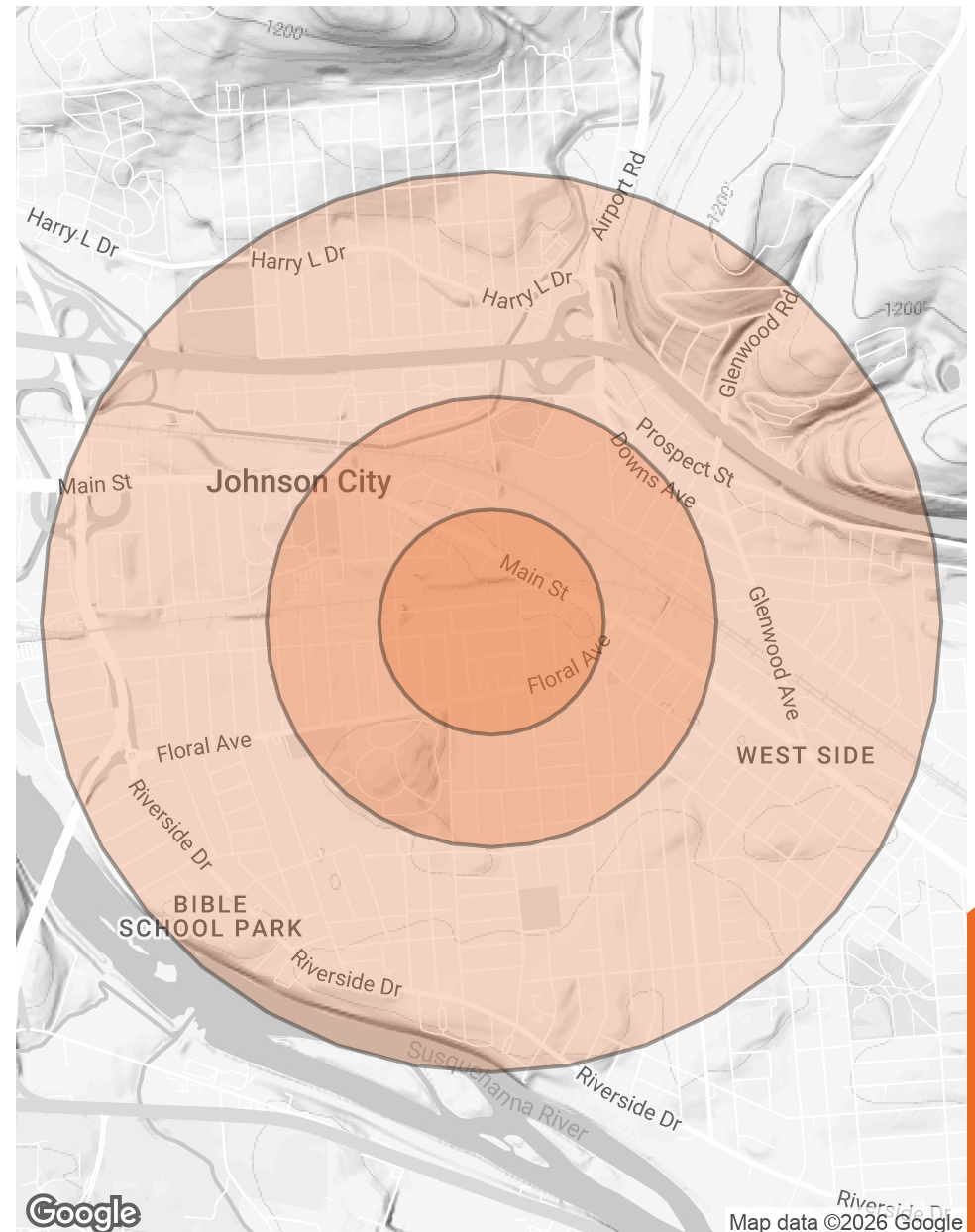
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,017	5,477	17,940
AVERAGE AGE	32.6	35	38.1
AVERAGE AGE (MALE)	34.2	34.2	37.7
AVERAGE AGE (FEMALE)	36.8	40.1	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	742	2,345	8,031
# OF PERSONS PER HH	2.7	2.3	2.2
AVERAGE HH INCOME	\$60,480	\$56,116	\$62,661
AVERAGE HOUSE VALUE	\$63,654	\$93,520	\$112,920

