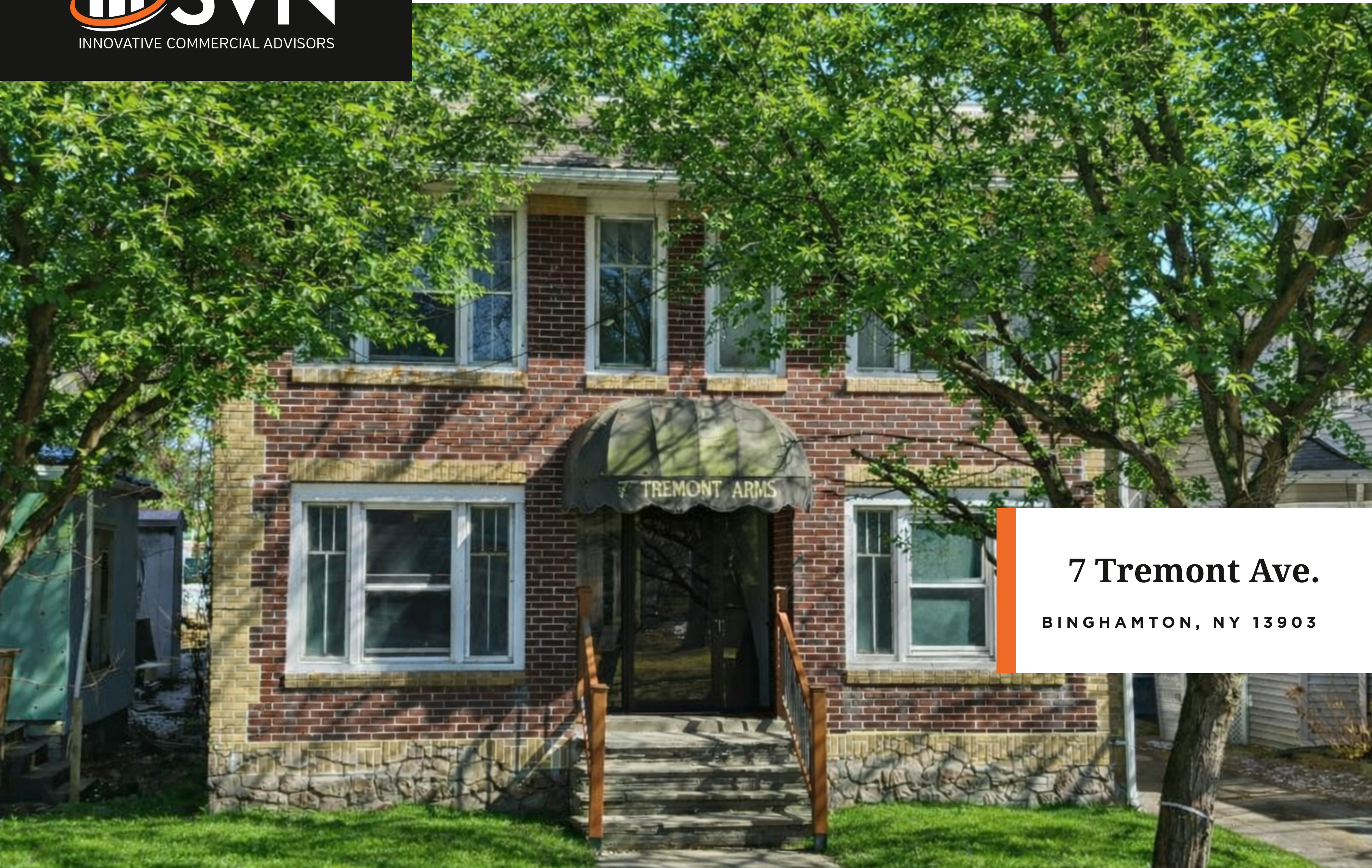
Offering Memorandum

SVN® INNOVATIVE COMMERCIAL ADVISORS



7 Tremont Ave.

BINGHAMTON, NY 13903

TABLE OF CONTENTS

SVN
INNOVATIVE COMMERCIAL ADVISORS

The Team

MEET THE TEAM

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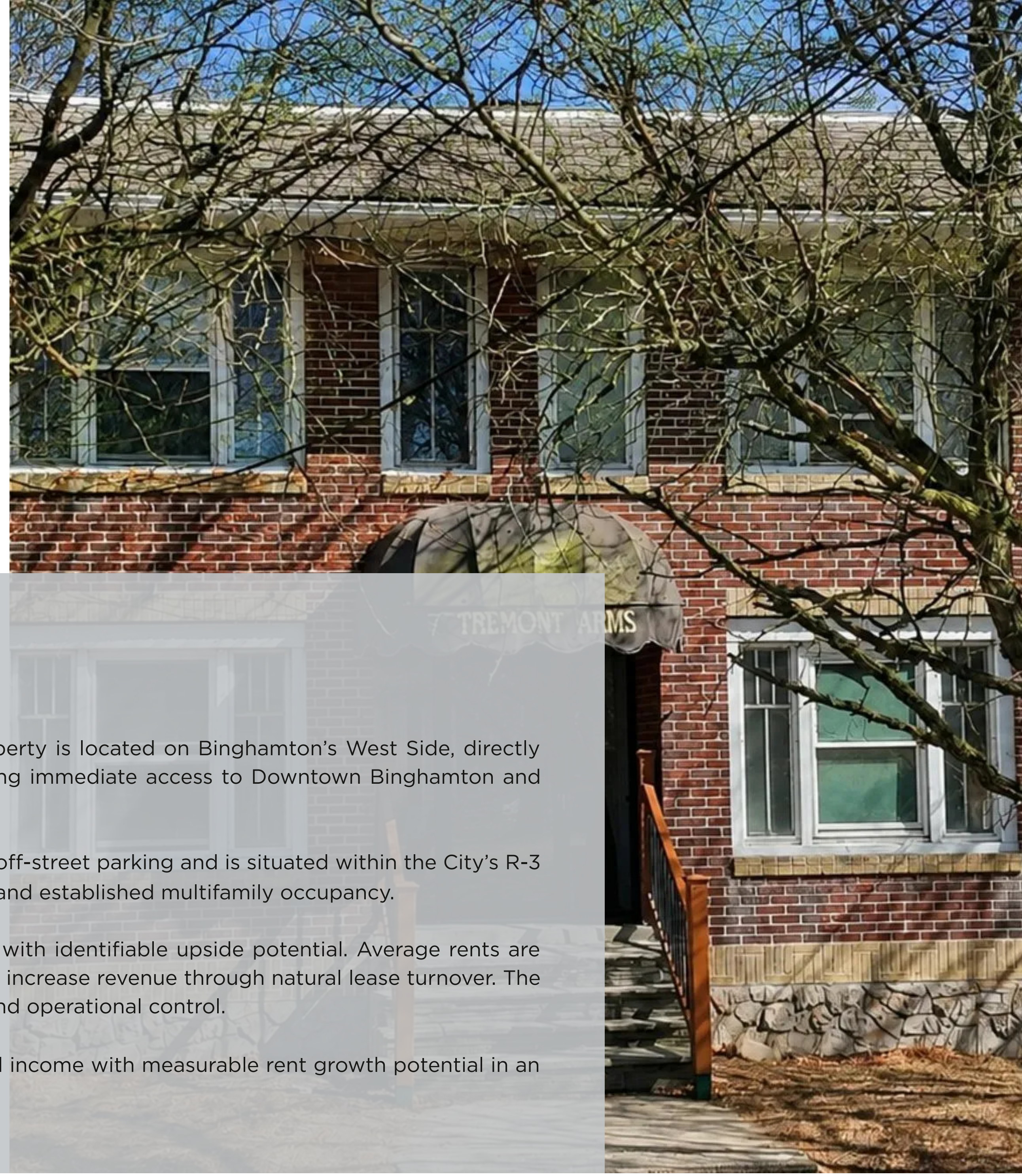
SVN INNOVATIVE COMMERCIAL ADVISORS

Property Information

PROPERTY SUMMARY



7 TREMONT AVE.

BINGHAMTON, NY 13903

OFFERING SUMMARY	
SALE PRICE:	$799,000
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

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.

