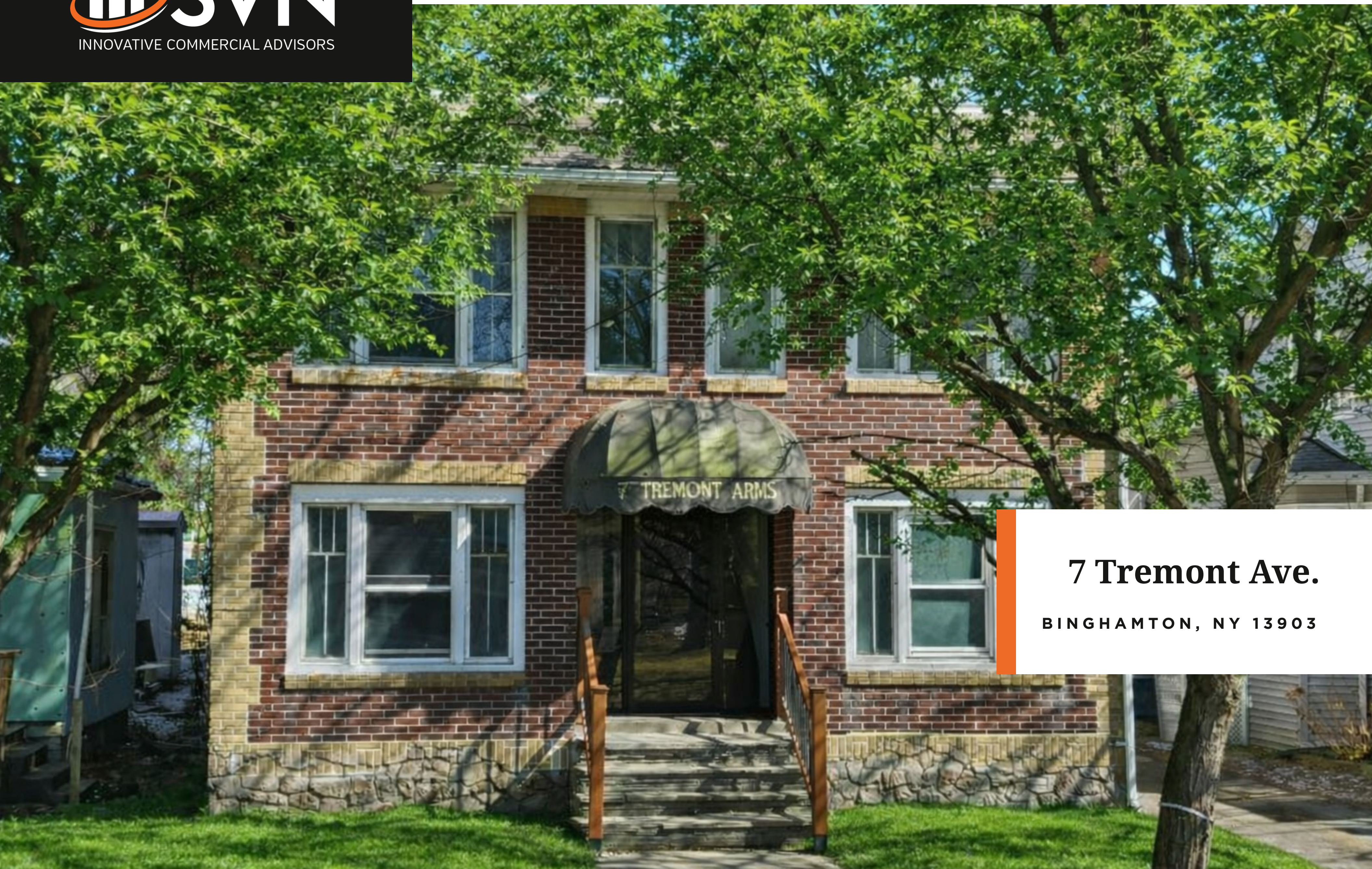
# Offering Memorandum




## 7 Tremont Ave.

BINGHAMTON, NY 13903

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SVN
INNOVATIVE COMMERCIAL ADVISORS


# The Team

# MEET THE TEAM


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# Property Information

# PROPERTY SUMMARY

## 7 TREMONT AVE.

BINGHAMTON, NY 13903

| OFFERING SUMMARY | |
|---|---|
| **SALE PRICE:** | **$770,000** |
| **BUILDING SIZE:** | 5,712 SF |
| **LOT SIZE:** | 6,922 SF |
| **CAP RATE:** | 10.03% |


## ABOUT:

Now available for sale, this 12-unit brick multifamily property is located on Binghamton's West Side, directly adjacent to the State Street Bridge interchange, providing immediate access to Downtown Binghamton and primary transportation routes.