2023 American Community Survey (ACS)





Property Analysis

PROPERTY VALUE RANGE

PRICE	-	PRICE	\$625,000	PRICE	-
PRICE PER UNIT	-	PRICE PER UNIT	\$78,125	PRICE PER UNIT	-
PRICE PER SQ FT	-	PRICE PER SQ FT	\$116.39	PRICE PER SQ FT	-
CAP RATE	-	CAP RATE	8.07%	CAP RATE	-



PRO FORMA

Property Information		Proposed Financing On Sale		Proposed Returns	
SALE PRICE	\$625,000	% DOWN	-	59 GRAND AVE.	
NUMBER OF UNITS	8	DOWN PAYMENT	\$625,000	NET OPERATING INCOME	\$50,419
PRICE/SF	\$116.39	LOAN AMOUNT	-	LESS: LOAN PAYMENT	-
LOT SIZE	8,839 SF	INTEREST RATE	-%	BEFORE TAX CASH FLOW	\$50,419
BUILDING SIZE	5,370 SF	LENGTH OF LOAN	- Years	CASH-ON-CASH RETURN	\$8.07
PRICE/UNIT	\$78,125	MONTHLY PAYMENT	-	PRINCIPAL REDUCTION YR 1	-
CAP RATE	8.07%	ANNUAL DEBT SERVICE	-	TOTAL YEAR 1 RETURN	\$50,419.00
YEAR BUILT	1970	DEBT COVERAGE RATIO	-	Cap Rates	
		PRO FORMA DCR	-	59 GRAND AVE.	
				8.07%	-%

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	1	1	\$900	\$1,050	-	1/1/2024	7/31/2026
2	1	1	\$900	\$1,050	-	5/1/2025	4/30/2027
3	1	1	\$975	\$1,050	-	5/1/2026	4/30/2027
4	1	1	\$975	\$1,050	-	2/13/2026	2/12/2027
5	1	1	\$950	\$1,050	-	8/1/2025	7/31/2026
6	1	1	\$1,000	\$1,050	-	8/4/2025	7/31/2026
7	1	1	\$950	\$1,050	-	9/1/2023	MTM
8	1	1	\$1,025	\$1,050	-	5/4/2026	4/30/2027
TOTALS			\$7,675	\$8,400	\$0.00		
AVERAGES			\$959	\$1,050			

INCOME & EXPENSES



INCOME SUMMARY	59 GRAND AVE.
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VACANCY COST	(\$4,605)
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GROSS INCOME	\$89,895
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EXPENSES SUMMARY	59 GRAND AVE.
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MANAGEMENT (EST 8%)	\$7,191
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TAXES	\$15,827
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UTILITIES (E&G AND W&S)	\$9,526
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INSURANCE	\$2,364
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MAINTENANCE, REPAIRS AND TRASH	\$4,026
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LEASING, ADVERTISING AND MISC	\$542
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OPERATING EXPENSES	\$39,476
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NET OPERATING INCOME	\$50,419
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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**

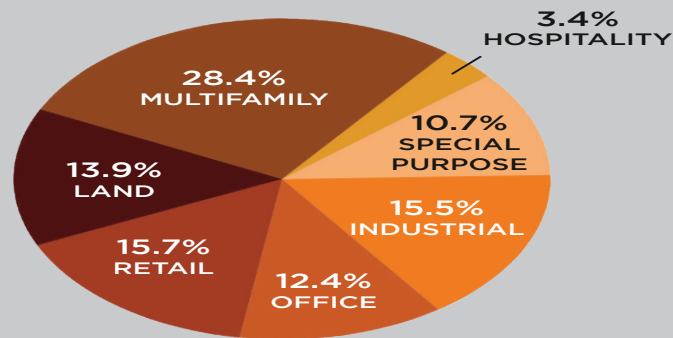
Commitment to working together to create **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

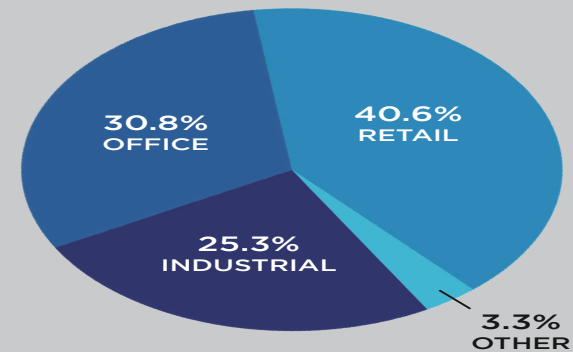
WORK®

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.

