



Offering Memorandum

**10-UNIT WEST SIDE MULTIFAMILY ASSET
WITH STUDENT HOUSING APPROVAL**

327 Main St

BINGHAMTON, NY 13905

PRESENTED BY:

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The Team

MEET THE TEAM



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Property Information

PROPERTY SUMMARY

327 MAIN ST

BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$857,500
BUILDING SIZE:	7,904 SF
LOT SIZE:	0.28 Acres
PRICE / SF:	\$108.49
CAP RATE:	9.62%

PROPERTY SUMMARY

Offered for sale is a 10-unit multifamily property located on Main Street in Binghamton's West Side. The building features six 2-bedroom units and four 1-bedroom units, creating a balanced rental mix that has historically attracted both student and traditional tenants.

The property has benefited from recent updates and offers strong in-place income. Commercial zoning and student housing approval provide additional flexibility, while the solid brick construction contributes to the property's long-term durability. With an established rental history and a location that remains popular with tenants, 327 Main Street presents a compelling multifamily investment opportunity.



PROPERTY HIGHLIGHTS

- 10-unit multifamily property
- 6 two-bedroom and 4 one-bedroom apartments
- Approved for student housing
- Commercially zoned
- Recent updates and improvements
- Main Street West Side location
- SUNY and public transit bus routes nearby
- Walkable to shopping, dining, and everyday amenities



10 UNITS

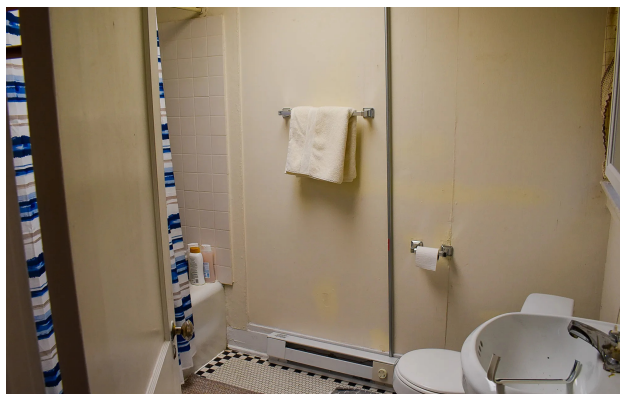


RECENT UPDATES



PRIME LOCATION

PROPERTY PHOTOS



A photograph of a three-story brick house. The ground floor is made of red brick and features a central entrance with a white arched pediment. Above the entrance is the number '327'. The second floor is also red brick and has three windows with white frames. The third floor is white siding and has three windows with white frames. A set of brick steps leads up to the entrance, flanked by green bushes. A red metal railing is visible on the right side of the steps.

