



Offering Memorandum



32 Broome St

BINGHAMTON, NY 13903

PRESENTED BY:

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The Team

MEET THE TEAM

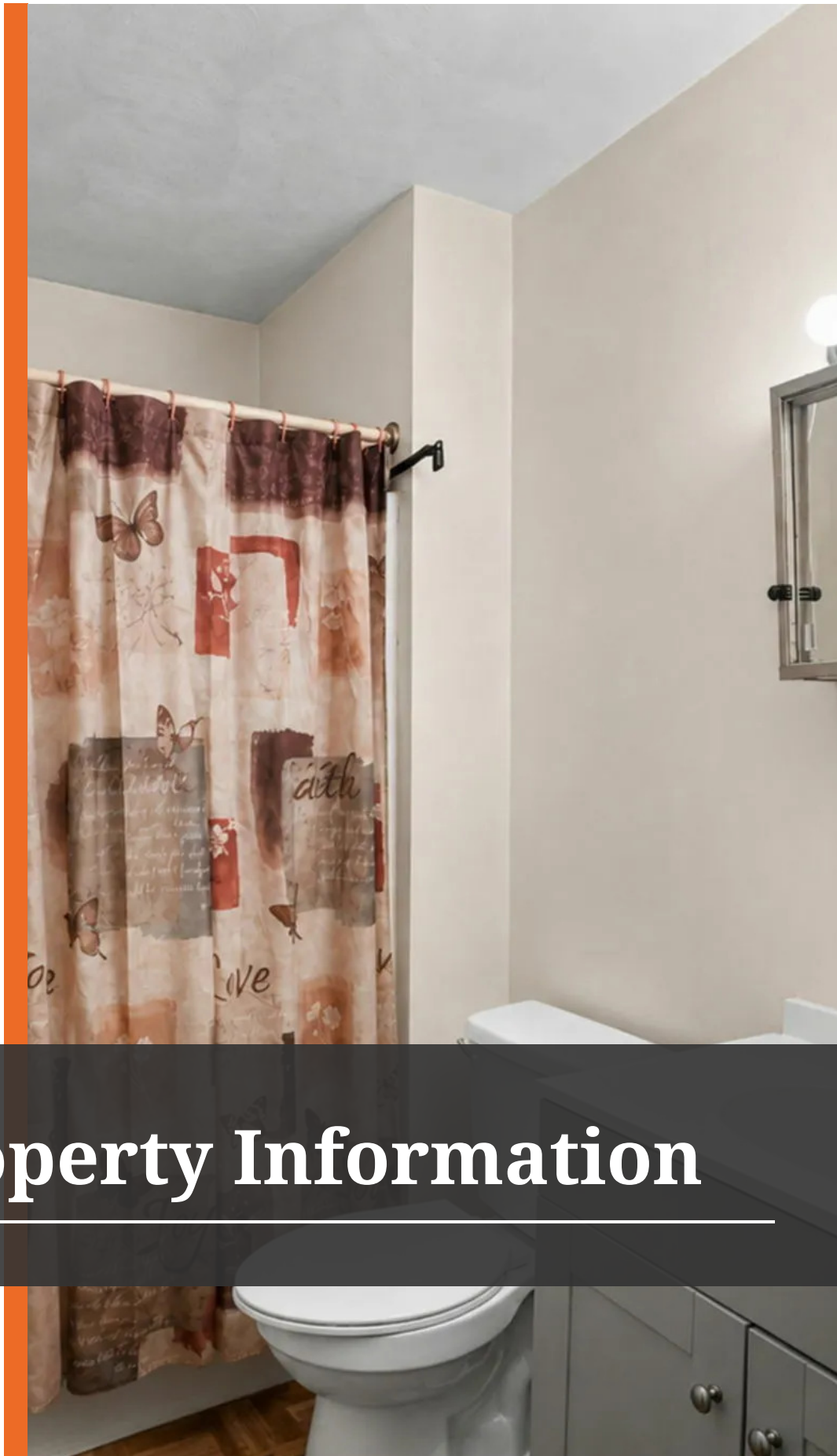


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Property Information

PROPERTY SUMMARY

32 BROOME ST

BINGHAMTON, NY 13903

OFFERING SUMMARY

SALE PRICE: \$544,900

BUILDING SIZE: 5,824 SF

AVAILABLE SF:

