



# Offering Memorandum



**1408 E Main St**

**ENDICOTT, NY 13760**

**PRESENTED BY:**

**SCOTT WARREN,  
CCIM**

O: 607.621.0439  
scott.warren@svn.com

NY #10491212432

**COTY LUNN**

O: 607.481.5660  
coty.lunn@svn.com

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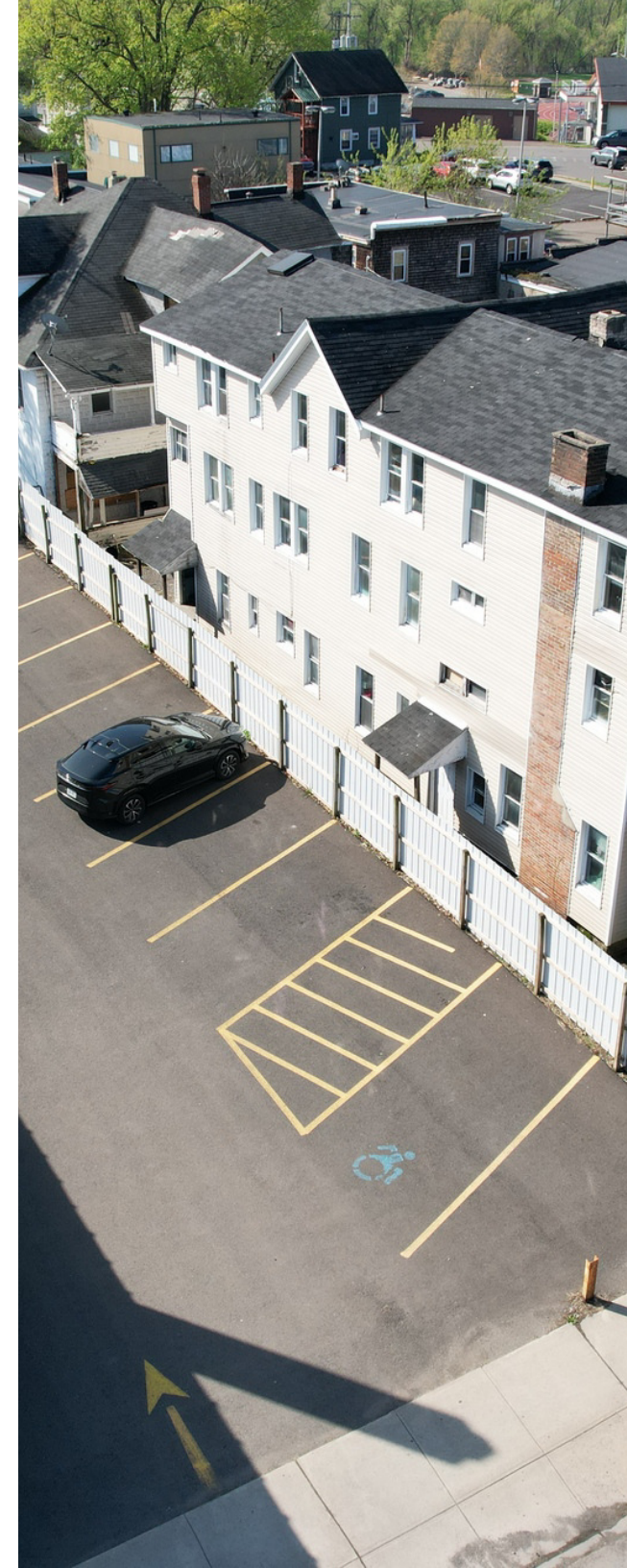
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# The Team

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# MEET THE TEAM



**Scott Warren, CCIM**

O: 607.621.0439

scott.warren@svn.com

NY #10491212432



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O: 607.481.5660

coty.lunn@svn.com



# Property Information

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## PROPERTY SUMMARY

**1408 E MAIN ST**

ENDICOTT, NY 13760

### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$325,000</b>
<b>BUILDING SIZE:</b>	8,264 SF
<b>LOT SIZE:</b>	0.15 Acres
<b>CAP RATE:</b>	10.0%