MANNA MEDIA INC.

Location Information

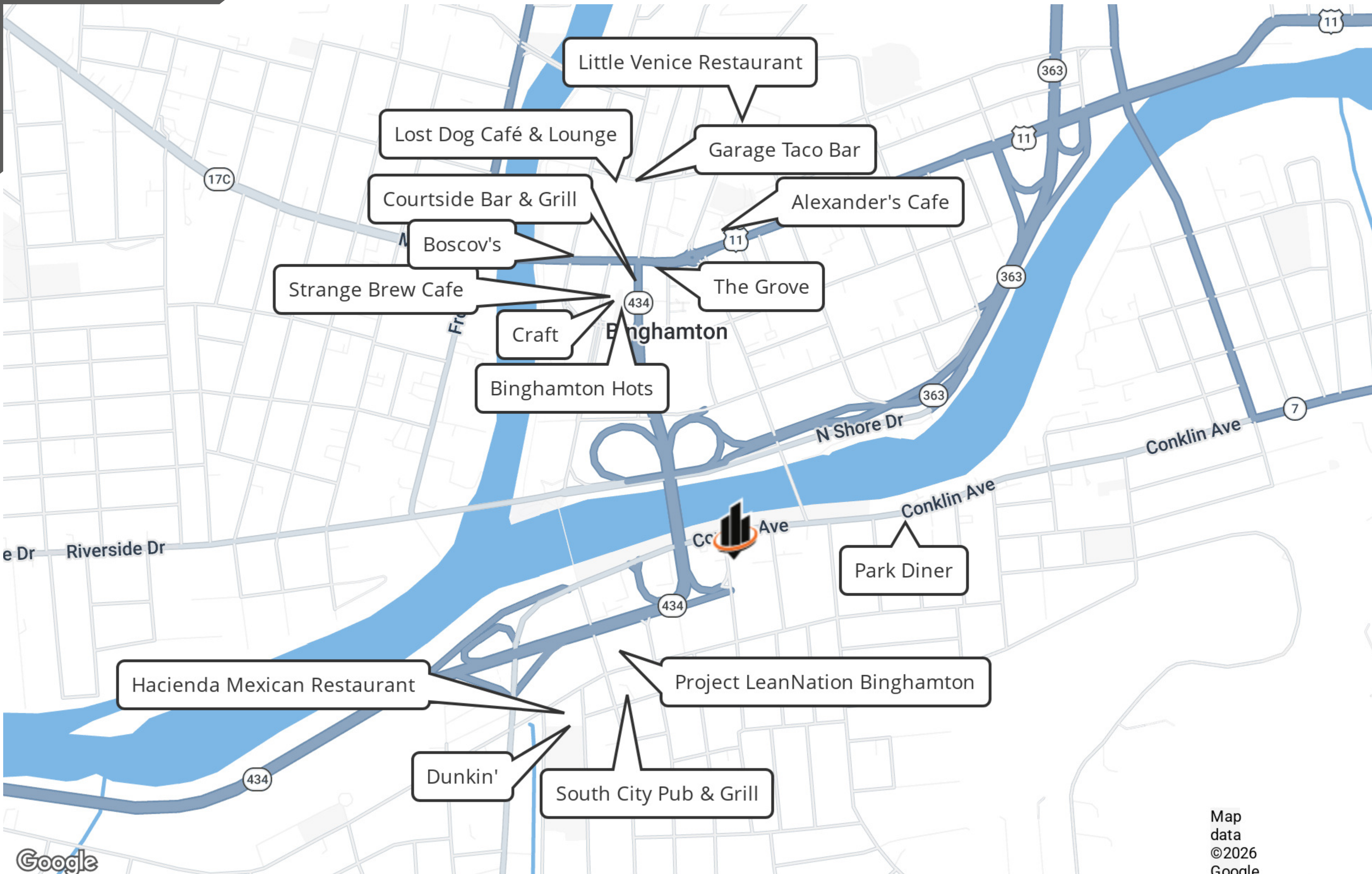
LOCATION DESCRIPTION

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.

