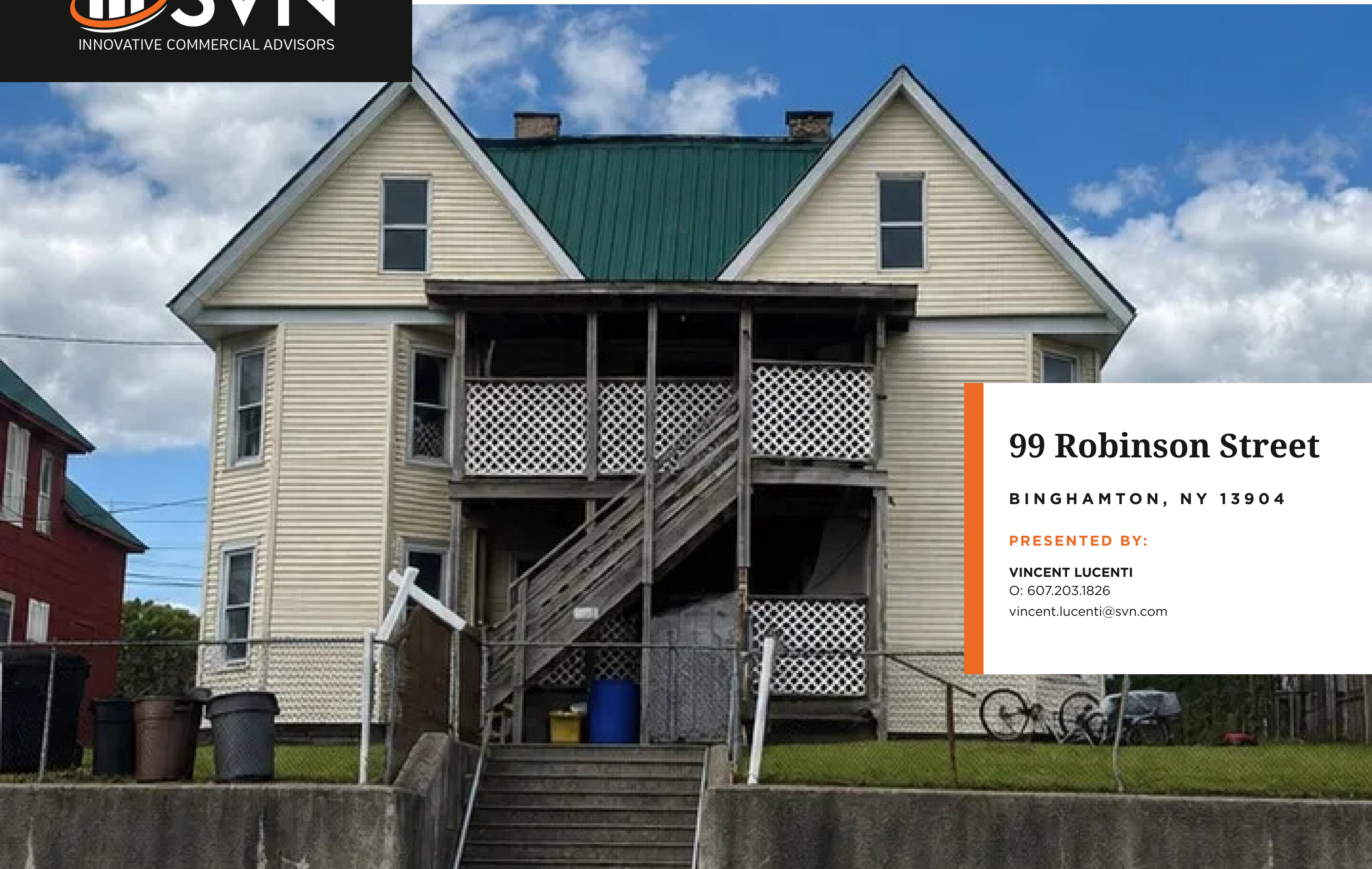
Offering Memorandum



99 Robinson Street

BINGHAMTON, NY 13904

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SVN

INNOVATIVE COMMERCIAL ADVISORS

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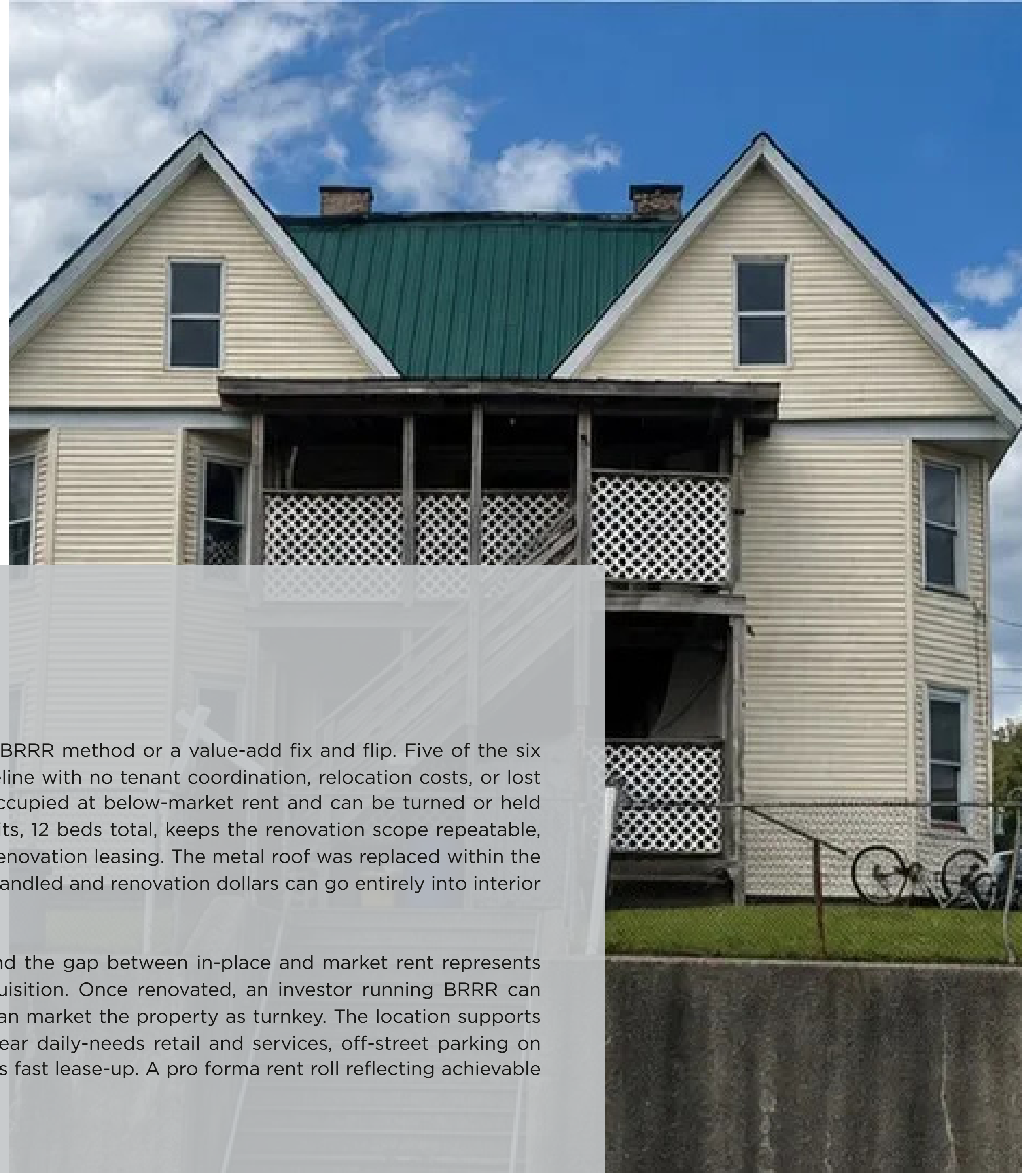


99 ROBINSON STREET

BINGHAMTON, NY 13904

OFFERING SUMMARY	
SALE PRICE:	**$250,000**
BUILDING SIZE:	4,756 SF
LOT SIZE:	7,832 SF
PRICE / SF:	$52.57

PROPERTY SUMMARY

99 Robinson Street is a six-unit renovation play built for the BRRR method or a value-add fix and flip. Five of the six units are vacant, allowing renovation on the buyer's own timeline with no tenant coordination, relocation costs, or lost rent from working around occupied units. The sixth unit is occupied at below-market rent and can be turned or held through the initial phase. The uniform mix, six 2-bedroom units, 12 beds total, keeps the renovation scope repeatable, which simplifies budgeting, contractor scheduling, and post-renovation leasing. The metal roof was replaced within the last 5 to 7 years, so the major exterior capital item is already handled and renovation dollars can go entirely into interior finishes, the work that drives rent.

