



Offering Memorandum

40-BED TURNKEY STUDENT HOUSING INVESTMENT

99 Oak St

BINGHAMTON, NY 13905

PRESENTED BY:

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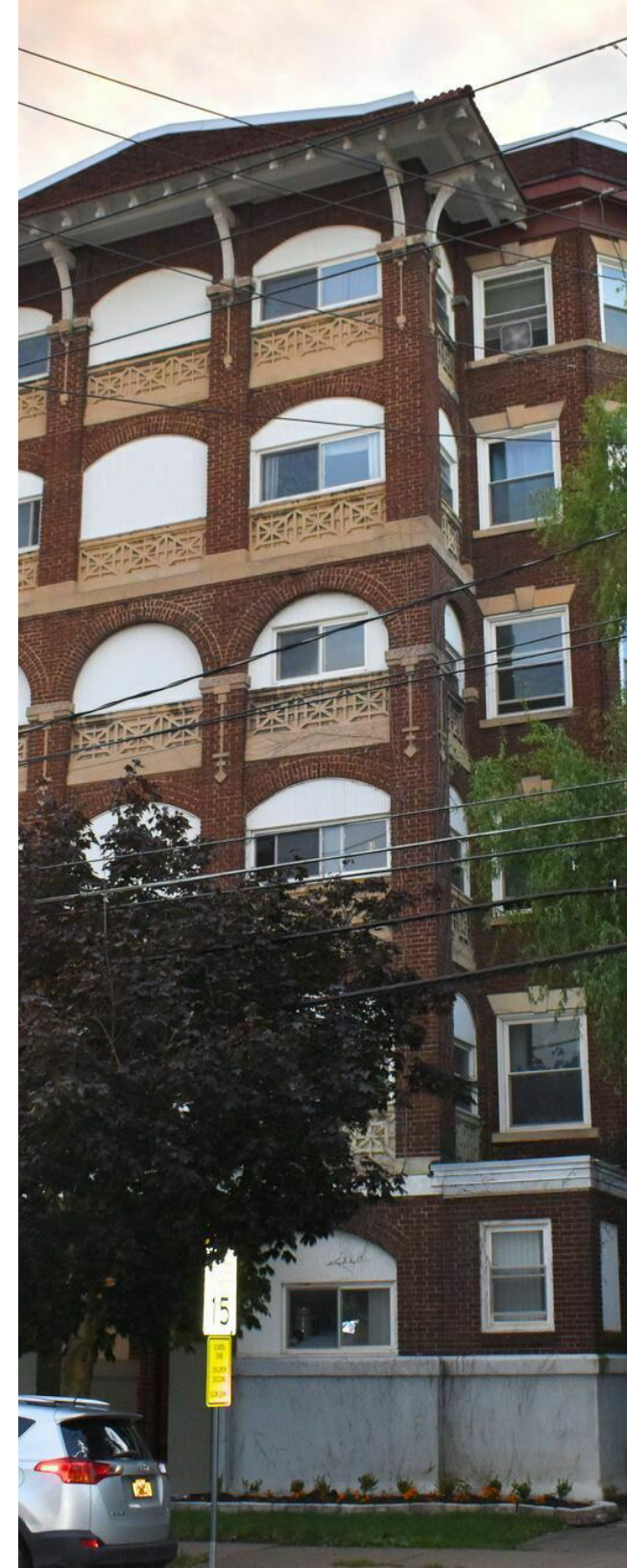
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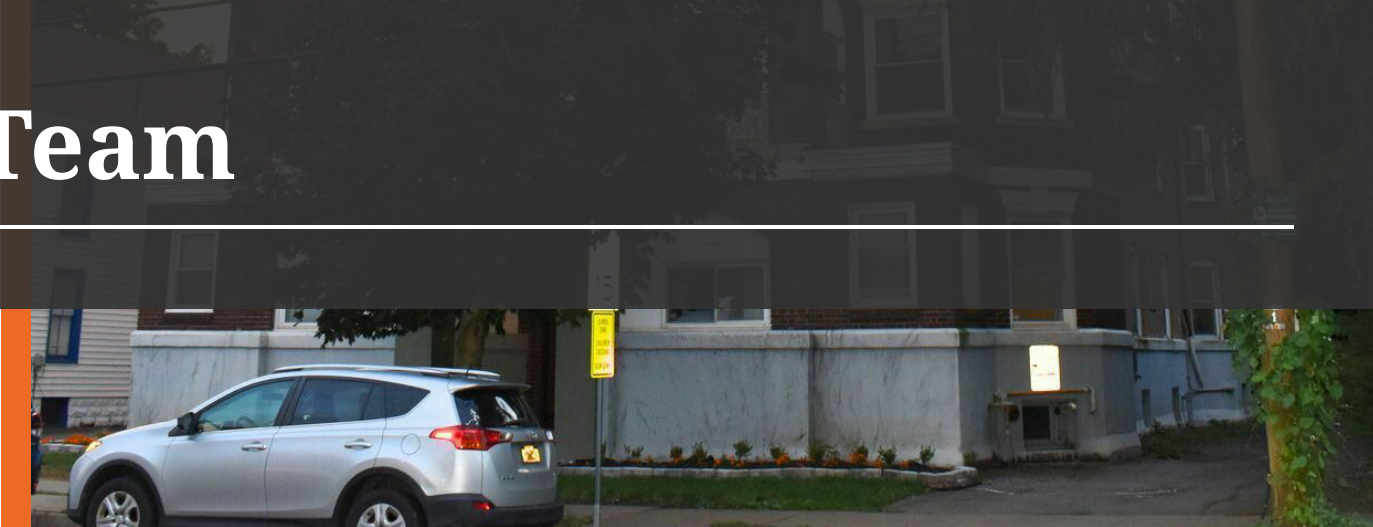
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The Team