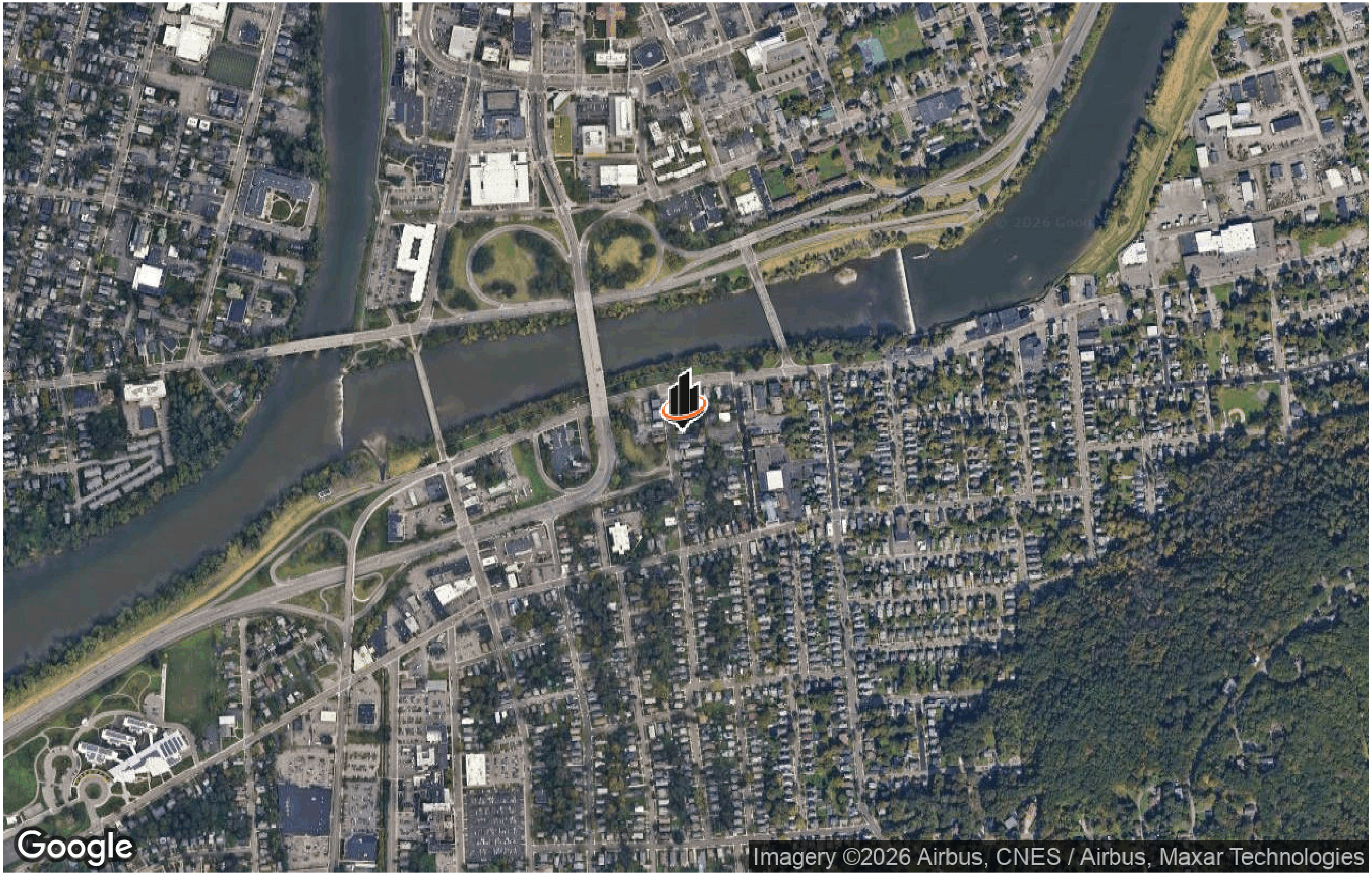
Within walking distance, you'll find the scenic South Side Veterans Park and the Exchange Street Bridge, adding to the property's appeal. Just a short stroll takes you to the heart of Downtown Binghamton, where a vibrant array of shops, restaurants, and amenities await.