LOT SIZE: 11,693 SF

PRICE / SF: \$93.56

CAP RATE: 10%

PROPERTY SUMMARY

Welcome to 32 Broome Street in Binghamton, NY, a turnkey, fully occupied six-unit multifamily investment with recent renovations, rents near market levels, and separate utilities. Built in 1975 and situated in an R-3 zone, this well-maintained 5,824 SF property features six 2-bedroom, 1-bath apartments and a strong rental history. Additionally, it is in the student housing district and approved for student housing.

The efficient utility setup includes 7 electric meters and 7 gas meters, allowing tenants to pay their own gas and electric while the owner is responsible only for common-area utilities. Additional highlights include ample off-street parking, private rear balconies, and coin-operated laundry in the basement for added income potential. The basement also offers high ceilings and a solid concrete foundation, providing useful storage and utility space.

Conveniently located near bus lines, shopping, restaurants, and everyday amenities, 32 Broome Street offers stable in-place income, efficient operations, and a well-maintained asset for an investor looking to start or expand their portfolio. Schedule your showing today!

PROPERTY HIGHLIGHTS

- Separate utilities paid by tenants
- 6 units offering stable rental income from day 1
- Constructed in 1975 with enduring structural integrity
- Zoned R-3 for flexible usage and development potential (approved for students as well)
- Full occupancy to long term tenants, providing immediate income generation opportunity



KEY FEATURE



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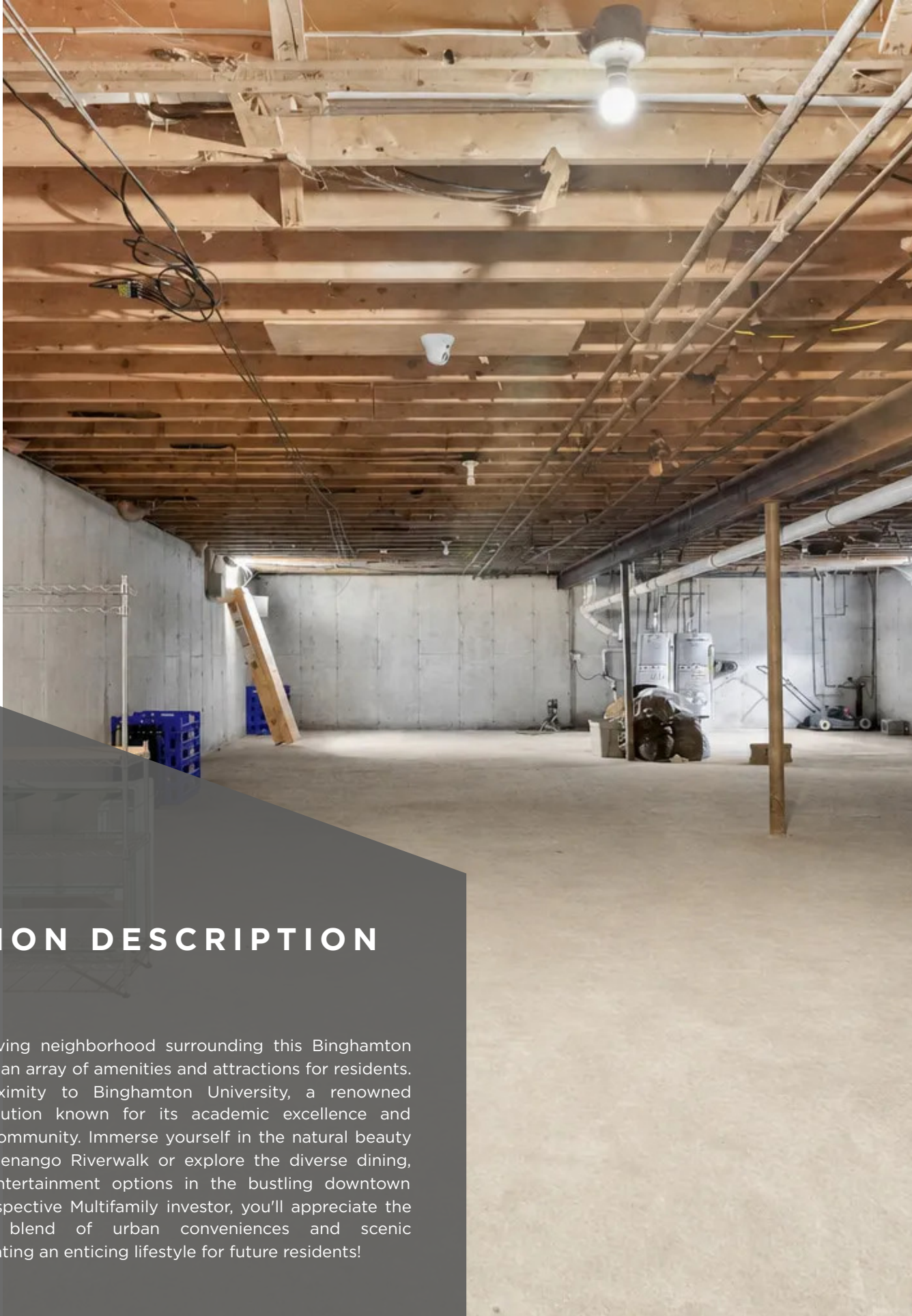
KEY FEATURE