MEET THE TEAM

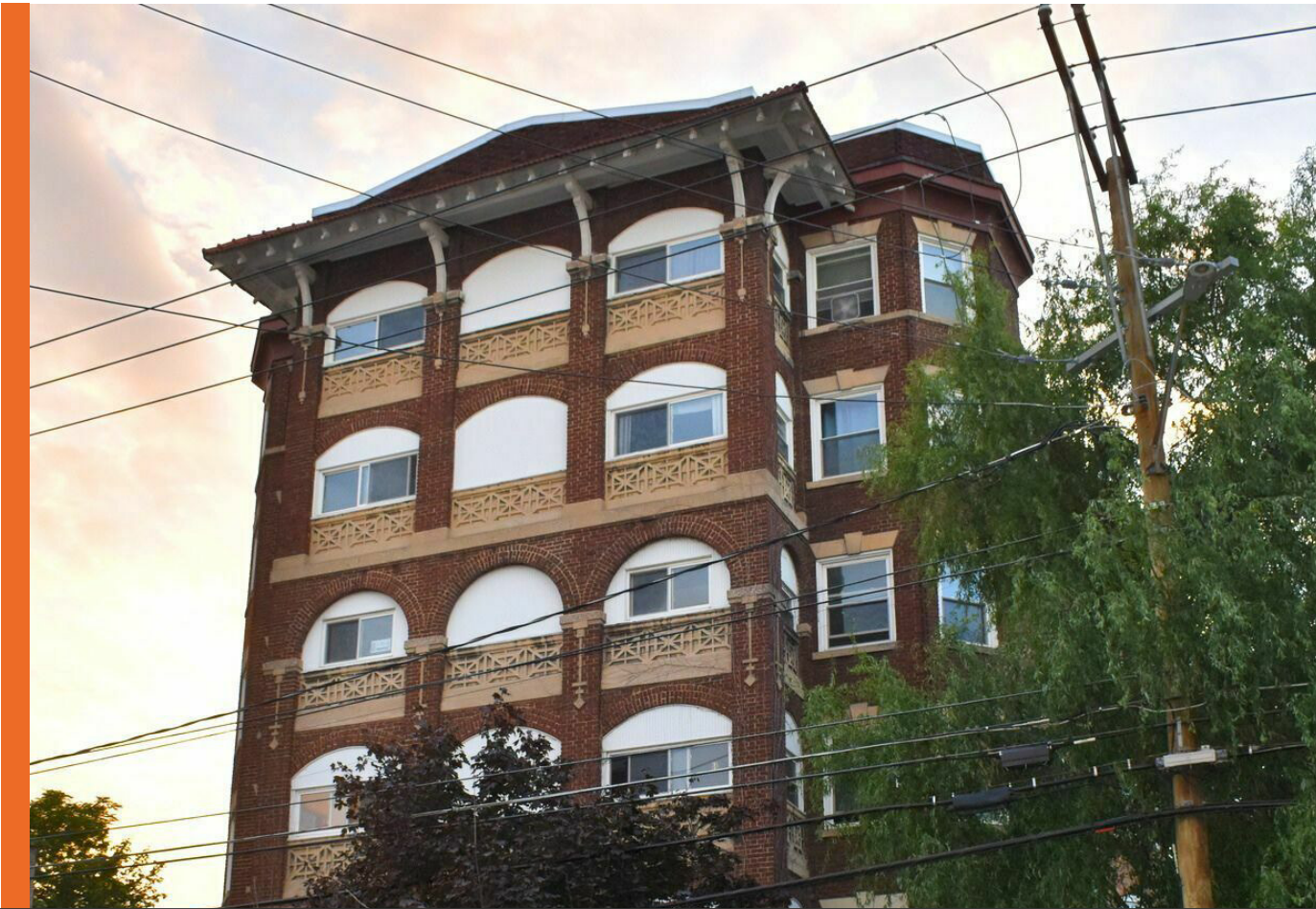


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Property Information



PROPERTY SUMMARY

99 OAK ST

BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$2,999,000
BUILDING SIZE:	23,654 SF
LOT SIZE:	10,826 SF
PRICE / SF:	\$126.79
CAP RATE:	8.21%

