

MULTIFAMILY PORTFOLIO FOR SALE

Penn-York Valley Investment Portfolio

Various Addresses
Waverly, NY 14892

PENN-YORK VALLEY OM



STEPHANIE JACOBSON

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PORTFOLIO SUMMARY

Multifamily Portfolio For Sale



PROPERTY DESCRIPTION

Stake your claim in the Penn-York Valley, a central hub of manufacturing and distribution for both New York and Pennsylvania. This bi-state community is home to multiple employment drivers including Leprino Foods, a major CVS distribution facility, Guthrie and Robert Packer Hospital, and more. This portfolio is comprised of primarily multifamily properties, but also includes mixed-use commercial, restaurants, retail spaces, and warehouse/industrial. Many units have been recently renovated, but there's plenty of value-add opportunity remaining. 59 units are directly located in Waverly, NY, and 30 more are in Apalachin, including 20 storage units. If you've been seeking a diverse and recession-resistant investment portfolio, this is one you don't want to miss.

PROPERTY HIGHLIGHTS

- Actual gross income \$784,272
- NOI \$571,373 including management, maintenance and vacancy and all expenses
- Some properties fully renovated, others have value-add opportunity
- Fully-occupied
- Reliable location driven by workforce housing demand
- Stable manufacturing and medical-based economy

OFFERING SUMMARY

Sale Price:	\$7,140,000
Number of Units:	89
Lot Size:	13.91 Acres
Building Size:	65,432 SF
NOI:	\$571,373.40
Cap Rate:	8.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,009	2,623
Total Population	824	2,277	5,798
Average HH Income	\$68,888	\$80,351	\$80,042

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PORTFOLIO DESCRIPTION

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LOCATION DESCRIPTION

Waverly, New York is positioned as a central distribution hub connecting northern Pennsylvania to Central New York and beyond. The Penn-York Valley sits at the crossroads of I-86/NY-17 running through the Twin Tiers, NY-34 routing up to the Finger Lakes region, and US 220 into the heart of Pennsylvania. This bi-state community is home to well-established manufacturing and distribution players including Leprino Foods, CVS Health Distribution, Midwestern Pet Foods, Advanced Drainage Systems and Bimbo Bakeries, all hiring in 2026. Robert Packer Sayre hospital (Guthrie) is a staple in the Penn-York Valley and beyond, offering tertiary care and a level 1 trauma center. Guthrie has a network of 970 physicians and clocks 1.9 million patient visits annually throughout the region. Lockheed Martin and other drivers in nearby towns like Owego, Elmira, and Corning contribute to the stability of the economy and need for desirable housing throughout the Valley.

