

INVESTMENT OPPORTUNITY

73 Oak Street

BINGHAMTON, NEW YORK

6 UNITS All 1-Bedrooms

THE INVESTMENT MATH

6

Separate Income Streams

~\$46.5k

Per-Unit Acquisition Cost

1-Bed

Highest Demand Unit Type

Six Doors. One *Smart* Investment.

73 Oak Street is a 6-unit residential building with all one-bedroom apartments — the most rentable unit type in the Binghamton market. With six tenants diversifying your income risk and a price point that delivers exceptional per-door value, this is the kind of asset that builds lasting wealth.

For investors coming from Philadelphia, New York, or New Jersey — you simply cannot buy 6 units in your backyard at anything close to this price. Binghamton's steady rental demand, driven by Binghamton University and a strong local workforce, makes this a compelling long-term hold.

6 Individual Units

No single tenant makes or breaks your returns

All 1-Bedroom Layout

Easiest unit type to rent & lowest turnover

Strong Local Demand

BU students, professionals & workforce tenants

Outstanding Value

~\$46,500/door — compare that to NYC pricing

Why Binghamton vs. Your Home Market?

NYC Per-Unit Cost

\$400k-\$900k+

NJ Per-Unit Cost

\$200k-\$400k

73 Oak Per-Unit Cost

~\$46,500

6 Doors
for \$278k

CALL FOR PRO FORMA & RENT ROLL

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