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
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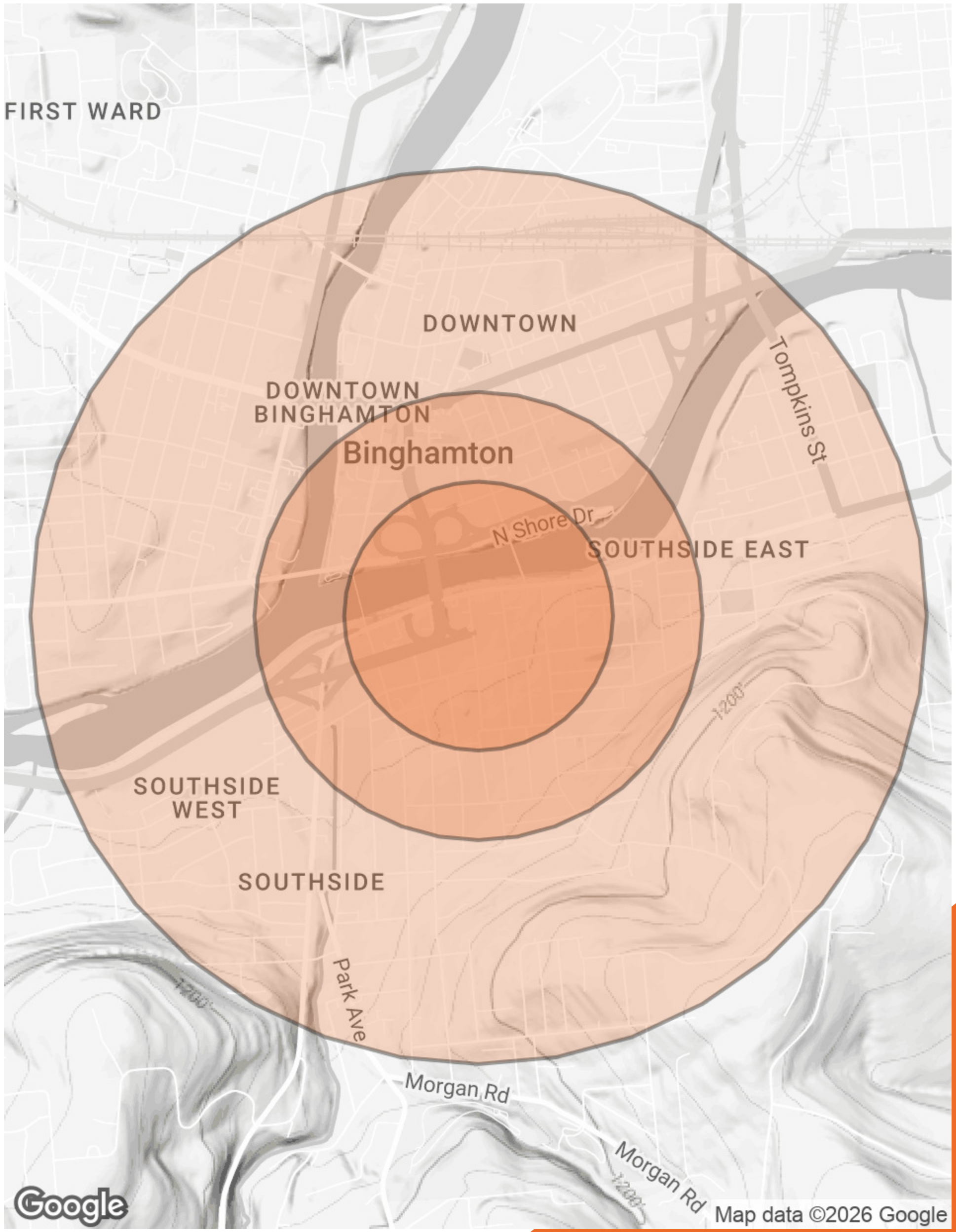
Demographics

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)