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COMPLETE HIGHLIGHTS

Multifamily Portfolio For Sale



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ADDITIONAL PHOTOS

Multifamily Portfolio For Sale



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Location Information

Various Addresses
Waverly, NY 14892



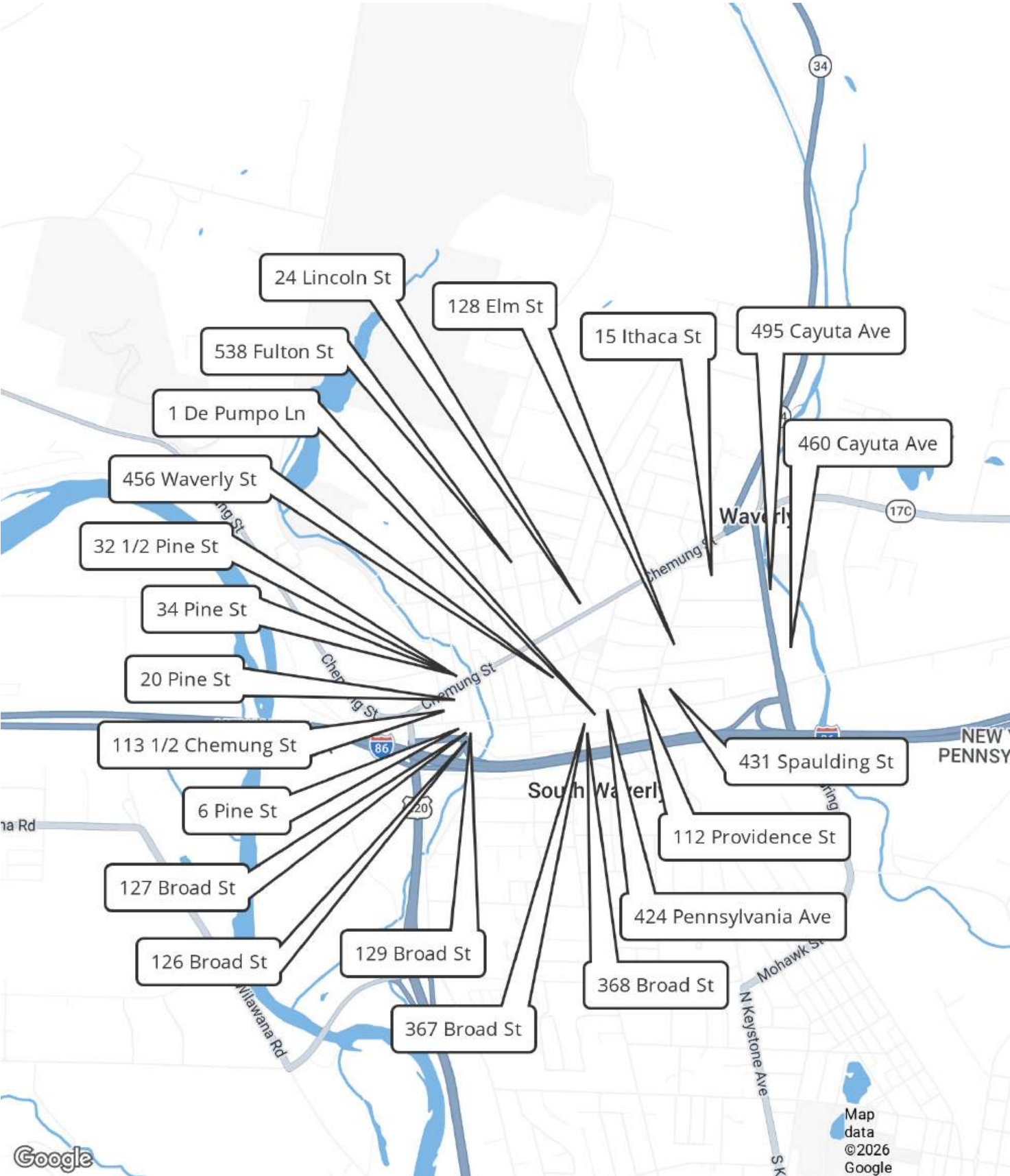
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PROPERTY LOCATIONS