## PROPERTY SUMMARY

Offered for sale is a 6-unit multifamily asset located along East Main Street in Endicott, New York, a well-traveled corridor with consistent demand and convenient access to surrounding amenities. Positioned directly adjacent to a Dunkin' location and within close proximity to Route 26 and public transportation routes, the property benefits from strong tenant accessibility and day-to-day convenience. The building features a diverse unit mix consisting of one-, two-, and three-bedroom apartments, allowing for broad tenant appeal and leasing flexibility. Each unit is separately metered for electric and includes electric baseboard heating along with individual hot water heaters, creating a streamlined utility structure. Tenants are responsible for their own electric usage, while the landlord currently covers gas, water, sewer, and garbage. With in-place income and a manageable operating profile, the property presents a straightforward investment opportunity. The combination of location, unit mix, and utility configuration supports stable occupancy, while offering the potential to further optimize expenses and improve overall returns.

# PROPERTY HIGHLIGHTS

- 6-unit multifamily property with a diverse unit mix of 1-, 2-, and 3-bedroom apartments
- Located on East Main Street with strong visibility and direct access to Route 26
- Adjacent to Dunkin' and near established retail and service amenities
- Separately metered electric with baseboard heat and individual hot water heaters in each unit
- Tenants responsible for electric, supporting a simplified operating structure
- In-place income with opportunity to improve expense efficiency and overall returns



**DIVERSE  
UNIT MIX**



**PRIME LOCATION**



**IN-PLACE INCOME**

# PROPERTY PHOTOS





# Location Information

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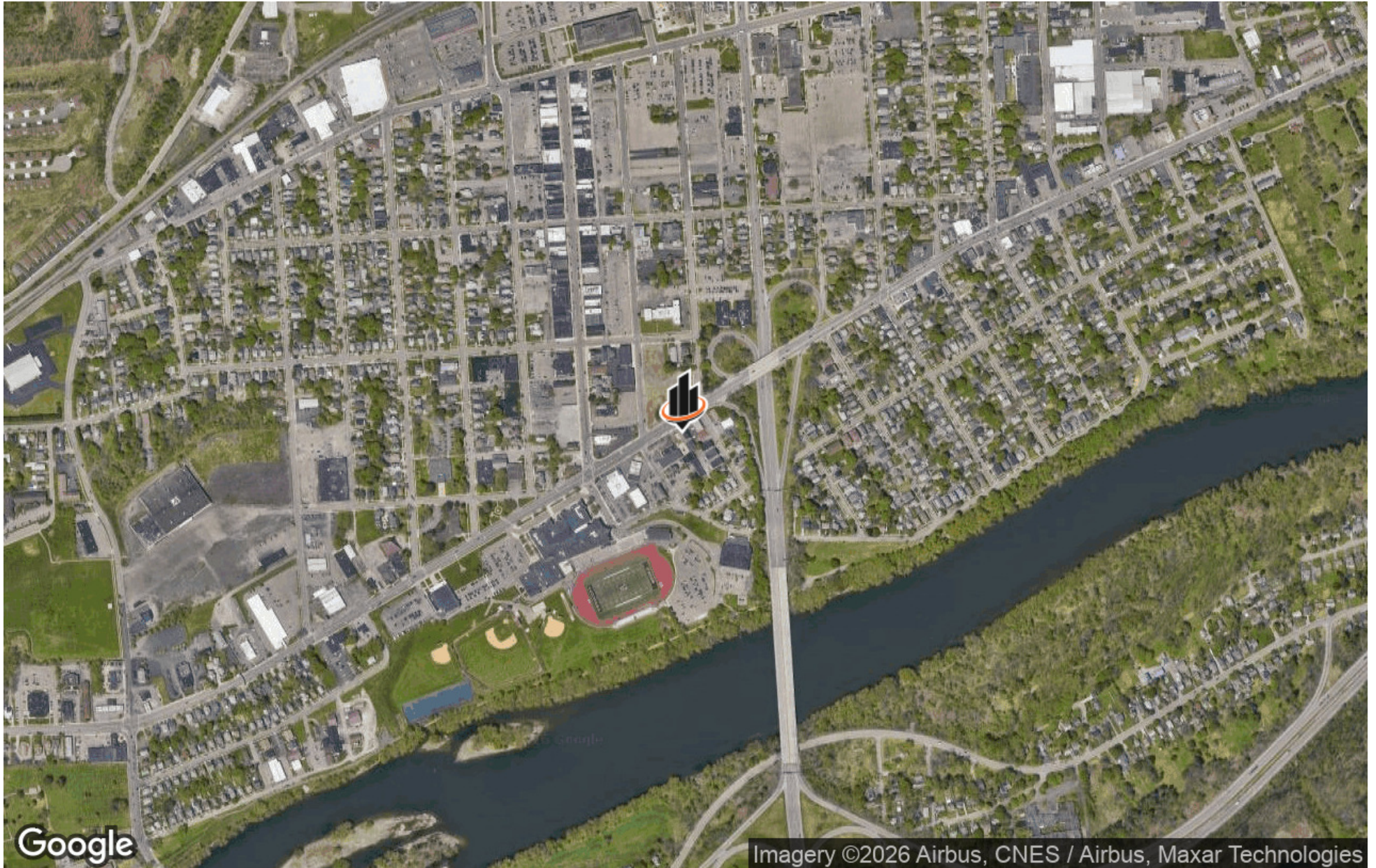
## LOCATION DESCRIPTION