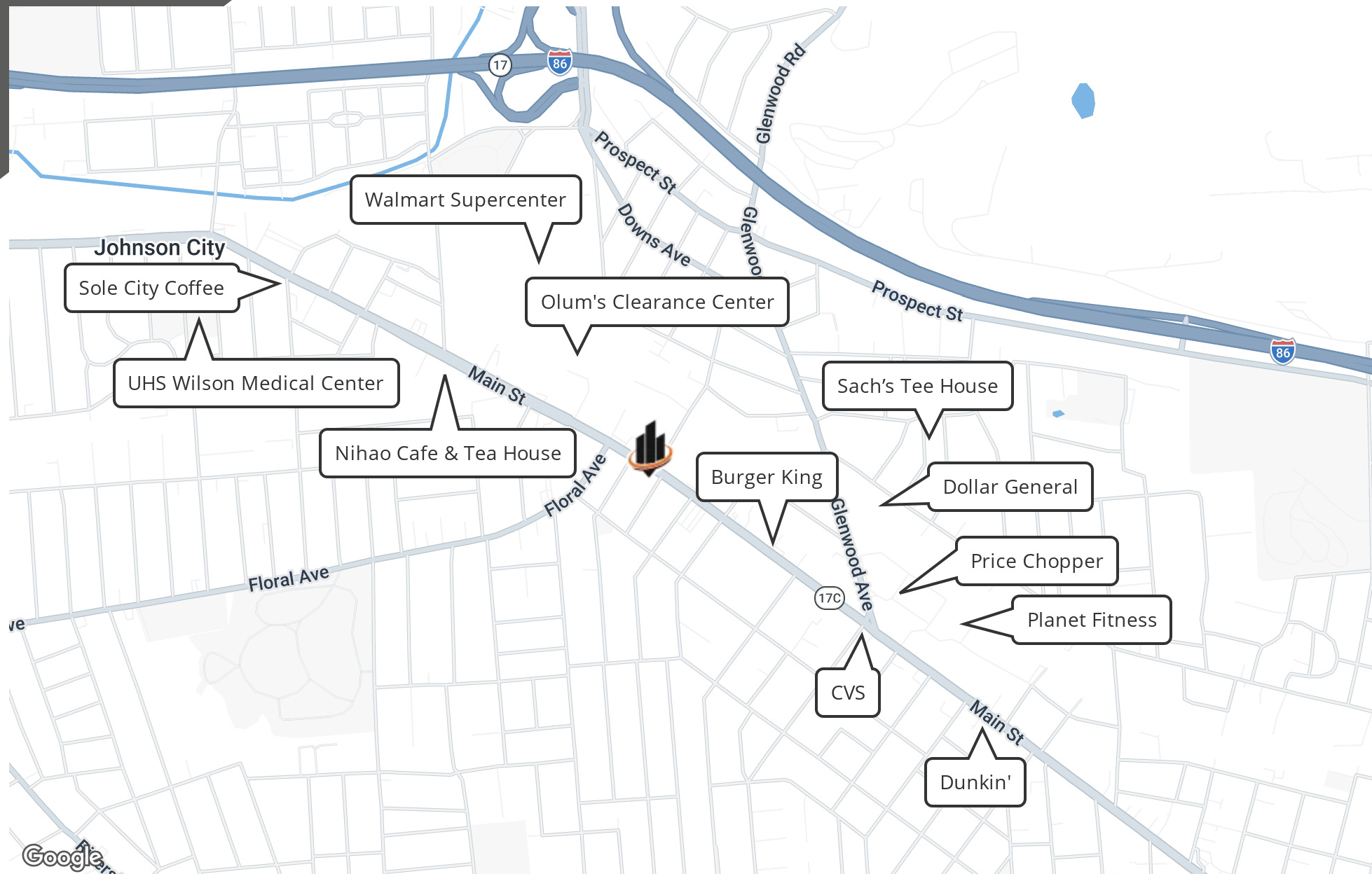
Location Information

LOCATION DESCRIPTION

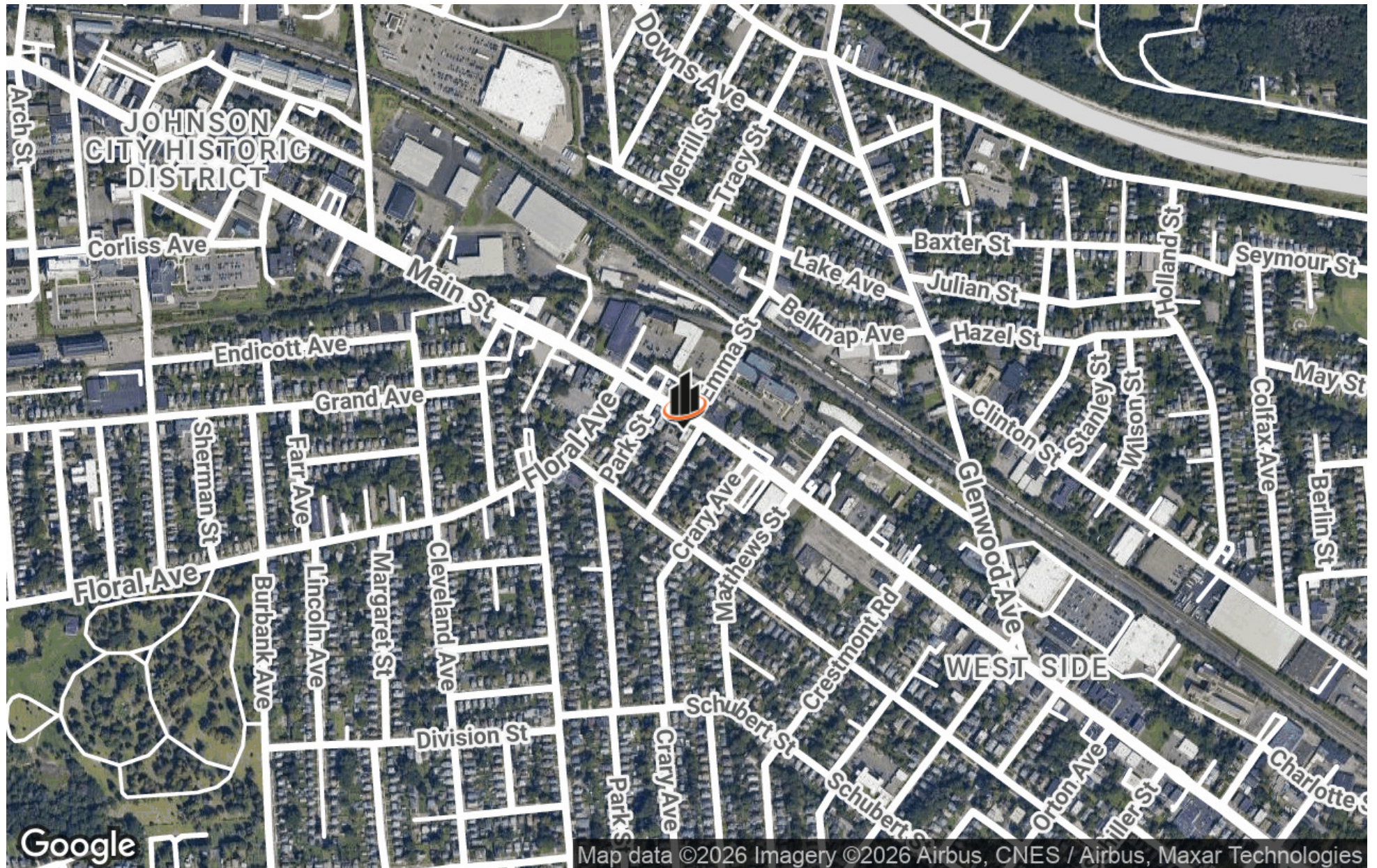
327 Main Street is located on Binghamton's West Side, one of the area's most established rental neighborhoods. The property sits directly on Main Street and offers convenient access to grocery stores, restaurants, local businesses, and everyday services.

The location is served by both SUNY and public transportation bus routes and provides easy access to Downtown Binghamton, Binghamton University, and major employers throughout the region. The combination of accessibility, nearby amenities, and consistent rental demand has helped make the West Side one of the area's most active multifamily markets.