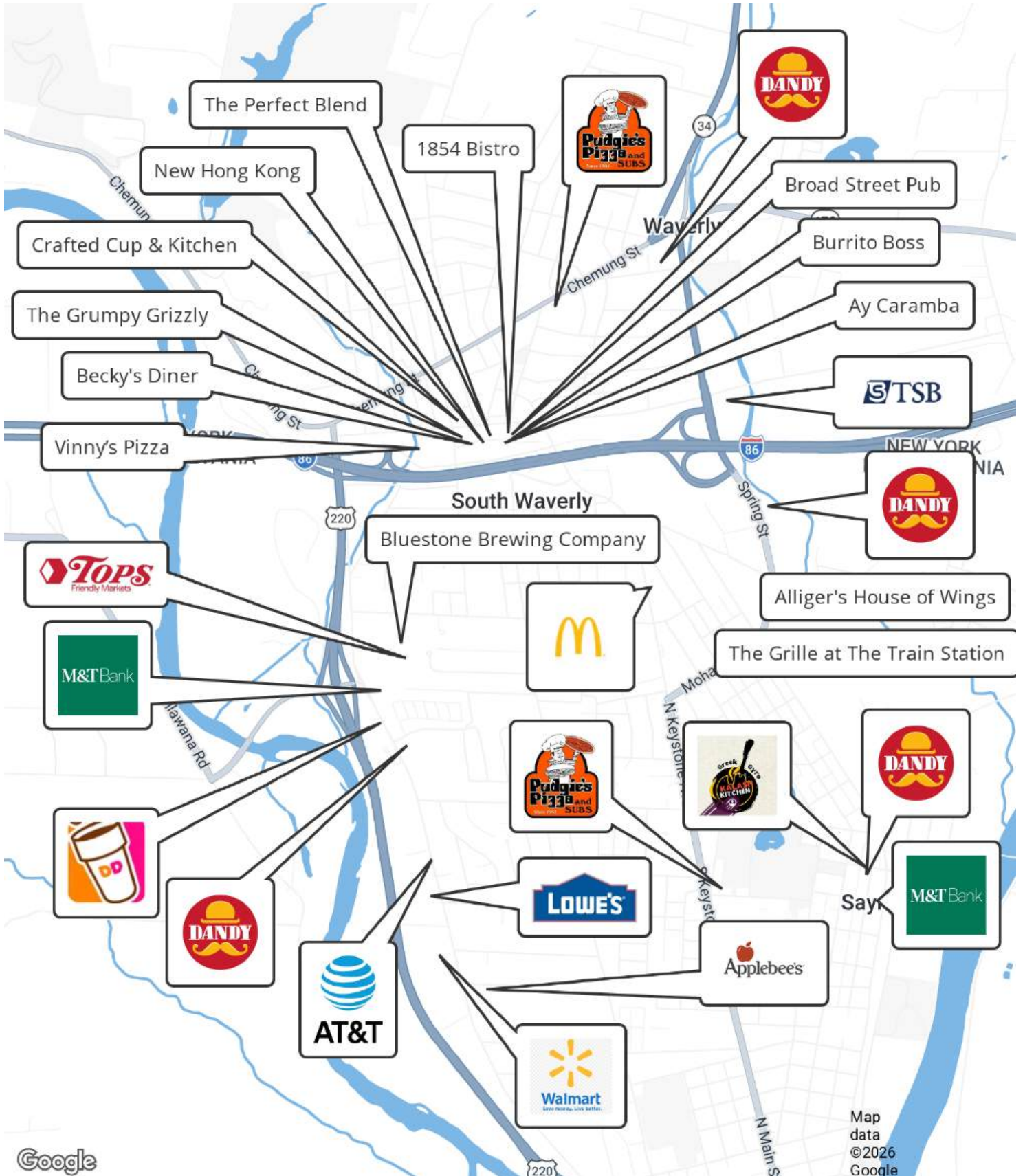
Multifamily Portfolio For Sale



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RETAILER MAP

Multifamily Property For Sale



Financial Analysis

Various Addresses
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FINANCIAL SUMMARY

Multifamily Portfolio For Sale

INVESTMENT OVERVIEW

Price	\$7,140,000
GRM	9.1
CAP Rate	8%
Total Return (yr 1)	\$571,373

OPERATING DATA

Gross Scheduled Income	\$784,272
Vacancy Cost	\$39,214
Gross Income	\$745,058
Operating Expenses	\$173,685
Net Operating Income	\$571,373



INCOME & EXPENSES

Multifamily Portfolio For Sale

INCOME SUMMARY

Vacancy Cost	(\$39,214)
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GROSS INCOME	\$745,058
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EXPENSES SUMMARY

Property Taxes	\$46,972
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Property Insurance	\$9,579
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Utilities not Paid by Tenants	\$27,727
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7% Management (estimated)	\$52,154
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5% Maintenance (estimated)	\$37,253
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OPERATING EXPENSES	\$173,685
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NET OPERATING INCOME	\$571,373
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RENT ROLL

Multifamily Property For Sale

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
24 Lincoln Left	3	1	\$1,000	-	mtm
24 Lincoln Right	3	1	\$1,100	\$1,000	mtm
538 Fulton Down	2	2	\$1,000	\$1,000	mtm
538 Fulton Up	2	2	\$850	-	mtm
34 Pine Down	3	1	\$1,000	-	mtm
34 Pine Up	3	1	\$1,250	\$1,250	1/31/2027
32 1/2 Pine Down	2	1	-	-	-
32 1/2 Pine Up	2	1	\$1,050	-	2/28/2027
20 1/2 Pine Down	2	1	\$1,000	\$1,000	mtm
20 1/2 Pine Up	1	1	\$800	\$800	mtm
113 1/2 Chemung Left	3	1	\$1,100	-	mtm
113 1/2 Chemung Right	3	1	\$1,100	\$1,100	mtm
6 Pine Left	2	1	\$1,150	\$1,100	2/28/2027
6 Pine Right	2	1	\$1,050	\$800	mtm
126 Broad	3	1	\$1,100	-	mtm
127 Broad	3	1	\$1,500	\$1,500	12/31/2026
127 1/2 Broad Down	1	1	\$1,000	\$1,000	mtm
127 1/2 Broad Up	1	1	\$827	-	mtm
129 Broad Down	2	1	\$1,050	-	mtm
129 Broad Up	1	1	\$950	-	mtm
456 Waverly 1	3	1	\$1,100	\$1,000	mtm
456 Waverly 2	1	1	\$700	\$700	6/30/2027
456 Waverly 3	1	1	\$700	\$650	mtm
456 Waverly 4	2	1	\$1,100	\$1,100	6/30/2027
367 Broad Comm	-	-	\$2,000	\$1,000	1/31/2029
367 Broad 2A	2	1	\$1,050	\$1,050	5/31/2027
367 Broad 2B	2	1	\$1,050	\$1,050	mtm
367 Broad 3A	2	1	\$1,050	\$1,050	4/30/2027
367 Broad 3B	2	1	\$1,050	\$1,050	4/30/2027
368 Broad Comm	-	-	\$600	-	6/1/2027
368 Broad 2A	2	1	\$1,100	\$1,050	1/31/2027
368 Broad 2B	2	1	\$1,050	\$1,000	mtm
1 De Pumpo Store	-	-	\$1,750	\$1,000	mtm
1 De Pumpo LEASEBACK	-	-	\$1,000	-	mtm
1 De Pumpo Comm	-	-	-	-	-