The property consists of twelve one-bedroom units with off-street parking and is situated within the City's R-3 zoning district, supporting higher density residential use and established multifamily occupancy.

The asset is currently generating in-place rental income with identifiable upside potential. Average rents are below indicated market levels, creating an opportunity to increase revenue through natural lease turnover. The manageable 12-unit scale allows for efficient ownership and operational control.

This offering is well suited for investors seeking stabilized income with measurable rent growth potential in an established rental submarket.

# PROPERTY PHOTOS



# PROPERTY HIGHLIGHTS

- 12 One-Bedroom Units
- Brick Construction
- Off-Street Parking
- $117,660 Current Gross Annual Income
- Below-Market In-Place Rents
- Measurable Rental Upside Through Lease Turnover
- R-3 Zoning Supporting Multifamily Density
- Immediate Access to Downtown and Highway Interchange


**SOLID BRICK CONSTRUCTION**

**PRIME LOCATION**

**RECENT RENOVATIONS**

# 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

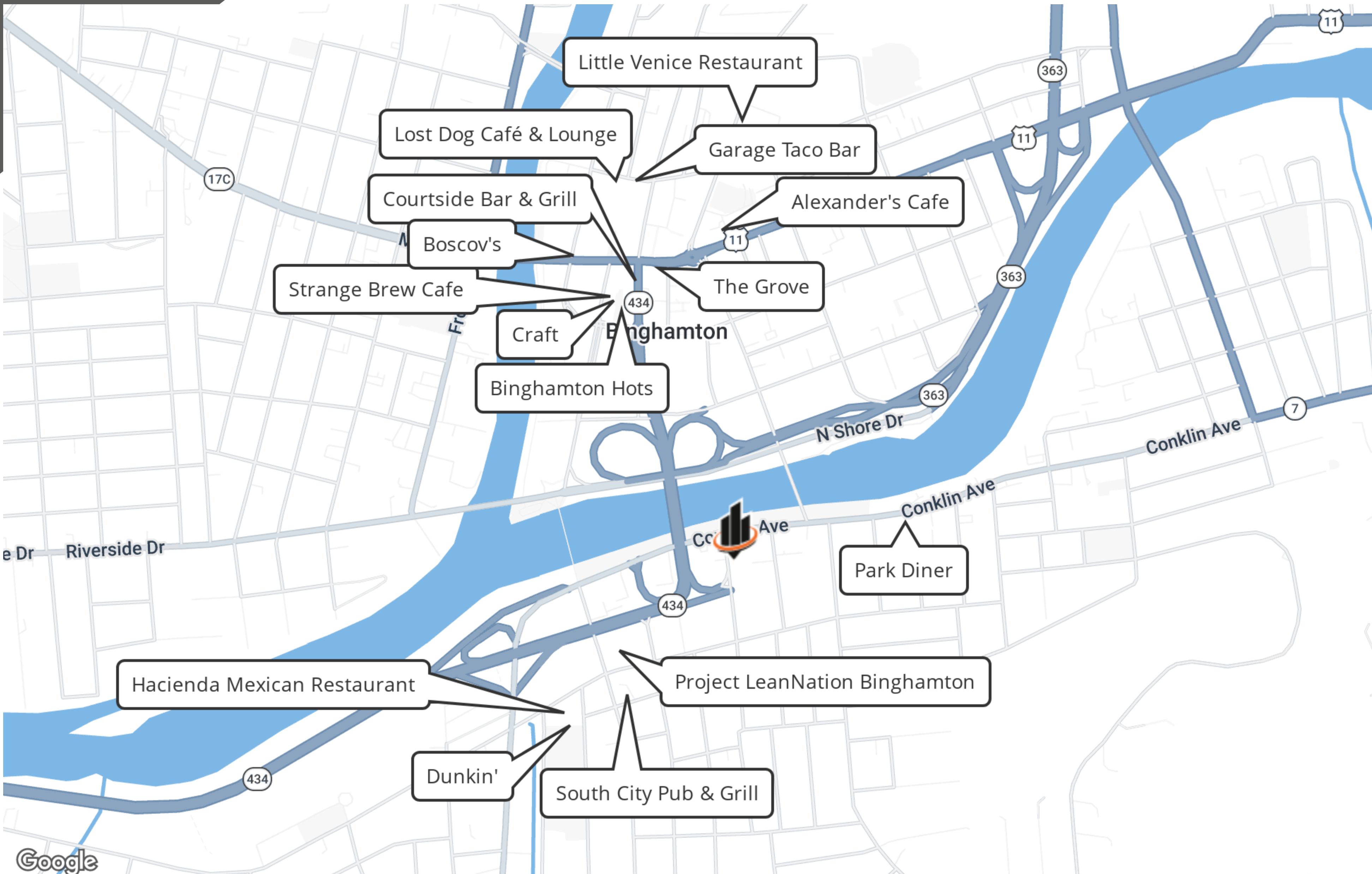
# LOCATION DESCRIPTION


This property boasts an exceptional location directly across from the State Street Bridge interchange, offering quick and easy access to Downtown Binghamton and major highways.

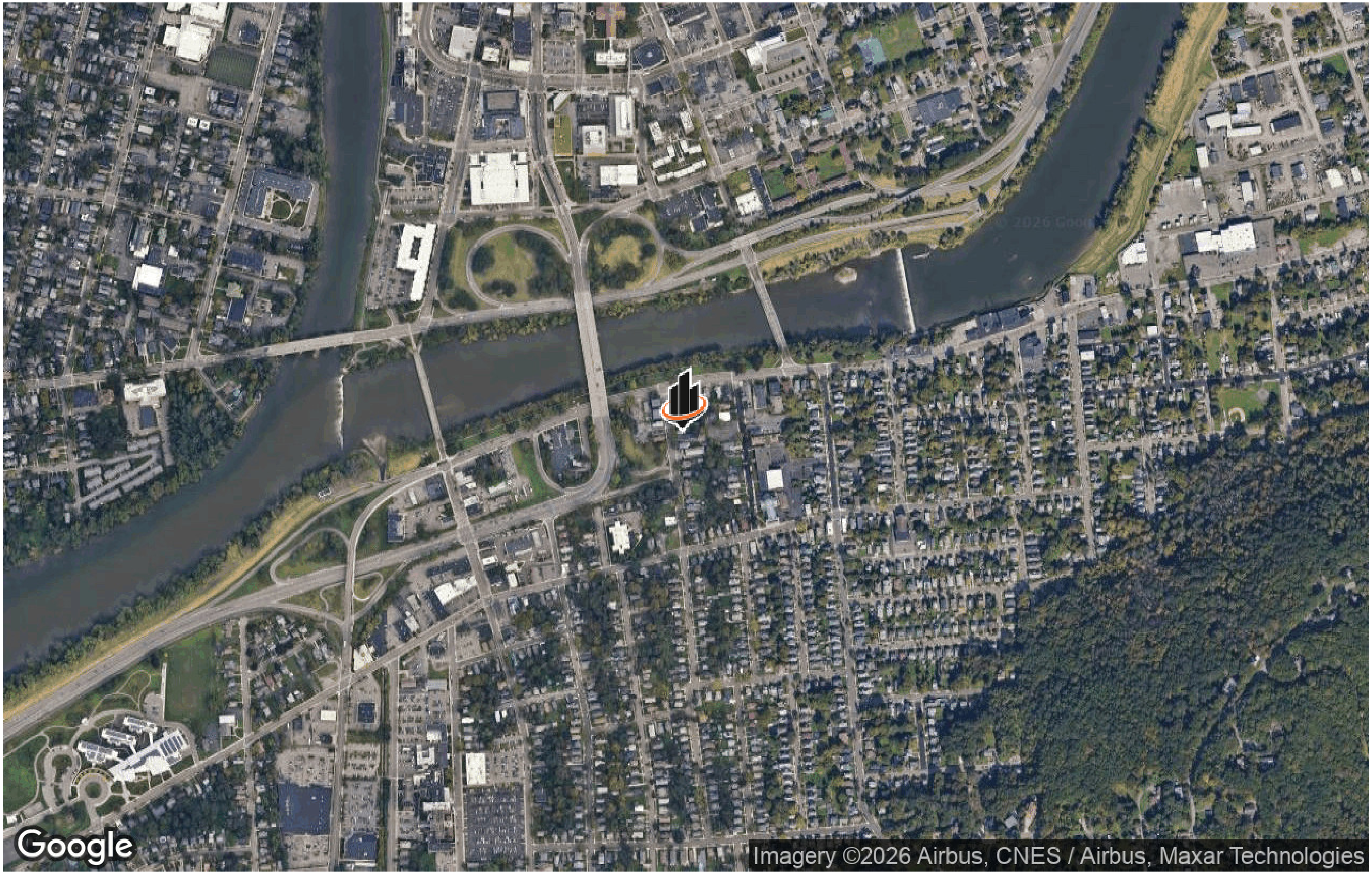
Within walking distance, you'll find the scenic South Side Veterans Park and the Exchange Street Bridge, adding to the property's appeal. Just a short stroll takes you to the heart of Downtown Binghamton, where a vibrant array of shops, restaurants, and amenities await.