Current rents reflect the building's unrenovated condition, and the gap between in-place and market rent represents the value to be created, not value already priced in at acquisition. Once renovated, an investor running BRRR can refinance off the stabilized NOI, while a fix and flip investor can market the property as turnkey. The location supports either exit: a walkable Eastside Binghamton neighborhood near daily-needs retail and services, off-street parking on site, and consistent demand for 2-bedroom units that supports fast lease-up. A pro forma rent roll reflecting achievable rents once renovation is complete is included below.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	PRO FORMA	CURRENT
PRICE	$450,000	$250,000
PRICE PER SF	$95	$53
PRICE PER UNIT	$75,000	$41,667
GRM	5.91	24.51
CAP RATE	10.80%	1.77%
CASH-ON-CASH RETURN (YR 1)	10.80%	1.77%
TOTAL RETURN (YR 1)	$48,578	$4,414

OPERATING DATA	PRO FORMA	CURRENT
GROSS SCHEDULED INCOME	$76,200	$10,200
TOTAL SCHEDULED INCOME	$76,200	$10,200
VACANCY COST	$3,810	$510
GROSS INCOME	$72,390	$9,690
OPERATING EXPENSES	$23,812	$5,276
NET OPERATING INCOME	$48,578	$4,414
PRE-TAX CASH FLOW	$48,578	$4,414

PROPERTY HIGHLIGHTS

- Six-unit value-add opportunity built for the BRRR method or a fix and flip strategy
- Five of six units vacant, allowing renovation on the buyer's own timeline with no tenant coordination or lost rent
- Uniform 2-bedroom unit mix, 12 beds total, keeps renovation scope repeatable and leasing straightforward
- Metal roof replaced within the last 5 to 7 years, so renovation dollars go directly into interior, rent-driving work
- Walkable Eastside Binghamton location near daily-needs retail and services, with off-street parking on site

KEY FEATURE

KEY FEATURE

KEY FEATURE

PROPERTY PHOTOS












INCOME & EXPENSES

INCOME SUMMARY		PRO FORMA
VACANCY COST	($510)	($3,810)
GROSS INCOME	**$9,690**	**$72,390**

EXPENSES SUMMARY		PRO FORMA
TAXES	$2,476	$2,476
WATER AND SEWER	$400	$1,200
GAS	$1,200	$8,000
INSURANCE	$1,200	$1,200
MANAGEMENT	-	$7,239
MAINTANCE	-	$3,697
OPERATING EXPENSES	**$5,276**	**$23,812**