PROPERTY SUMMARY

99 Oak Street offers the opportunity to acquire a fully renovated, 24-unit, 40-bed student housing asset that has undergone approximately \$890,960 in capital improvements. The extensive renovation program has enhanced both the property's appeal and functionality, creating a turnkey investment with modernized interiors, upgraded common areas, and thoughtfully updated living spaces that appeal to today's student renters. Large-scale student housing assets of this quality are rarely available in the Binghamton market. With 40 beds, significant recent investment, and an assumable non-recourse loan potentially available to qualified buyers, the property provides investors with an attractive combination of immediate income, operational scale, and long-term upside.



PROPERTY HIGHLIGHTS

- 24 Units | 40 Beds
- Approximately \$890,960 in Capital Improvements
- Fully Renovated, Turnkey Student Housing Asset
- Modernized Interiors and Upgraded Common Areas
- Assumable Non-Recourse Loan Potentially Available to Qualified Buyers
- Walk Score of 80
- Located Within Binghamton's Established Student Housing Market
- Walking Distance to Downtown Binghamton and the Court Street Bridge



24 UNITS

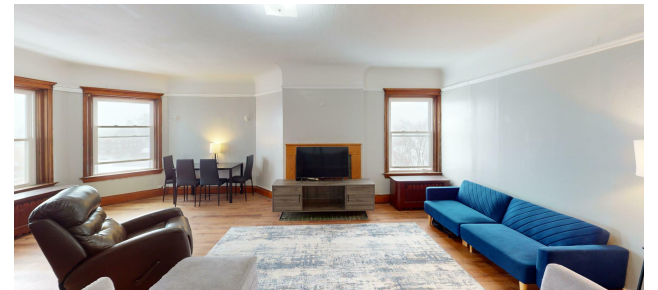
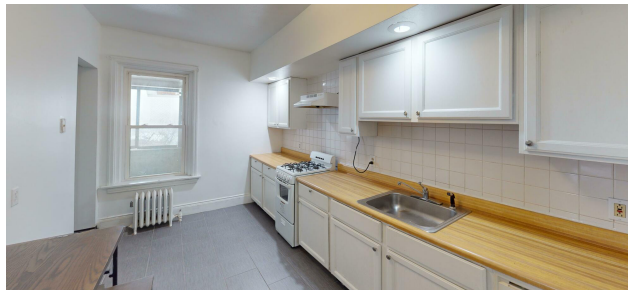
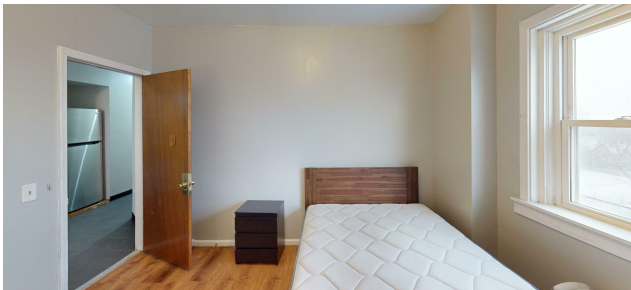