Situated in an R3 Zone, this location is ideal for student housing, further enhancing its strong rental demand. Its prime location ensures both convenience and desirability for residents.

# REGIONAL MAP



# AERIAL MAP


Google
Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

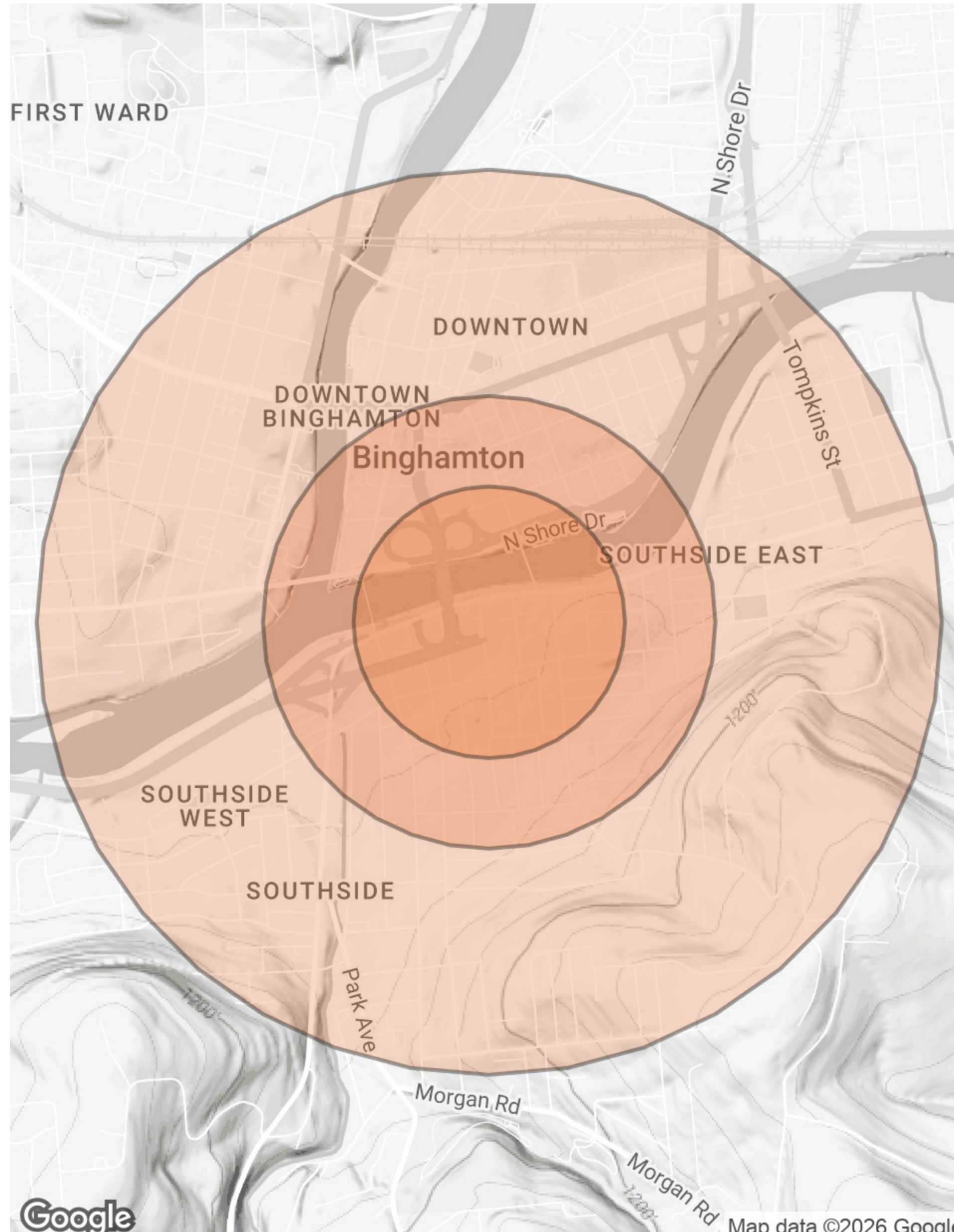

# Demographics

# DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| TOTAL POPULATION | 2,050 | 5,252 | 18,319 |
| AVERAGE AGE | 38 | 38 | 40 |
| AVERAGE AGE (MALE) | 36 | 37 | 38 |
| AVERAGE AGE (FEMALE) | 39 | 39 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 1,054 | 2,693 | 8,517 |
| # OF PERSONS PER HH | 1.9 | 2 | 2.2 |
| AVERAGE HH INCOME | $47,409 | $50,188 | $66,031 |
| AVERAGE HOUSE VALUE | $259,352 | $262,808 | $200,114 |