NET OPERATING INCOME	**$4,414**	**$48,578**

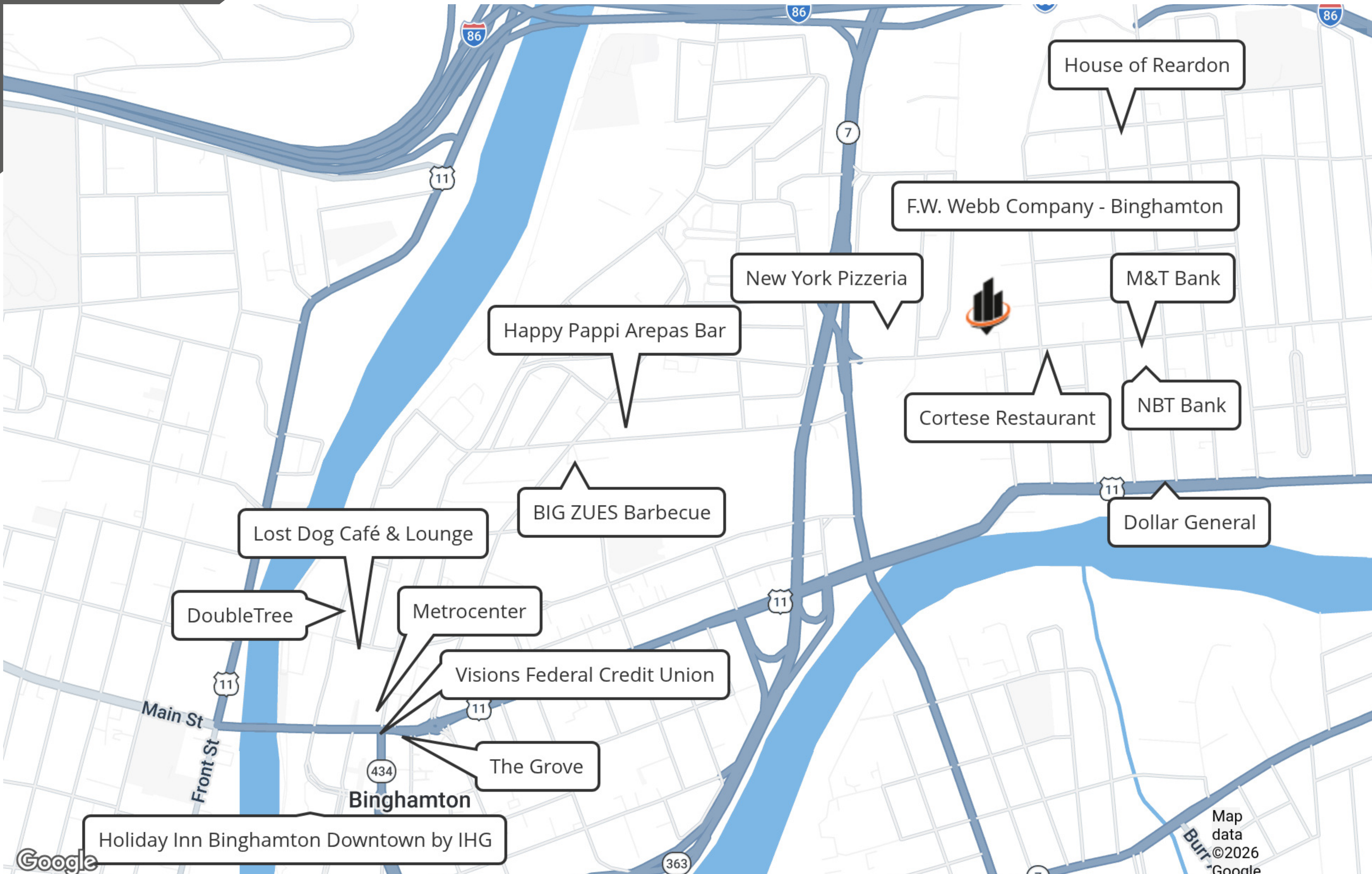
LOCATION DESCRIPTION

99 Robinson Street sits in Binghamton's Eastside neighborhood, a walkable, established residential corridor within reach of downtown Binghamton. The immediate area is anchored by daily-needs retail and services rather than pass-through traffic, including CVS Pharmacy, an M&T Bank branch, and Guthrie's Robinson Street medical clinic, all within walking distance, which supports steady occupancy from long-term renters over short-term turnover. Off-street parking on site is a differentiator in a neighborhood where most competing product offers street parking only.