RETAILER MAP



AERIAL MAP





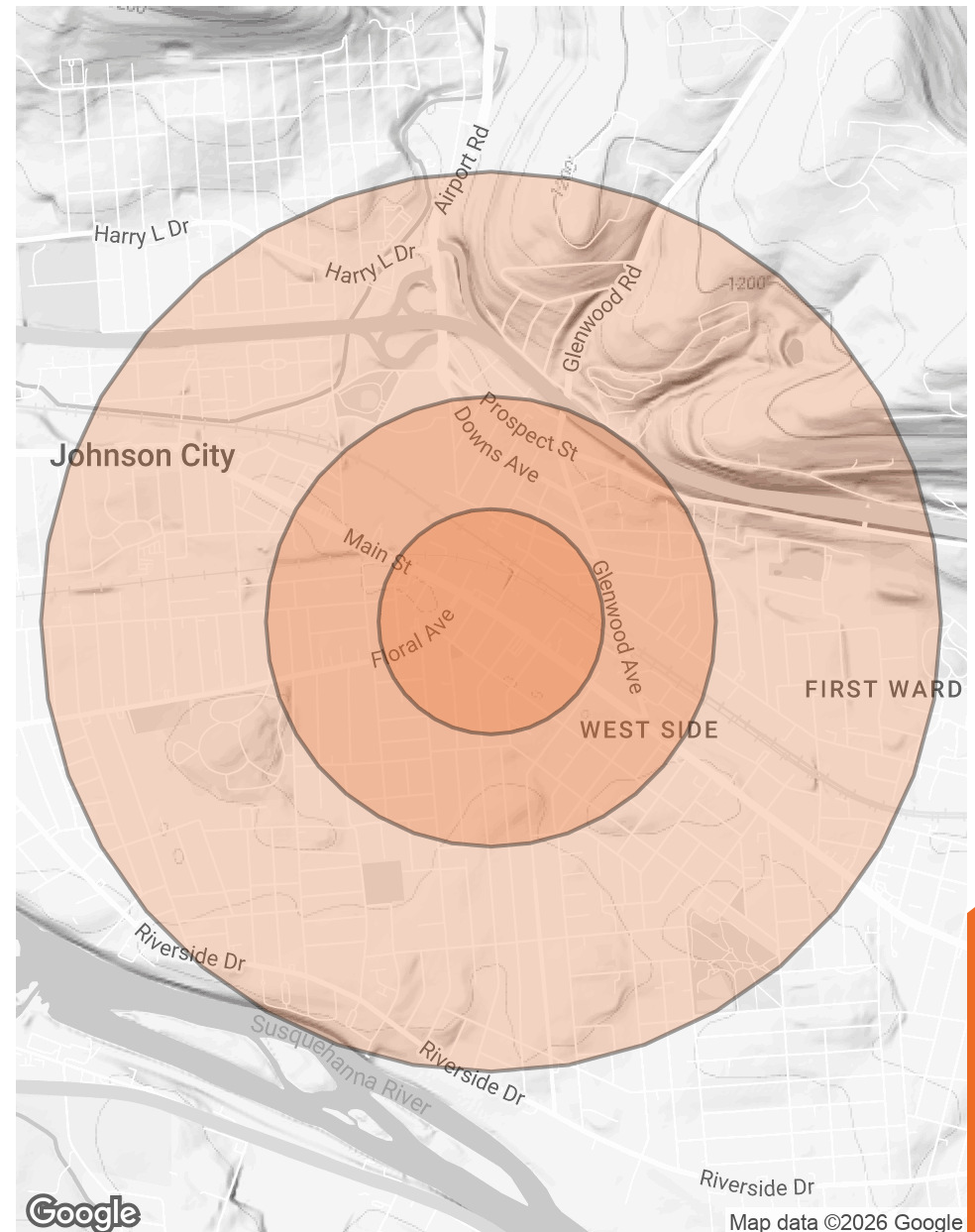
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,699	6,419	16,897
AVERAGE AGE	37.1	36.9	36.5
AVERAGE AGE (MALE)	31.8	34.1	34.8
AVERAGE AGE (FEMALE)	36.7	37.9	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	849	3,271	8,642
# OF PERSONS PER HH	2.0	2.0	2.0
AVERAGE HH INCOME	\$37,236	\$41,212	\$46,874
AVERAGE HOUSE VALUE	\$99,086	\$91,260	\$86,458

2020 American Community Survey (ACS)



A photograph of a three-story brick house. The ground floor is made of red brick and features a central entrance with a white arched pediment. Above the entrance is the number '327'. The second floor is also red brick and has three sets of white-framed windows. The third floor is white siding and has three sets of white-framed windows. A red brick stoop with a metal railing leads up to the entrance. The sky is blue with some clouds.