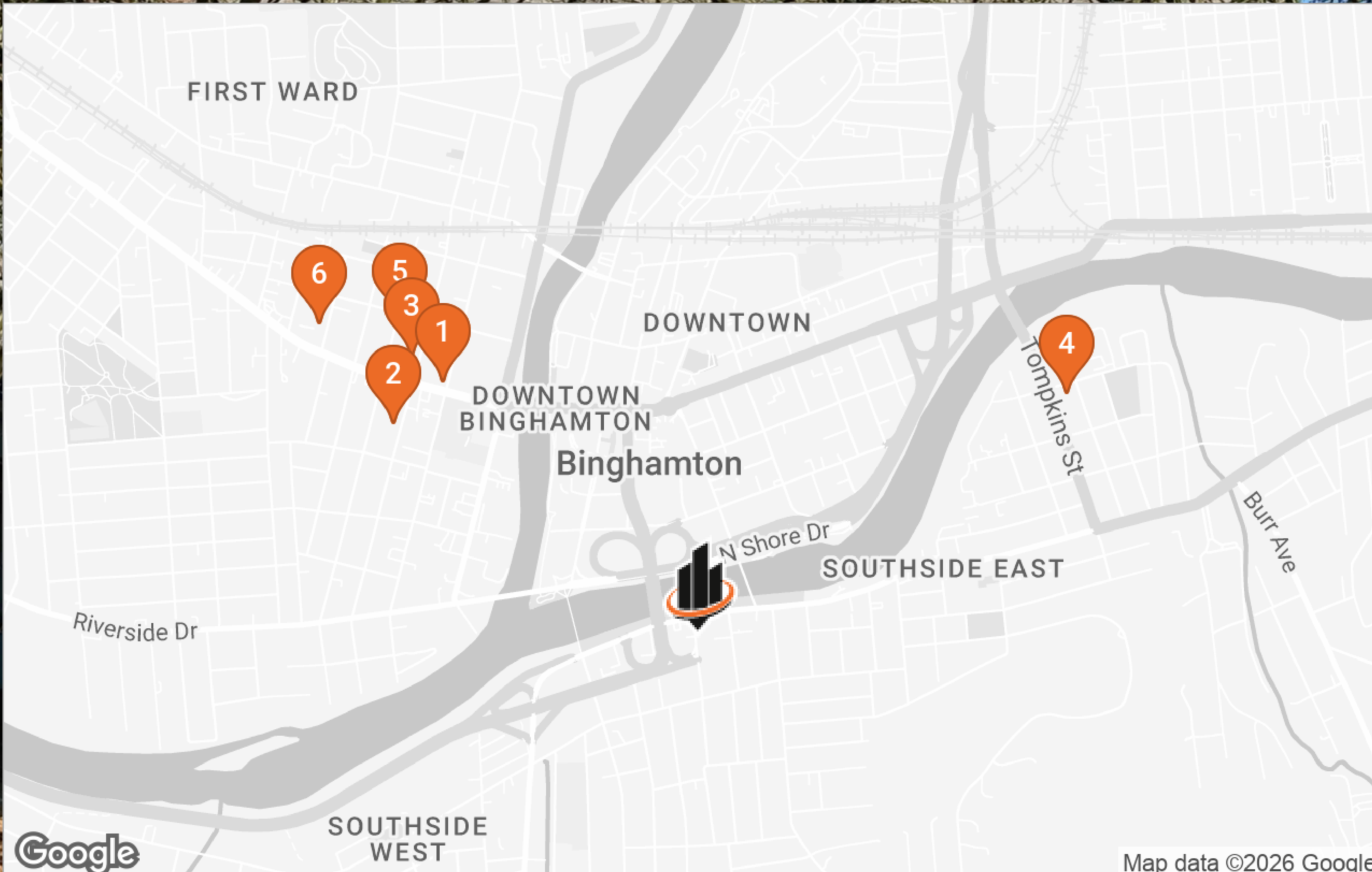


Sale Comparables

SALE COMPS MAP & SUMMARY

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

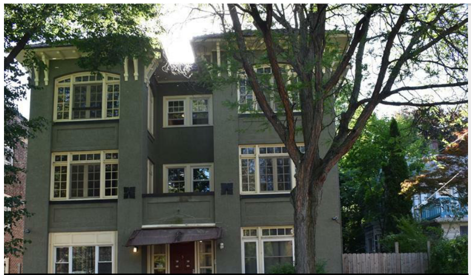
5

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

SALE COMPS

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

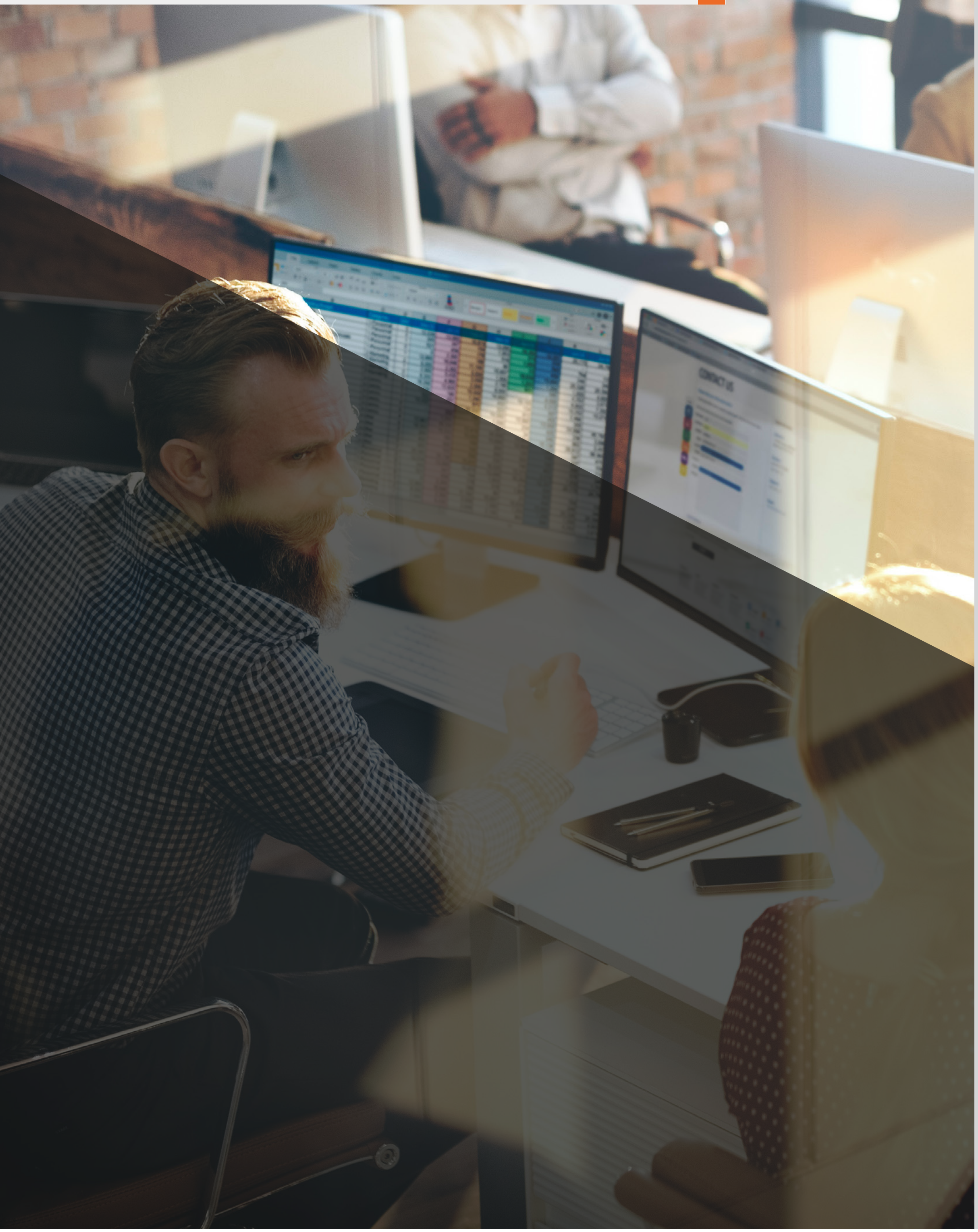
- In-place yield with measurable rent growth
- Workforce housing demand in a proven rental submarket
- Manageable 12-unit scale
- Defined upside through operational optimization

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

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.

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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.

SVN
COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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