FULLY RENOVATED



PRIME LOCATION

PROPERTY PHOTOS





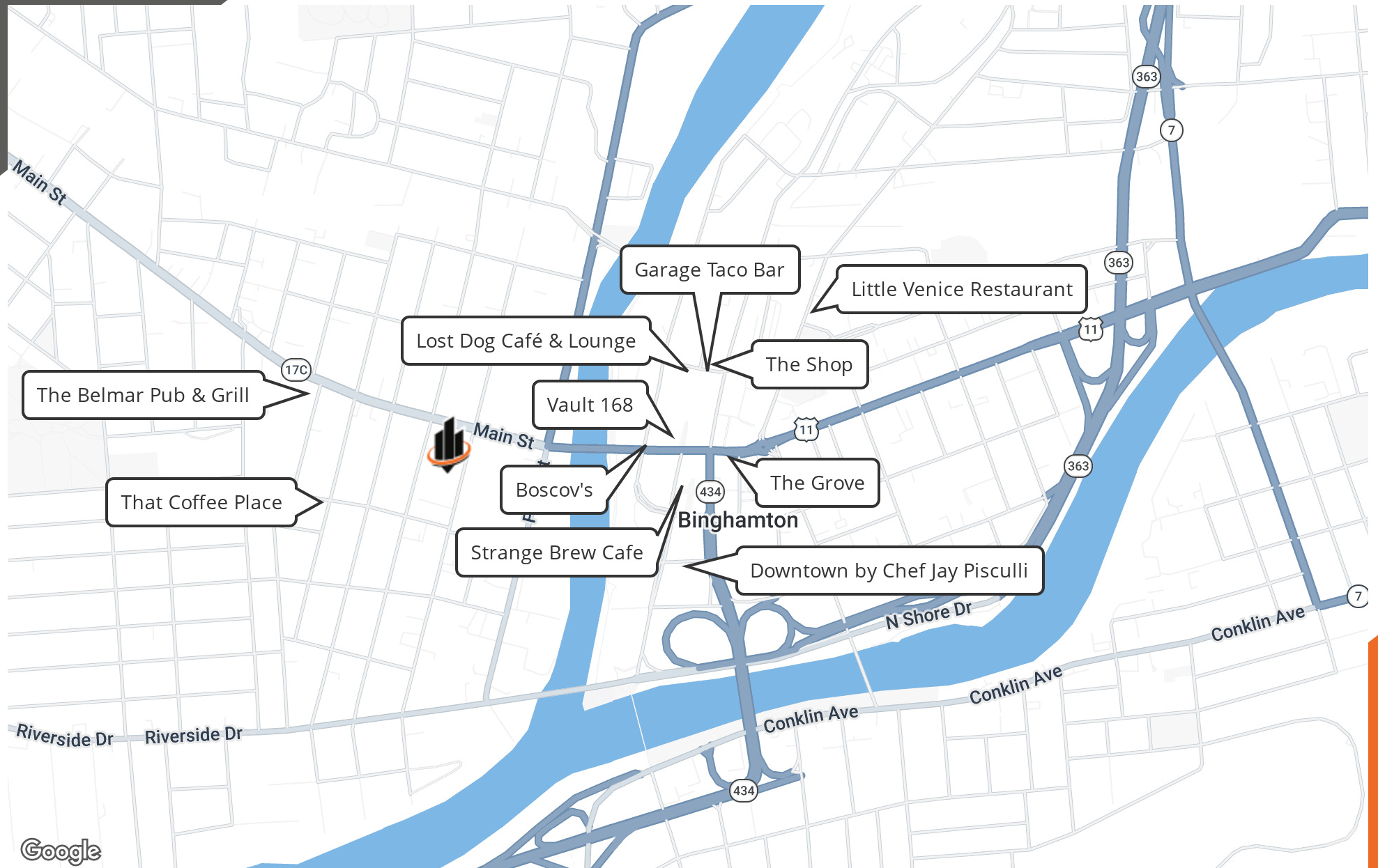
Location Information



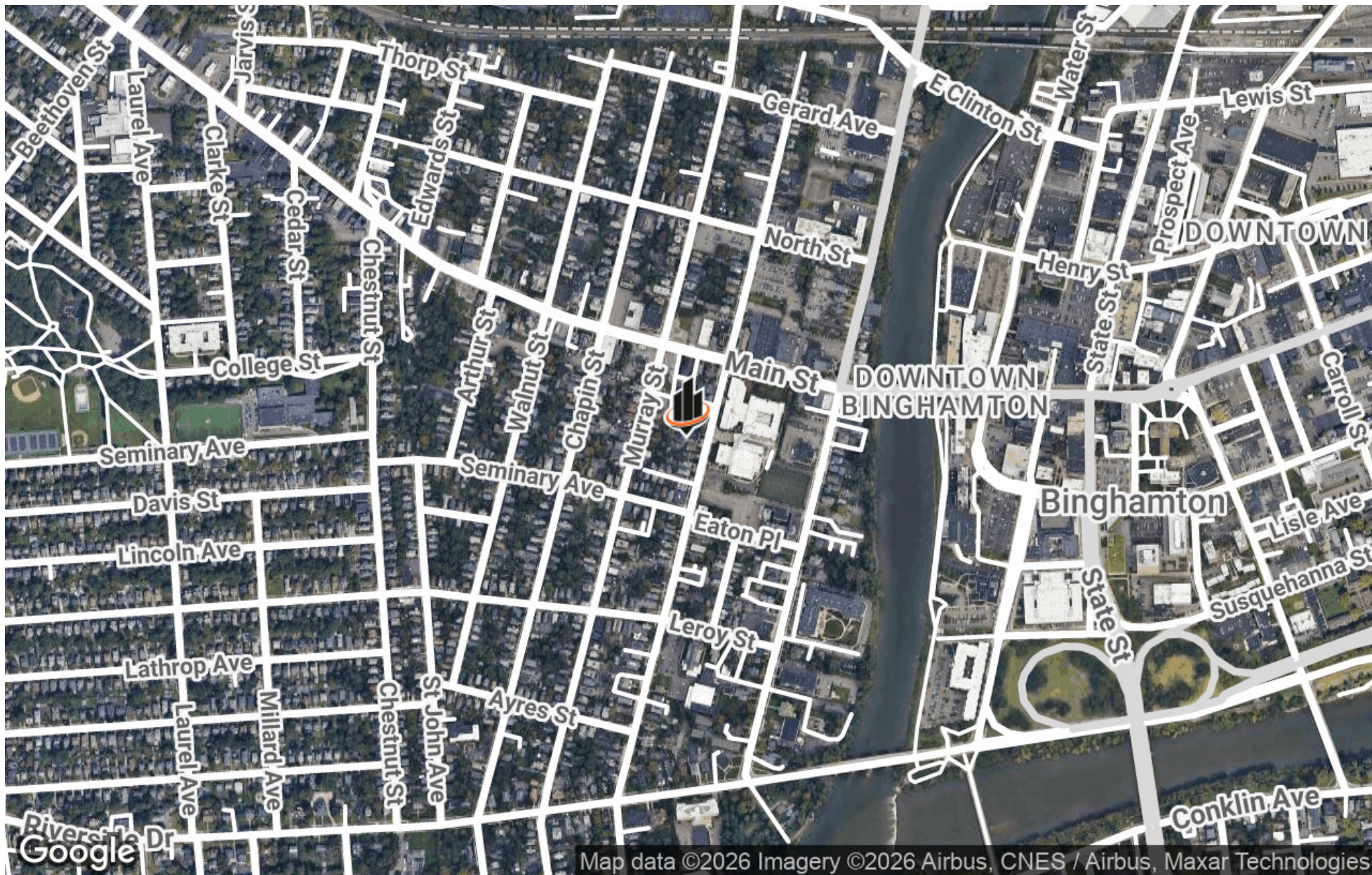
LOCATION DESCRIPTION

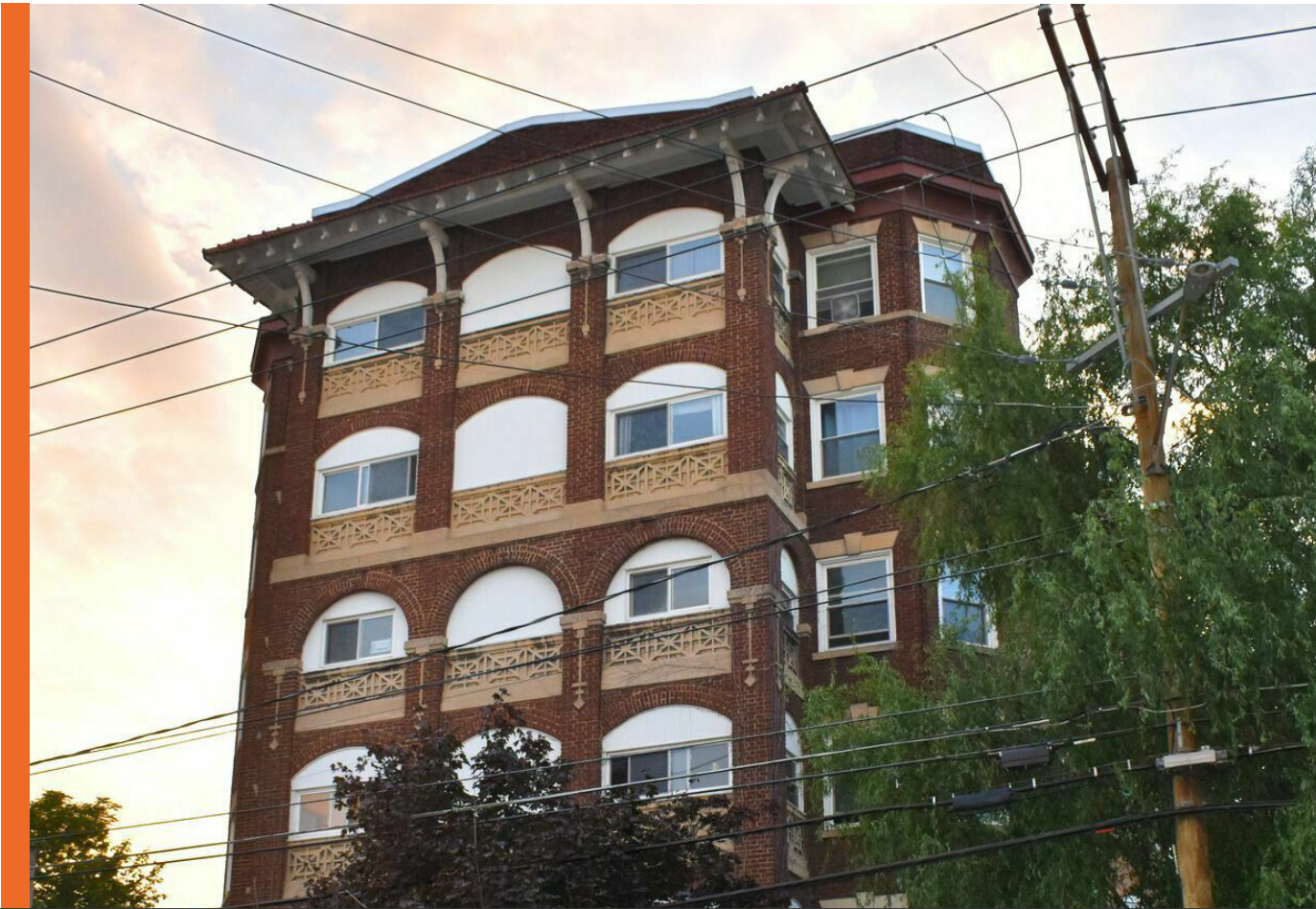
99 Oak Street is located in Binghamton's established West Side student housing district, one of the city's most active rental markets. The property sits within walking distance of Downtown Binghamton and the Court Street Bridge, providing direct access to restaurants, coffee shops, entertainment venues, retail services, and public transportation. The location benefits from strong student demand driven by Binghamton University's growing enrollment and ongoing shortage of purpose-built student housing. The surrounding neighborhood has become a preferred off-campus housing destination due to its walkability, accessibility, and proximity to both campus transportation routes and Downtown amenities. The property's Walk Score of approximately 80 further enhances its appeal to student tenants seeking a highly walkable lifestyle with limited reliance on vehicles.