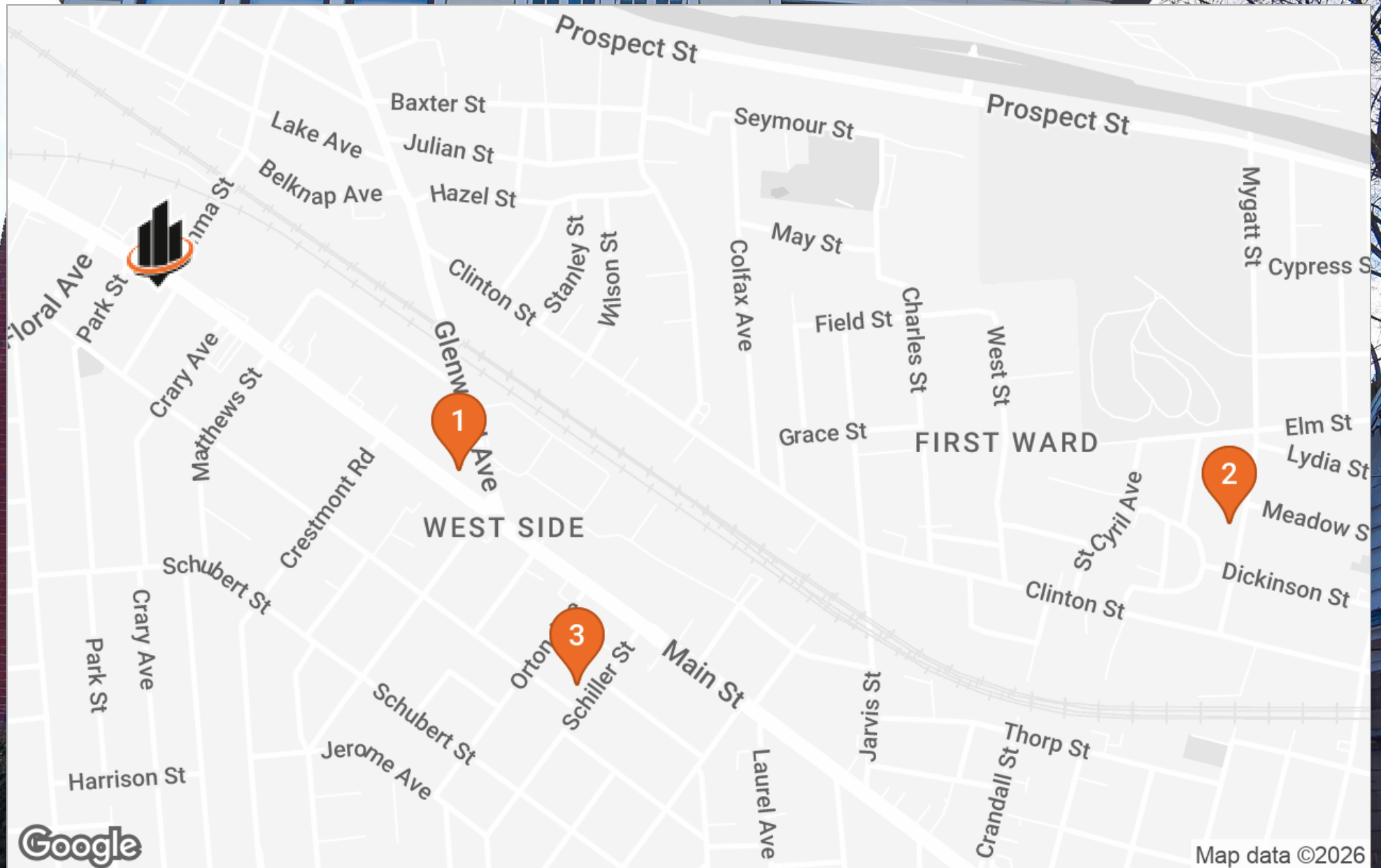
Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	327 Main St 327 Main St Binghamton, NY	\$857,500	7,904 SF	0.28 Acres	10	9.62%
1	258 Main Street Binghamton, NY	\$717,000	6,576 SF	0.23 Acres	7	7%
2	19 Mygatt St. Binghamton, NY	\$915,000	7,195 SF	0.17 Acres	12	11.80%
3	2 Grand Blvd Binghamton, NY	\$950,000	8,334 SF	0.14 Acres	10	8.50%
AVERAGES		\$860,667	7,368 SF	0.18 ACRES	9	9.10%