Location Information

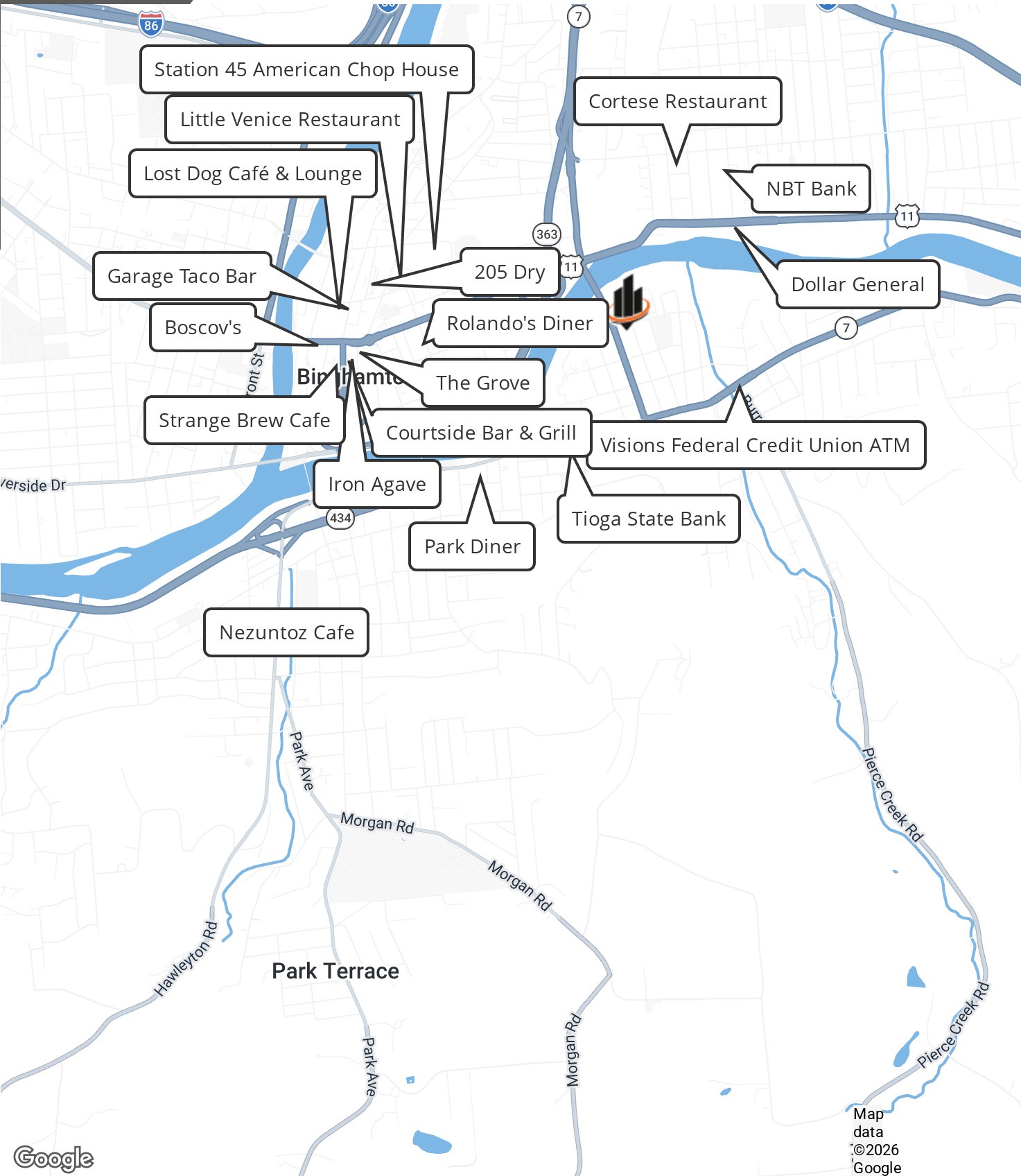


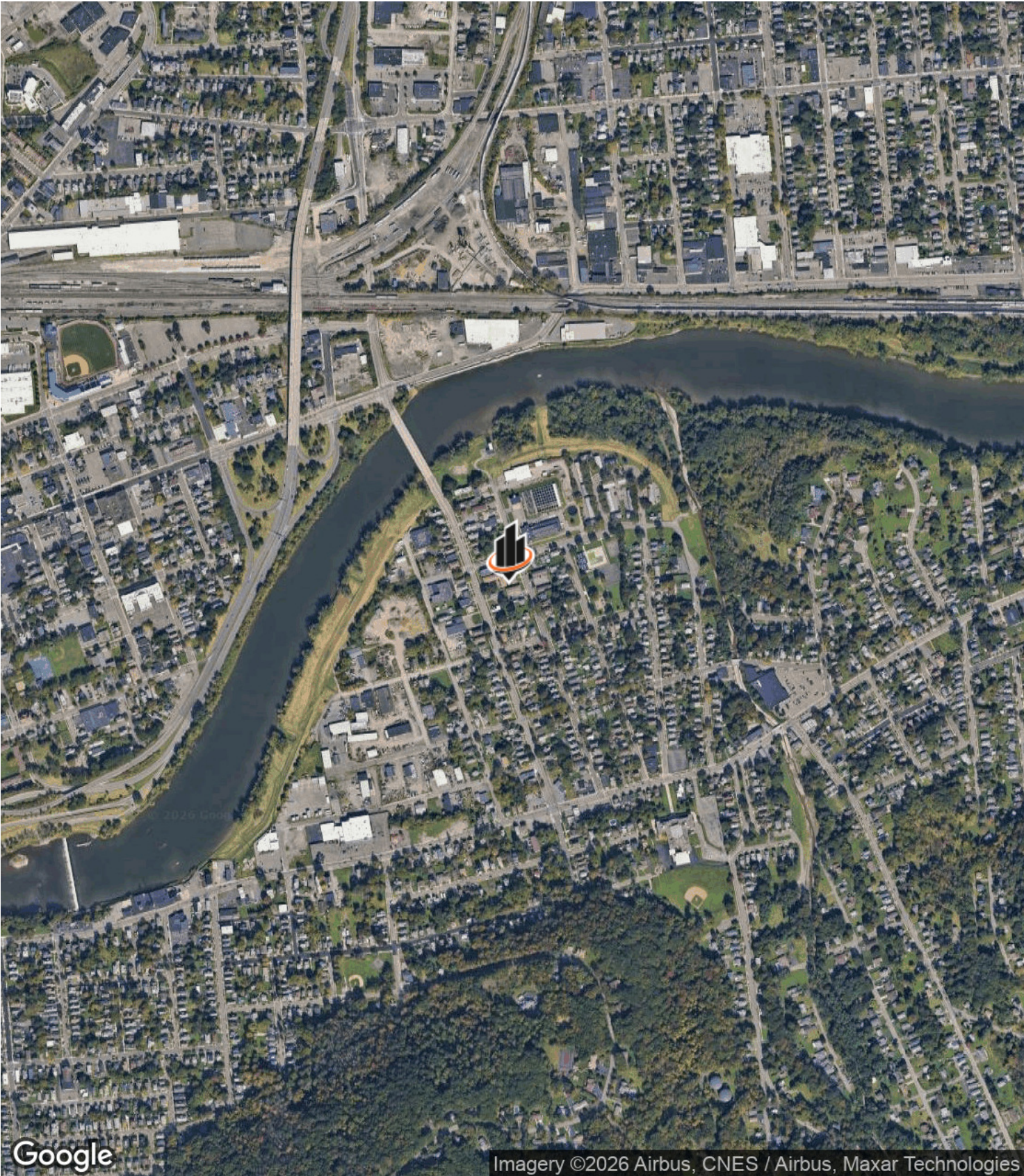


LOCATION DESCRIPTION

Discover the thriving neighborhood surrounding this Binghamton property, offering an array of amenities and attractions for residents. Enjoy close proximity to Binghamton University, a renowned educational institution known for its academic excellence and vibrant campus community. Immerse yourself in the natural beauty of the nearby Chenango Riverwalk or explore the diverse dining, shopping, and entertainment options in the bustling downtown district. As a prospective Multifamily investor, you'll appreciate the area's dynamic blend of urban conveniences and scenic surroundings, creating an enticing lifestyle for future residents!