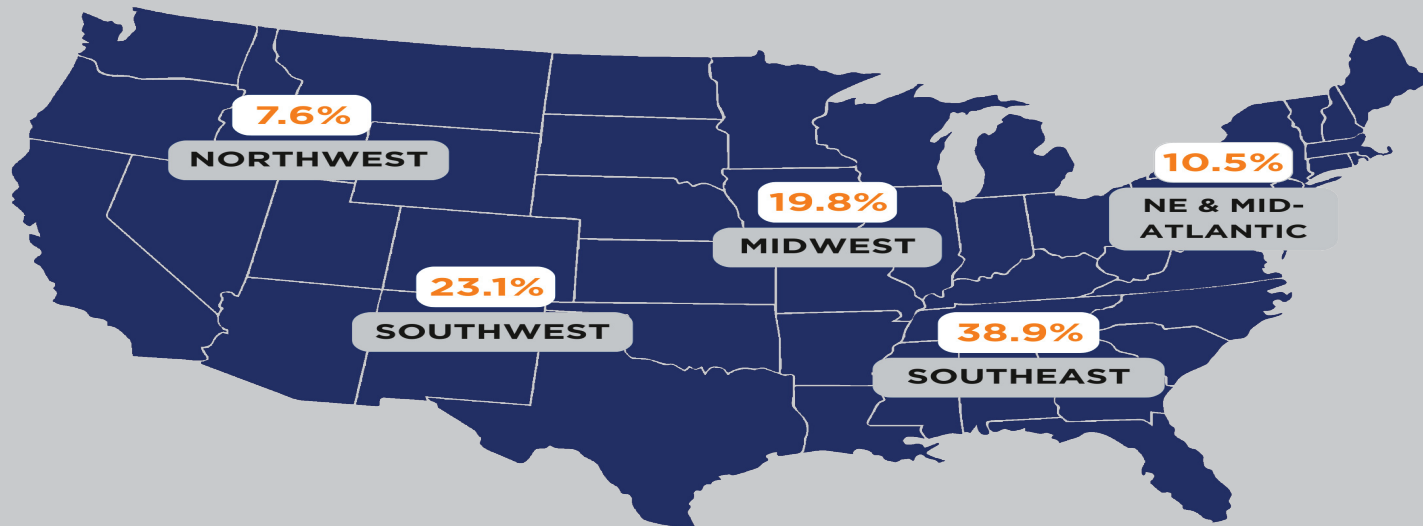
SALES



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.

svn.com 1309 Beacon Street, Suite 300 Brookline, MA 02446

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SVN[®] 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

PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

LEASE ADMINISTRATION

REPAIRS & MAINTENANCE

COLLECTIONS & BILL PAYMENTS

TENANT RELATIONS & OVERSIGHT



Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.

VALUE PROPOSITION

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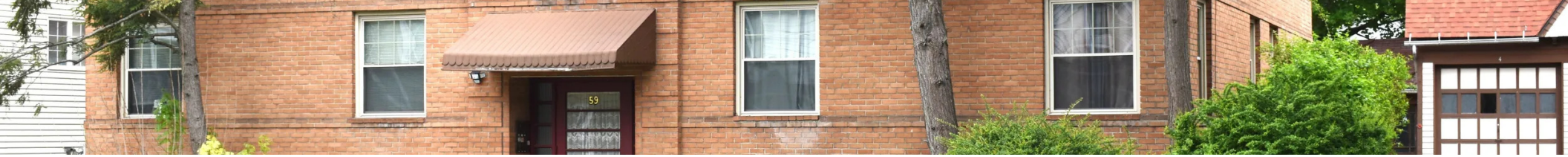
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DISCLAIMER

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

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