*2020 American Community Survey (ACS)*

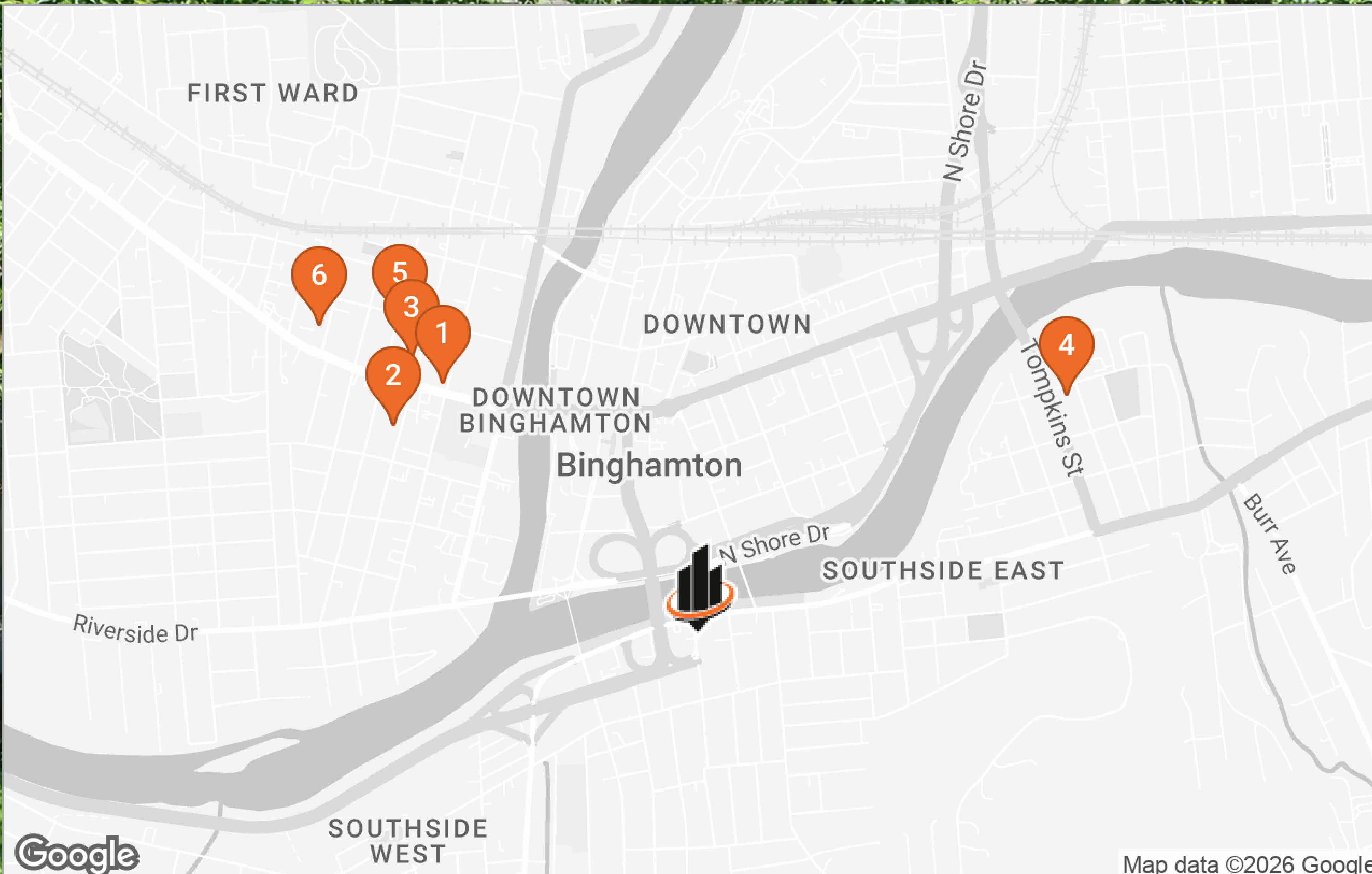



# Sale Comparables

# SALE COMPS MAP & SUMMARY

| | NAME/ADDRESS | PRICE | BLDG SIZE | LOT SIZE | NO. UNITS | CAP RATE |
|---|---|---|---|---|---|---|
| ★ | **7 Tremont Ave.**<br>7 Tremont Ave<br>Binghamton, NY | $770,000 | 5,712 SF | 6,922 SF | 12 | 10.03% |
| 1 | **50 Main St**<br>50 Main Street<br>Binghamton, NY | $1,725,000 | 8,925 SF | 4,356 SF | 21 | 8.40% |
| 2 | **101 Murray**<br>101 Murray<br>Binghamton, NY | $600,000 | 15,840 SF | 7,405 SF | 14 | 7% |
| 3 | **119 Murray St**<br>Binghamton , NY | $600,000 | 9,918 SF | 8,276 SF | 12 | - |
| 4 | **27 Tompkins Street**<br>27 Tompkins Street<br>Binghamton, NY | $895,000 | 22,960 SF | 24,829 SF | 24 | 5.70% |
| 5 | **162 Chapin Street**<br>Binghamton, NY | $1,200,000 | 14,052 SF | 15,682 SF | 20 | 8.80% |
| 6 | **5 Mather St**<br>5 Mather Street<br>Binghamton, NY | $625,000 | 8,556 SF | 8,276 SF | 6 | 7% |
| | **AVERAGES** | **$940,833** | **13,375 SF** | **11,471 SF** | **16** | **7.38%** |

## SALE COMPS MAP & SUMMARY



# SALE COMPS

**★ 7 TREMONT AVE.**
7 Tremont Ave