REGIONAL MAP

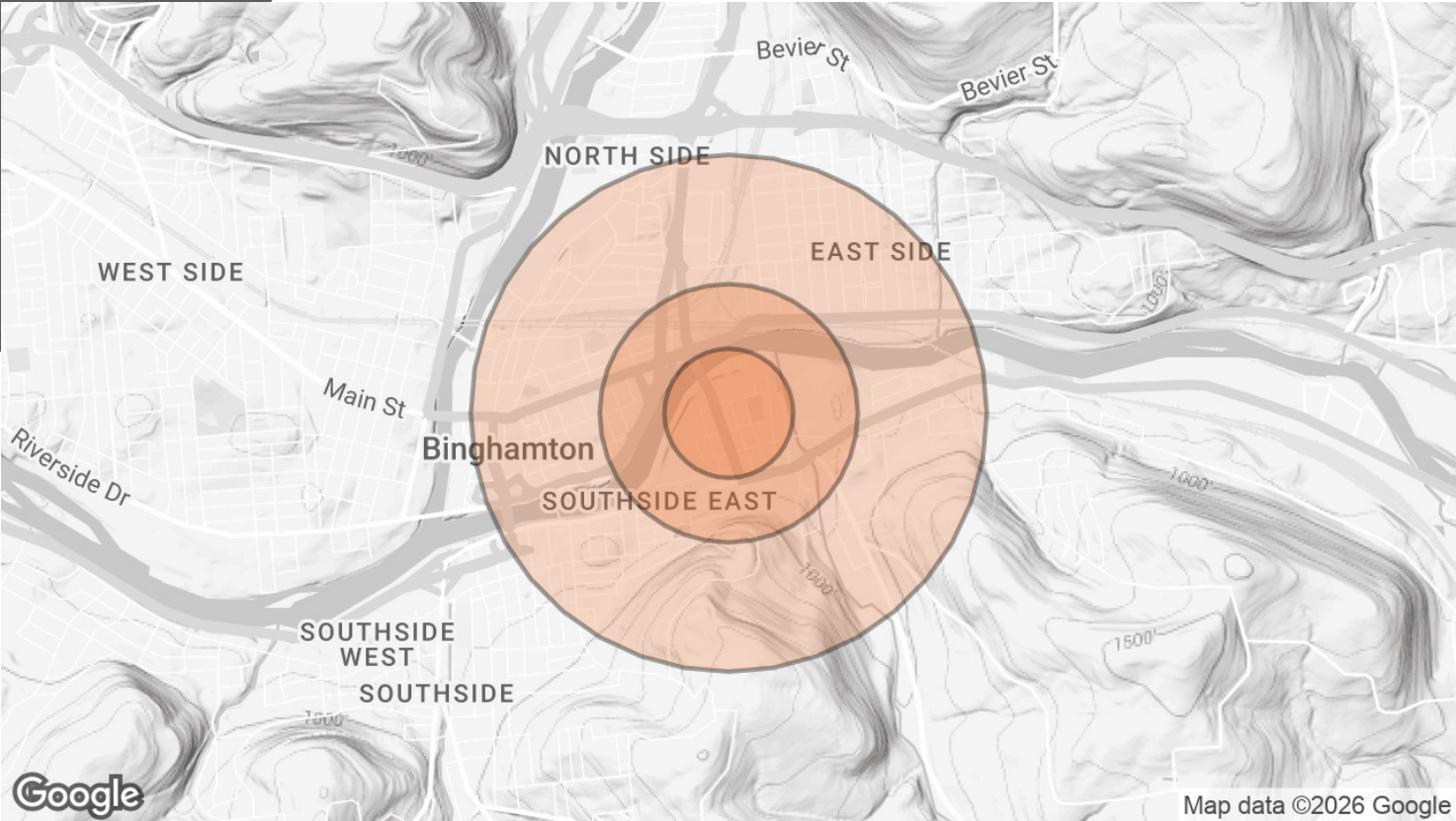






Demographics

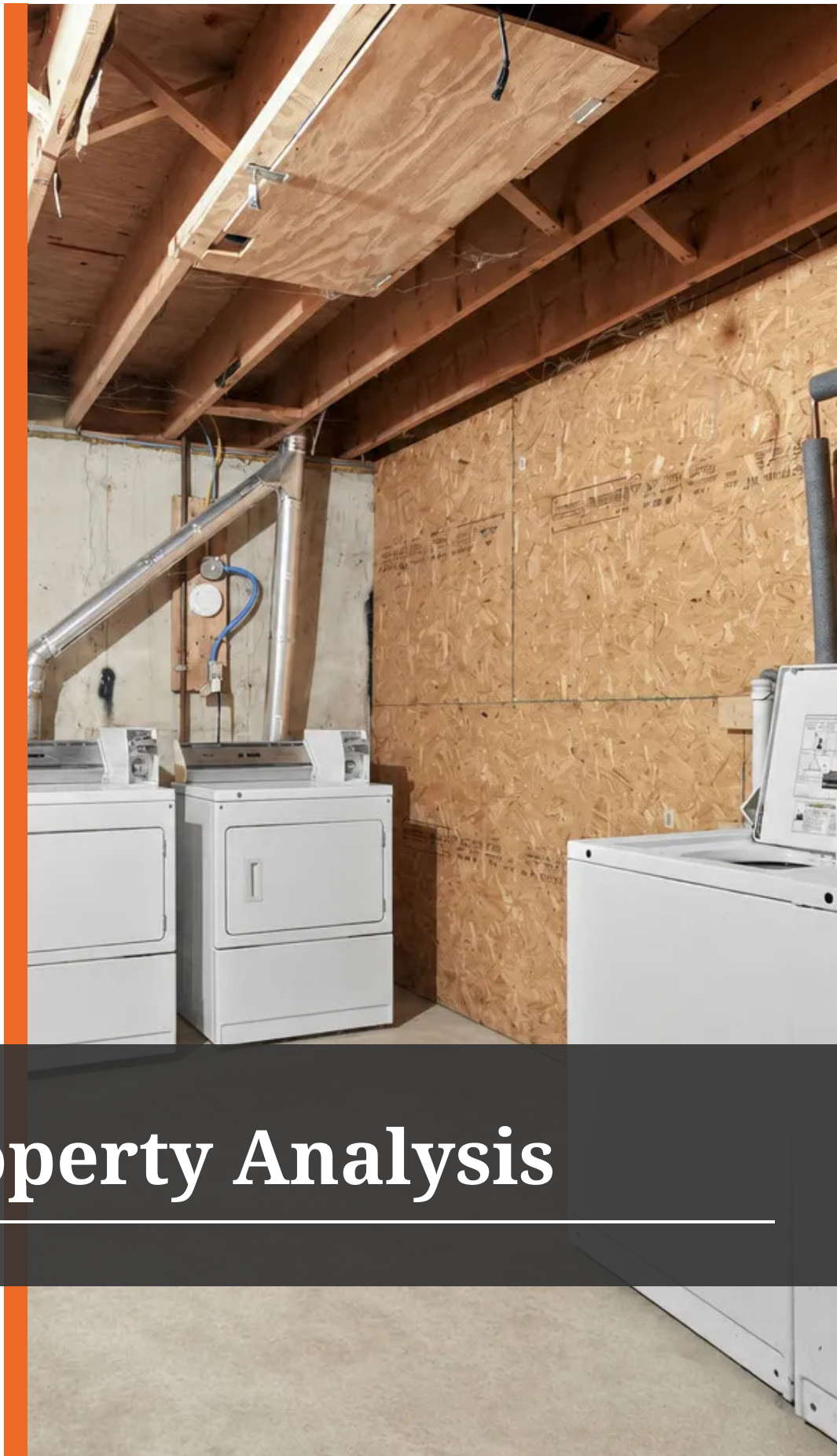
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	602	2,466	11,798
AVERAGE AGE	32.7	34.9	39.7
AVERAGE AGE (MALE)	33.5	36.6	39.7
AVERAGE AGE (FEMALE)	32.4	32.7	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	270	1,158	5,787
# OF PERSONS PER HH	2.2	2.1	2
AVERAGE HH INCOME	\$45,728	\$50,862	\$52,024
AVERAGE HOUSE VALUE	\$183,373	\$127,643	\$96,080

2023 American Community Survey (ACS)



Property Analysis

INCOME & EXPENSES



INCOME SUMMARY

GROSS RENT COLLECTED	\$87,600
COIN OPERATED LAUNDRY IN BASEMENT	\$2,460
VACANCY COST	(\$2,628)
GROSS INCOME	\$87,432

EXPENSES SUMMARY

PROPERTY MANAGEMENT	\$6,020
TAXES	\$18,503
INSURANCE	\$2,178
GAS + ELECTRIC	\$514
WATER + SEWER	\$3,584
MAINTENANCE	\$2,127
OPERATING EXPENSES	\$32,926
NET OPERATING INCOME	\$54,506

Combined Water & Sewer

Bill	Bill Date	Post Date	Total Paid
1710290	6/1/2026	7/1/2026	\$1,161.25
1696765	2/1/2026	3/4/2026	\$1,464.75
1683217	10/1/2025	11/4/2025	\$1,984.55
1669678	6/1/2025	7/15/2025	\$1,329.15
1656134	2/1/2025	2/25/2025	\$1,702.05
1642613	10/1/2024	10/24/2024	\$1,396.95



Disclaimer

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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.



Collective Strength, Accelerated Growth

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