SALE COMPS MAP & SUMMARY



SALE COMPS

1



1. 258 MAIN STREET
Binghamton, NY 13905

PRICE:	\$717,000	BLDG SIZE:	6,576 SF
LOT SIZE	0.23 Acres	NO. UNITS:	7
CAP RATE:	7%	YEAR BUILT:	1960

2



2. 19 MYGATT ST.
Binghamton, NY 13905

PRICE:	\$915,000	BLDG SIZE:	7,195 SF
LOT SIZE	0.17 Acres	NO. UNITS:	12
CAP RATE:	11.80%		

3



3. 2 GRAND BLVD
Binghamton, NY 13905

PRICE:	\$950,000	BLDG SIZE:	8,334 SF
LOT SIZE	0.14 Acres	NO. UNITS:	10
CAP RATE:	8.50%	YEAR BUILT:	1970



Property Analysis

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	1	\$1,100	\$1,200	-
2	1	1	\$1,100	\$1,200	-
3	1	1	\$1,295	\$1,300	-
4	2	1	\$1,200	\$1,300	-
5	2	1	\$1,100	\$1,200	-
6	2	1	\$1,225	\$1,200	-
7	2	1	-	\$1,100	-
8	2	1	\$1,000	\$1,100	-
9	1	1	\$1,000	\$1,150	-
10	2	1	\$900	\$1,000	-
TOTALS			\$9,920	\$11,750	\$0.00
AVERAGES			\$1,102	\$1,175	

INCOME & EXPENSES



INCOME SUMMARY

327 MAIN ST.

VACANCY COST

(\$6,552)

GROSS INCOME

\$124,488

EXPENSES SUMMARY

327 MAIN ST.

MANAGEMENT

\$9,959

TAXES

\$18,285

INSURANCE

\$2,712

UTILITIES (ELECTRIC, GAS, WATER AND SEWER)

\$4,500

MAINTENANCE, REPAIRS AND TRASH

\$3,800

LEASING, ADVERTISING, LEGAL AND ACCOUNTING

\$1,500

SUPPLIES AND MATERIALS

\$1,250

OPERATING EXPENSES

\$42,006

NET OPERATING INCOME

\$82,482



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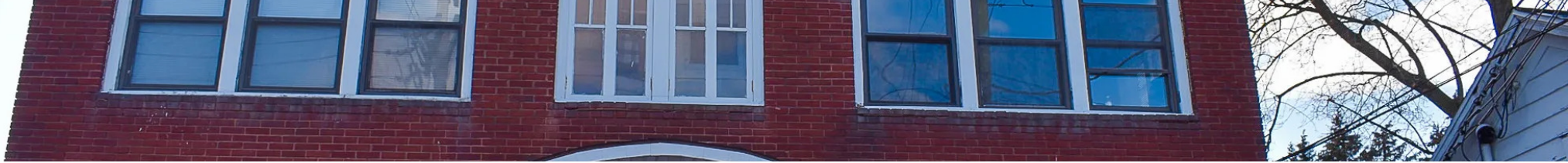
Comprehensive **training & support**

Commitment to working together 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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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.



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