Binghamton, NY 13903

| | | | |
|---|---|---|---|
| **PRICE:** | $770,000 | **BLDG SIZE:** | 5,712 SF |
| **LOT SIZE:** | 6,922 SF | **NO. UNITS:** | 12 |
| **CAP RATE:** | 10.03% | **YEAR BUILT:** | 1965 |

**1. 50 MAIN ST**
50 Main Street
Binghamton, NY 13905

| | | | |
|---|---|---|---|
| **PRICE:** | $1,725,000 | **BLDG SIZE:** | 8,925 SF |
| **LOT SIZE** | 4,356 SF | **NO. UNITS:** | 21 |
| **CAP RATE:** | 8.40% | **YEAR BUILT:** | 1900 |

**2. 101 MURRAY**
101 Murray
Binghamton, NY 13905

| | | | |
|---|---|---|---|
| **PRICE:** | $600,000 | **BLDG SIZE:** | 15,840 SF |
| **LOT SIZE** | 7,405 SF | **NO. UNITS:** | 14 |
| **CAP RATE:** | 7% | | |

## SALE COMPS

3

**3. 119 MURRAY ST**
Binghamton , NY 13905

| | | | |
|---|---|---|---|
| **PRICE:** | $600,000 | **BLDG SIZE:** | 9,918 SF |
| **LOT SIZE** | 8,276 SF | **NO. UNITS:** | 12 |
| **YEAR BUILT:** | 1960 | | |

4

**4. 27 TOMPKINS STREET**
27 Tompkins Street
Binghamton, NY 13903

| | | | |
|---|---|---|---|
| **PRICE:** | $895,000 | **BLDG SIZE:** | 22,960 SF |
| **LOT SIZE** | 24,829 SF | **NO. UNITS:** | 24 |
| **CAP RATE:** | 5.70% | **YEAR BUILT:** | 1975 |