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RENT ROLL

Multifamily Property For Sale

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
1 De Pumpo Comm	-	-	-	-	-
424 Pennsylvania 1	2	1	\$825	\$825	mtm
424 Pennsylvania 2	2	1	\$850	\$850	mtm
112 Providence Down	3	1	\$1,550	\$1,500	mtm
112 Providence Up	2	1	\$1,450	\$1,450	mtm
431 Spaulding 1	1	1	\$750	-	mtm
431 Spaulding 2	1	1	\$850	-	mtm
431 Spaulding 3	1	1	\$850	-	mtm
431 Spaulding 4	1	1	\$900	\$850	mtm
460 Cayuta 1	2	1	\$1,050	\$1,050	6/30/2027
460 Cayuta 2	2	1	\$1,100	-	5/31/2027
460 Cayuta 3	2	1	\$1,050	\$1,050	mtm
460 Cayuta 4	2	1	\$900	\$500	mtm
495 Cayuta Down	3	1	\$2,050	-	mtm
495 Cayuta Up	3	1	\$1,100	-	mtm
15 Ithaca A	1	1	\$875	\$825	mtm
15 Ithaca B	1	1	\$850	\$850	mtm
15 Ithaca C	1	1	\$750	\$750	mtm
15 Ithaca D	1	1	\$775	-	mtm
128 Elm 1	2	1	\$1,150	\$1,100	3/31/2027
128 Elm 2	2	1	\$1,300	\$1,300	3/31/2027
750 Rt 17C T1	2	1	\$393	-	-
750 Rt 17C T2	2	1	\$393	-	-
750 Rt 17C 1	1	1	\$825	-	-
750 Rt 17C 2	1	1	\$825	-	-
750 Rt 17C 3	1	1	\$300	-	-
750 Rt 17C Barn	-	-	\$150	-	-
750 Rt 17C Scott	-	-	\$100	-	-
750 Rt 17C Moto	-	-	\$498	-	-
752-768 Rt 17C Up	2	1	\$1,050	-	-
752-768 Rt 17C Low	2	1	\$1,050	-	-
752-768 Storage	-	-	\$720	-	various
471 Main A	1	1	\$900	-	-
471 Main B	1	1	\$900	-	-
471 Main C	2	1	\$1,100	-	-

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RENT ROLL

Multifamily Property For Sale

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
TOTALS			\$65,356	\$35,150	
AVERAGES			\$975	\$1,004	