1408 East Main Street is positioned along one of Endicott's primary commercial corridors, offering strong visibility and direct connectivity throughout the Village of Endicott and surrounding communities. East Main Street serves as a key east-west route, linking residential neighborhoods with retail, service, and employment centers. The property benefits from immediate access to Route 26, providing efficient travel to Binghamton, Johnson City, and other parts of Broome County. Public transportation is readily available along Main Street, supporting consistent tenant demand and accessibility. Surrounding the property is a mix of established local businesses and national retailers, including Dunkin', contributing to steady foot traffic and convenience for residents. The area continues to benefit from ongoing regional investment and a stable rental base, making it a reliable multifamily location within the Southern Tier.

# RETAILER MAP



# AERIAL MAP





# Demographics

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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,009	3,802	11,351
AVERAGE AGE	39.3	36.9	37.2
AVERAGE AGE (MALE)	40.8	38.5	37.8
AVERAGE AGE (FEMALE)	37.3	33.7	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	484	1,697	5,233
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$54,561	\$52,580	\$58,607
AVERAGE HOUSE VALUE	\$108,495	\$107,045	\$121,547

2023 American Community Survey (ACS)



# Property Analysis

# INCOME & EXPENSES



## INCOME SUMMARY

VACANCY COST	(\$3,825)
<b>GROSS INCOME</b>	<b>\$0</b>

## EXPENSES SUMMARY

MANAGEMENT	\$7,268
TAXES	\$7,574
INSURANCE	\$2,850
ELECTRIC	\$1,500
GAS	\$1,500
WATER/SEWER	\$2,000
REPAIRS/MAINTENANCE	\$3,634
<b>OPERATING EXPENSES</b>	<b>\$0</b>
<b>NET OPERATING INCOME</b>	<b>\$46,349</b>



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

# SVN<sup>®</sup> Core Services & Specialty Practices

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.

## SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

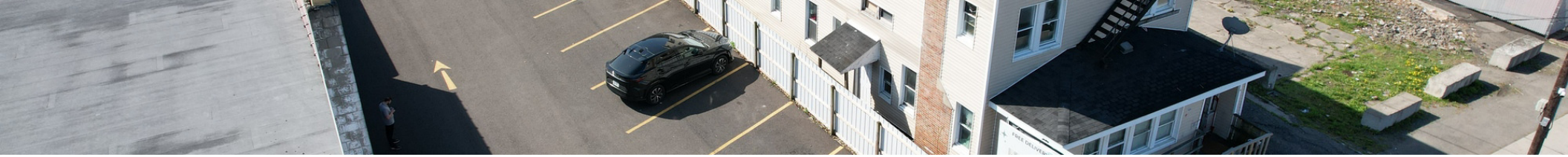
## CORE SERVICES

- 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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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



# Collective Strength, Accelerated Growth

520 COLUMBIA DR. SUITE 103  
JOHNSON CITY, NY 13790



[HTTP:SVNINNOVATIVE.COM](http://SVNINNOVATIVE.COM)