5

**5. 162 CHAPIN STREET**
Binghamton, NY 13905

| | | | |
|---|---|---|---|
| **PRICE:** | $1,200,000 | **BLDG SIZE:** | 14,052 SF |
| **LOT SIZE** | 15,682 SF | **NO. UNITS:** | 20 |
| **CAP RATE:** | 8.80% | **YEAR BUILT:** | 1975 |



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6

**6. 5 MATHER ST**
5 Mather Street
Binghamton, NY 13905

| | | | |
|---|---|---|---|
| **PRICE:** | $625,000 | **BLDG SIZE:** | 8,556 SF |
| **LOT SIZE** | 8,276 SF | **NO. UNITS:** | 6 |
| **CAP RATE:** | 7% | **YEAR BUILT:** | 1965 |

# RENT ROLL

| SUITE | BEDROOMS | BATHROOMS | RENT | MARKET RENT | MARKET RENT / SF | LEASE END |
|---|---|---|---|---|---|---|
| 1 | 1 | 1 | $850 | $904 | - | 2/9/2027 |
| 2 | 1 | 1 | $875 | $904 | - | 11/30/2026 |
| 3 | 1 | 1 | $800 | $904 | - | MTM |
| 4 | 1 | 1 | $850 | $904 | - | 9/30/26 |
| 5 | 1 | 1 | $800 | $904 | - | MTM |
| 6 | 1 | 1 | $800 | $904 | - | 5/31/27 |
| 7 | 1 | 1 | $875 | $904 | - | 3/31/2027 |
| 8 | 1 | 1 | $865 | $904 | - | 4/30/27 |
| 9 | 1 | 1 | $800 | $904 | - | MTM |
| 10 | 1 | 1 | $755 | $904 | - | 10/31/26 |
| 11 | 1 | 1 | $800 | $904 | - | MTM |
| 12 | 1 | 1 | $850 | $904 | - | 6/30/26 |
| **TOTALS** | | | **$9,920** | **$10,848** | **$0.00** | |
| **AVERAGES** | | | **$827** | **$904** | | |

# INCOME & EXPENSES


| INCOME SUMMARY | 7 TREMONT AVE. |
| --- | --- |
| VACANCY COST | $0 |
| **GROSS INCOME** | **$119,040** |

| EXPENSES SUMMARY | 7 TREMONT AVE. |
| --- | --- |
| MANAGEMENT (ESTIMATED AT 5%) | $5,820 |
| TAXES | $11,842 |
| WATER AND SEWER | $9,111 |
| GAS AND ELECTRIC | $6,463 |
| INSURANCE | $3,600 |
| MAINTENANCE, REPAIRS AND TRASH | $5,000 |
| **OPERATING EXPENSES** | **$41,835** |

| | |
| --- | --- |
| **NET OPERATING INCOME** | **$77,205** |

# INVESTMENT SUMMARY

7 Tremont Avenue is a 12-unit multifamily asset located within the City of Binghamton's R-3 zoning district, supporting higher density residential use and long-term rental demand. The property is currently stabilized with in-place income and presents measurable rental upside based on prevailing market rents.

The asset generates $117,660 in current gross annual income based on an in-place monthly rent roll of $9,805. Current NOI is reported at $75,825, reflecting an attractive in-place yield.

Several units are currently leased below indicated market levels, creating an opportunity to increase revenue through natural lease turnover. The rent schedule indicates an average in-place rent of approximately $817 per unit per month, while market rent assumptions reflect approximately $904 per unit per month, representing a projected annual revenue increase of approximately $12,516 once rents are aligned.

This rent delta presents a clear value creation strategy without requiring expansion, rezoning, or structural redevelopment.

## Value Creation Strategy

- Renew below-market leases to market rent levels
- Standardize lease structure and term lengths
- Tighten expense management through documented operating history
- Clarify utility structure and potential reimbursement opportunities

- In-place yield with measurable rent growth
- Workforce housing demand in a proven rental submarket
- Manageable 12-unit scale
- Defined upside through operational optimization

This offering provides immediate income with identifiable operational improvements that can increase long-term value.

# 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 togther to creat **amazing value** with our clients, colleagues and our communities

# 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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