Demographics

Waverly, New York



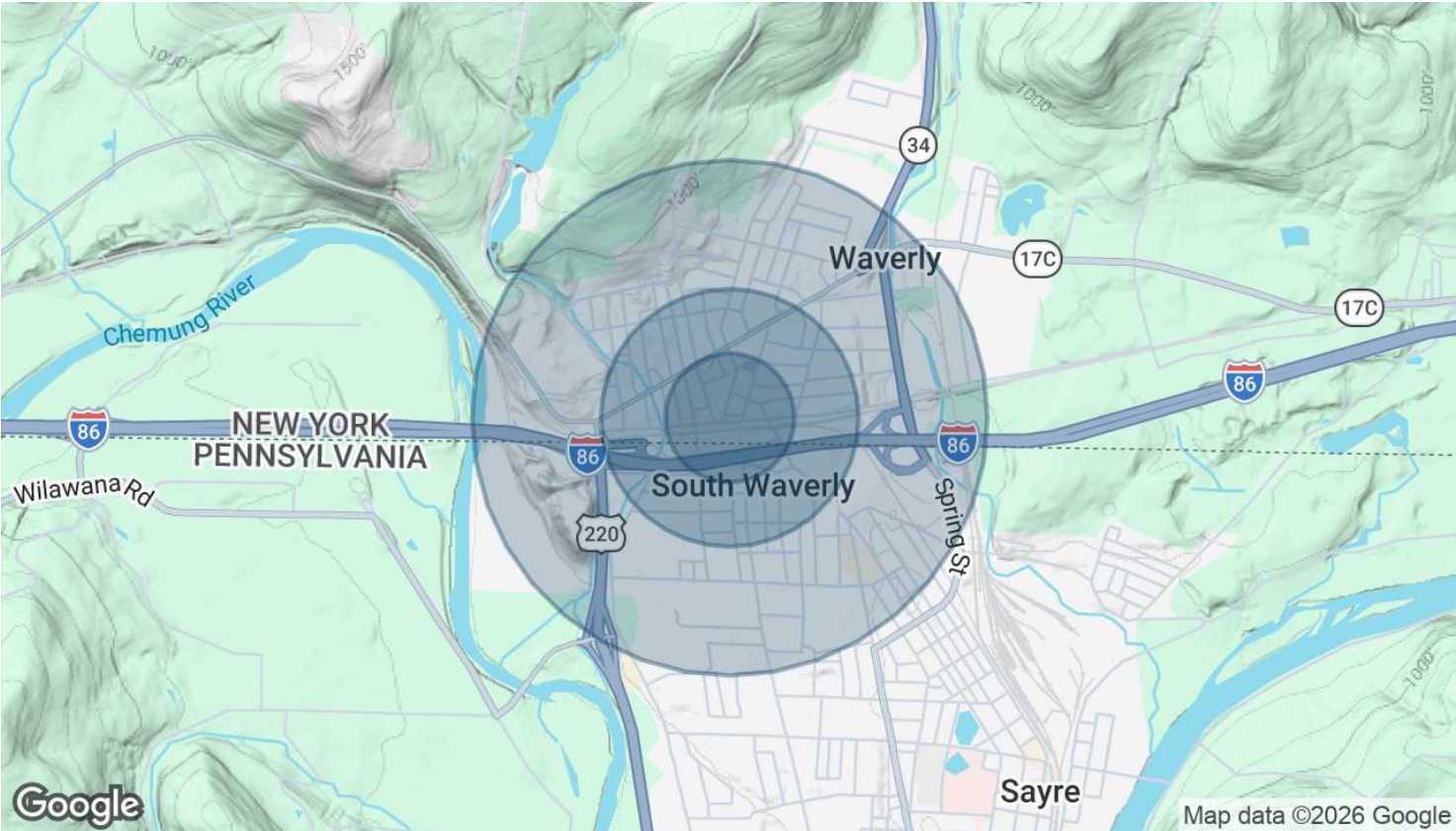
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DEMOGRAPHICS MAP & REPORT

Multifamily Portfolio For Sale



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	824	2,277	5,798
Average Age	34.5	41.2	45.8
Average Age (Male)	39.4	42.9	45.3
Average Age (Female)	31.2	41.0	48.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,009	2,623
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$68,888	\$80,351	\$80,042
Average House Value	\$141,141	\$154,043	\$153,096

2023 American Community Survey (ACS)

Advisor Bios

Penn-York Valley Portfolio



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ADVISOR BIO

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PROFESSIONAL BACKGROUND

Meet Steph, a vibrant commercial real estate agent covering the Syracuse, Binghamton, Cortland, and Ithaca areas since earning her license in 2015. With a degree in painting and drawing from Purchase College, she thrives on creative problem-solving and identifying unconventional solutions.

Focusing exclusively on investors, Steph enjoys navigating the intricacies of commercial leasing and sales. As the owner of a contracting company specializing in historic restoration, she offers a unique perspective on property development and renovation. Historically she's been a multifamily specialist with a focus on student housing, but also has gas stations, restaurants, office buildings, warehouses and self-storage in her portfolio. Her passion for historic buildings and redevelopment projects keeps her inspired, and she takes pride in transforming spaces into thriving investments. With a solid history of representing both buyers and sellers, Steph has successfully closed deals ranging from houses ideal for flipping to large-scale multi-unit properties. Known for her approachable demeanor and commitment to her clients, Steph is dedicated to helping investors achieve their real estate goals while making a positive impact in the community.

Steph grew up in Rochester and returned to upstate New York after spending a number of years in New York City and Richmond, Virginia. In her free time you'll find her in the studio with her husband of eleven years or baking with their three kids.

EDUCATION

BFA, Painting + Drawing, Purchase College, New York

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