RETAILER MAP

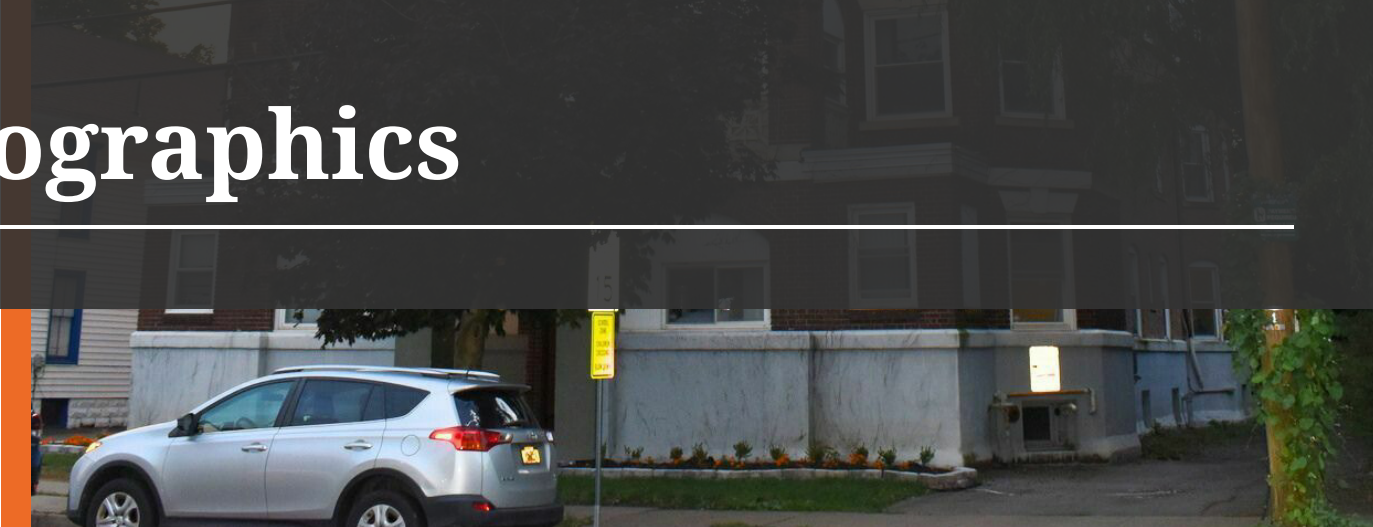


AERIAL MAP





Demographics

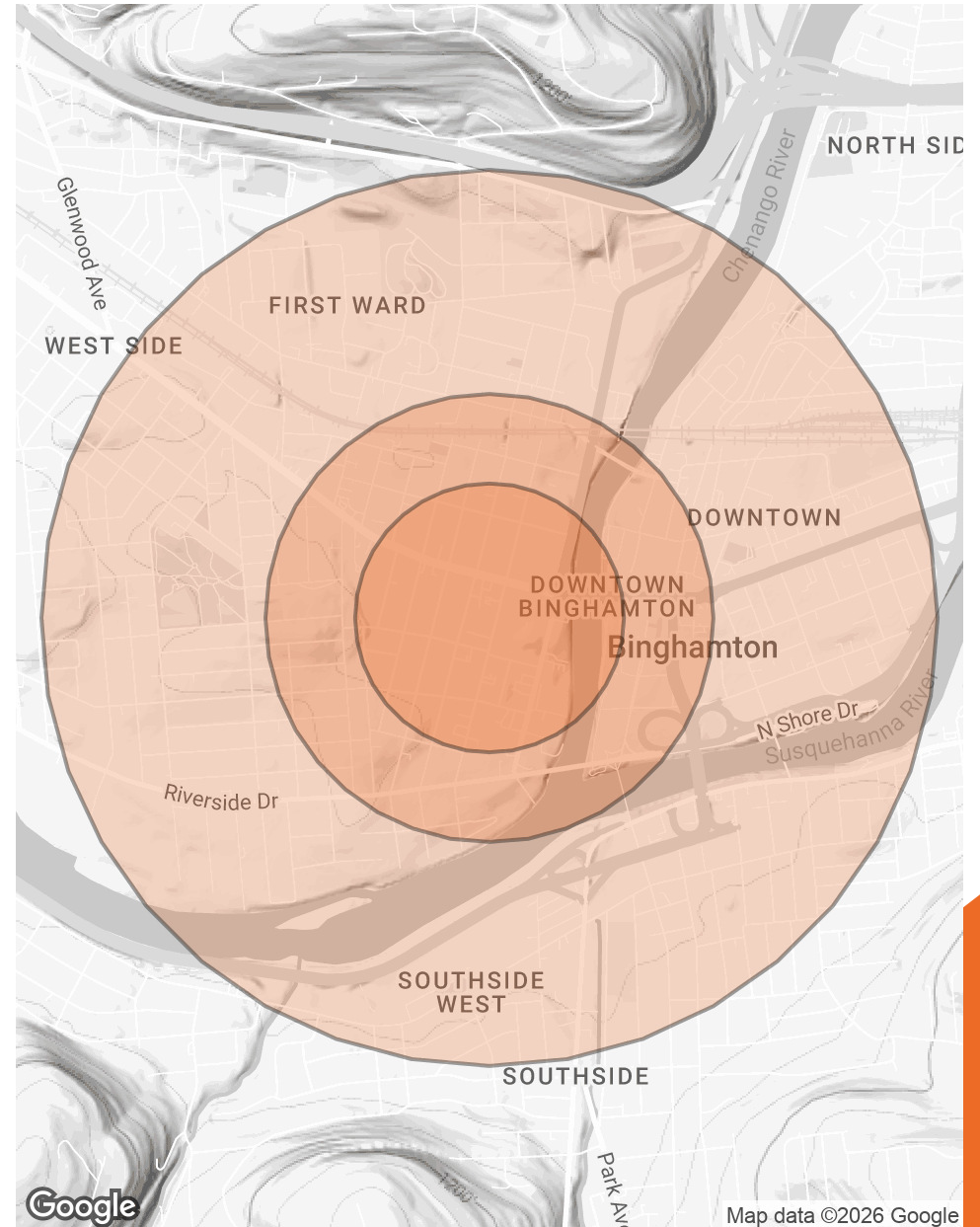


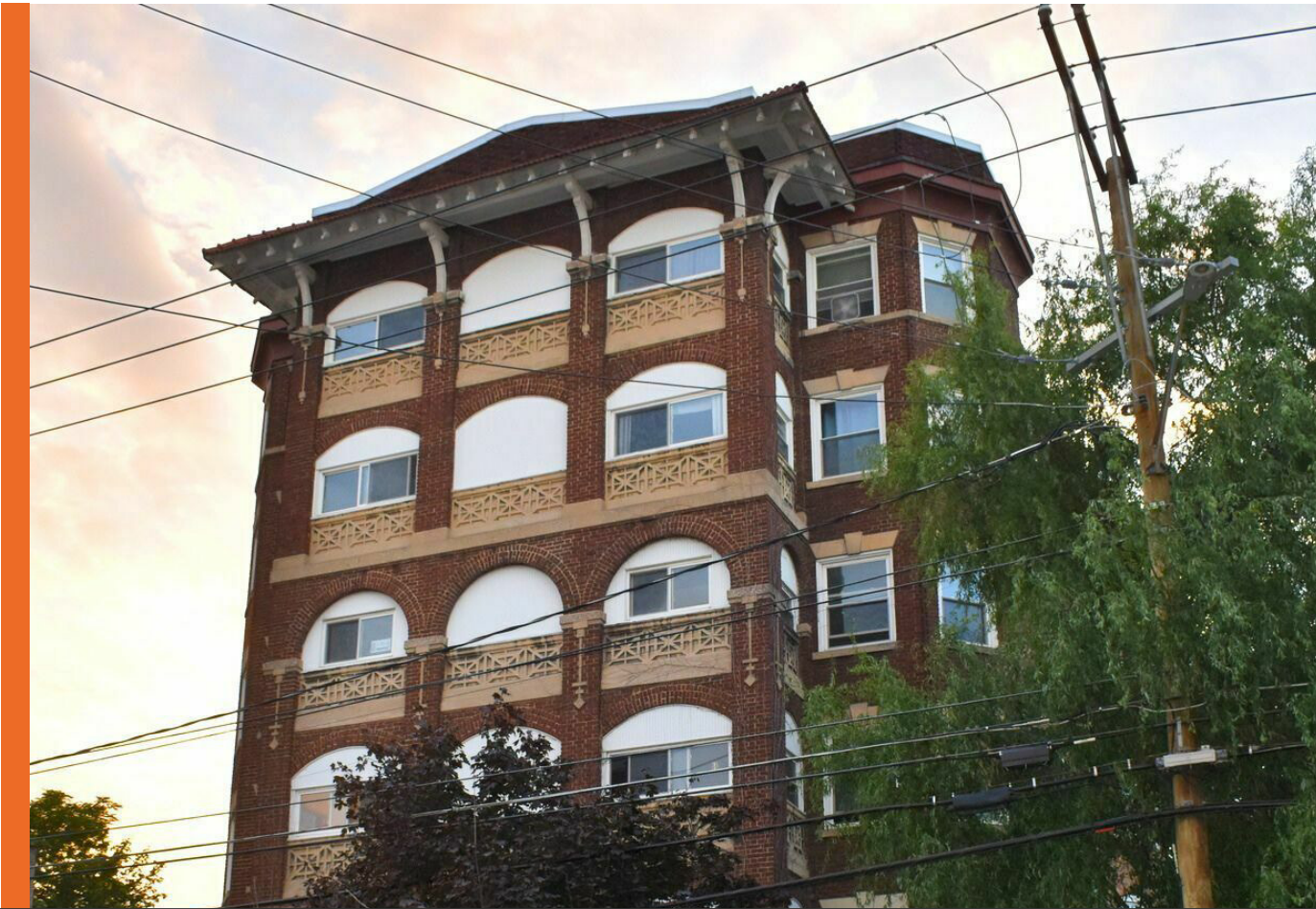
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,760	8,473	20,801
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,438	3,641	9,600
# OF PERSONS PER HH	2.6	2.3	2.2
AVERAGE HH INCOME	\$74,489	\$73,237	\$74,369
AVERAGE HOUSE VALUE	\$192,488	\$205,604	\$205,811

2020 American Community Survey (ACS)





Property Analysis



INCOME & EXPENSES



INCOME SUMMARY	99 OAK STREET
VACANCY COST	(\$10,784)
GROSS INCOME	\$348,676
EXPENSES SUMMARY	99 OAK STREET
REAL ESTATE TAXES	\$25,481
PROPERTY INSURANCE	\$15,325
UTILITIES W&S	\$11,050
TRASH REMOVAL	\$6,168
REPAIRS AND MAINTENANCE	\$8,978
MANAGEMENT	\$24,000
UTILITIES E&G	\$11,468
OPERATING EXPENSES	\$102,470
NET OPERATING INCOME	\$246,206

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
1A - Office	-	1	\$1,100	04/01/2022	MTM
1B	2	1	\$1,300	11/1/2023	6/30/2026
1C	1	1	\$1,150	3/25/2025	7/31/2026
1D	2	1	\$1,200	9/5/2025	8/31/2026
B1	1	1	\$500	5/8/2023	MTM
B2	1	1	\$800	4/1/2026	3/31/2027
2A	1	1	\$1,200	4/1/2026	3/31/2027
2B	2	1	\$1,300	5/15/2025	5/14/2027
2C	1	1	\$1,100	12/6/2025	7/8/2026
2D	2	1	\$1,400	8/7/2024	7/31/2026
3A	1	1	\$1,045	5/8/2023	5/31/2027
3B	2	1	\$1,350	3/1/2026	2/28/2027
3C	1	1	\$1,050	5/1/2026	12/31/2026
3D	2	1	\$1,300	2/1/2025	1/31/2026
4A	1	1	\$1,100	9/1/2024	8/31/2026
4B	2	1	\$1,400	5/1/2026	4/30/2027
4C	1	1	\$1,100	1/1/2026	5/31/2026
4D	2	1	\$1,100	10/1/2024	3/31/2027

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START	LEASE END
5A	1	1	\$1,050	7/7/2025	7/6/2026
5B	2	1	\$1,400	4/1/2026	3/31/2027
5C	1	1	\$1,200	5/1/2026	4/30/2027
5D	2	1	\$1,350	3/16/2026	3/15/2027
6A	1	1	\$1,000	12/12/2025	11/30/2026
6B	2	1	\$960	5/8/2023	5/31/2028
6C	5	2	\$2,500	8/1/2025	7/31/2027
TOTALS			\$29,955		
AVERAGES			\$1,198		



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

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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.

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- 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



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