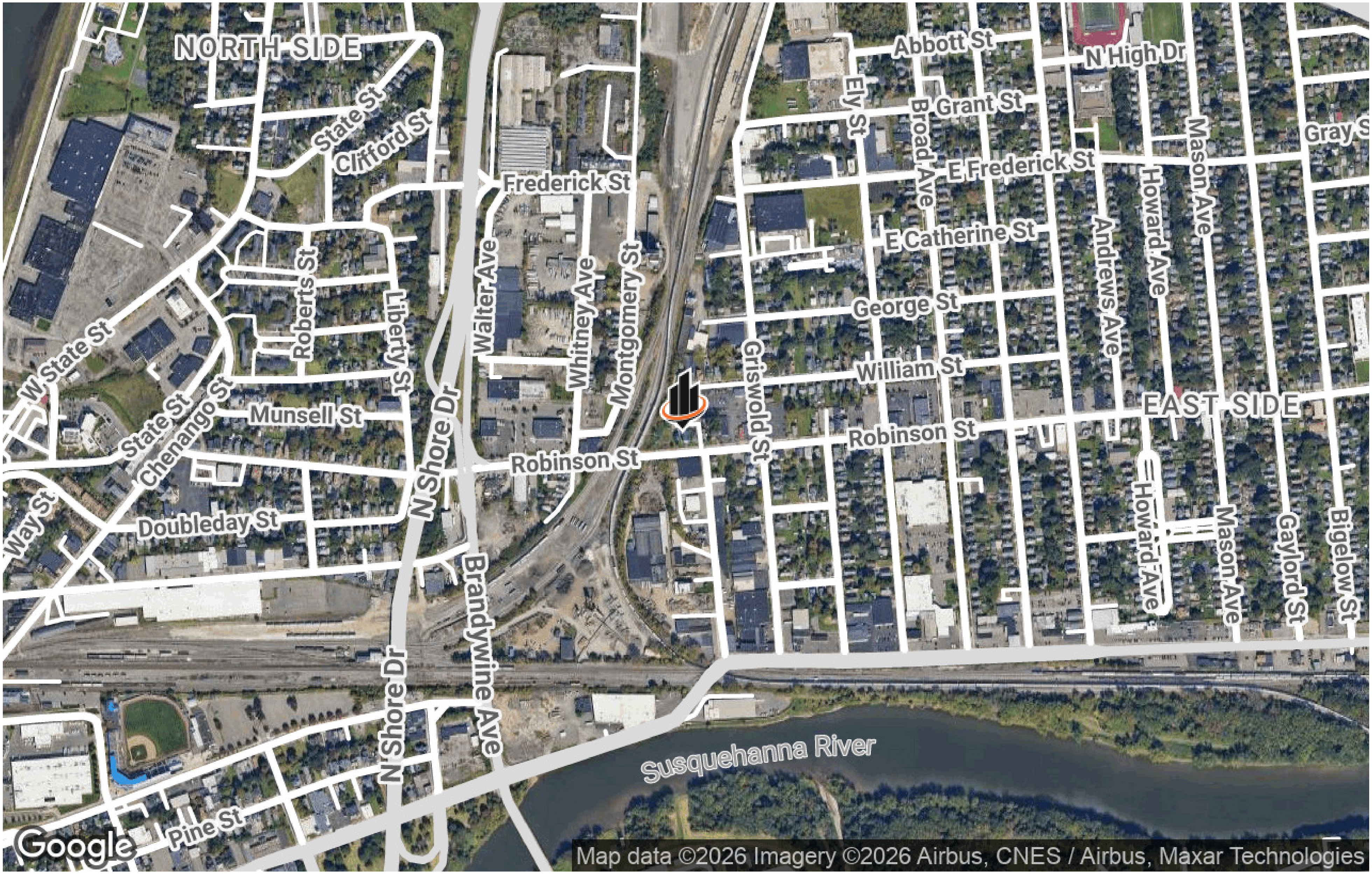
RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
1	2	1	800 SF	$850	$1,100
2	2	1	-	-	$1,100
3	2	1	-	-	$1,100
4	2	1	-	-	$1,100
5	2	1	-	-	$1,100
6	2	1	-	-	$1,100
TOTALS			**800 SF**	**$850**	**$6,600**
AVERAGES			**800 SF**	**$850**	**$1,100**

REGIONAL MAP



AERIAL MAP


NORTH SIDE
EAST SIDE
Abbott St
N High Dr
Grant St
Ely St
Broad Ave
Gray St
E Frederick St
Frederick St
State St
Clifford St
E Catherine St
George St
William St
Robinson St
Griswold St
Andrews Ave
Howard Ave
Mason Ave
Gaylord St
Bigelow St
Walter Ave
Whitney Ave
Montgomery St
Roberts St
Liberty St
W State St
Munsell St
Chenango St
N Shore Dr
Doubleday St
Way St
Brandywine Ave
Susquehanna River
Pine St
Google
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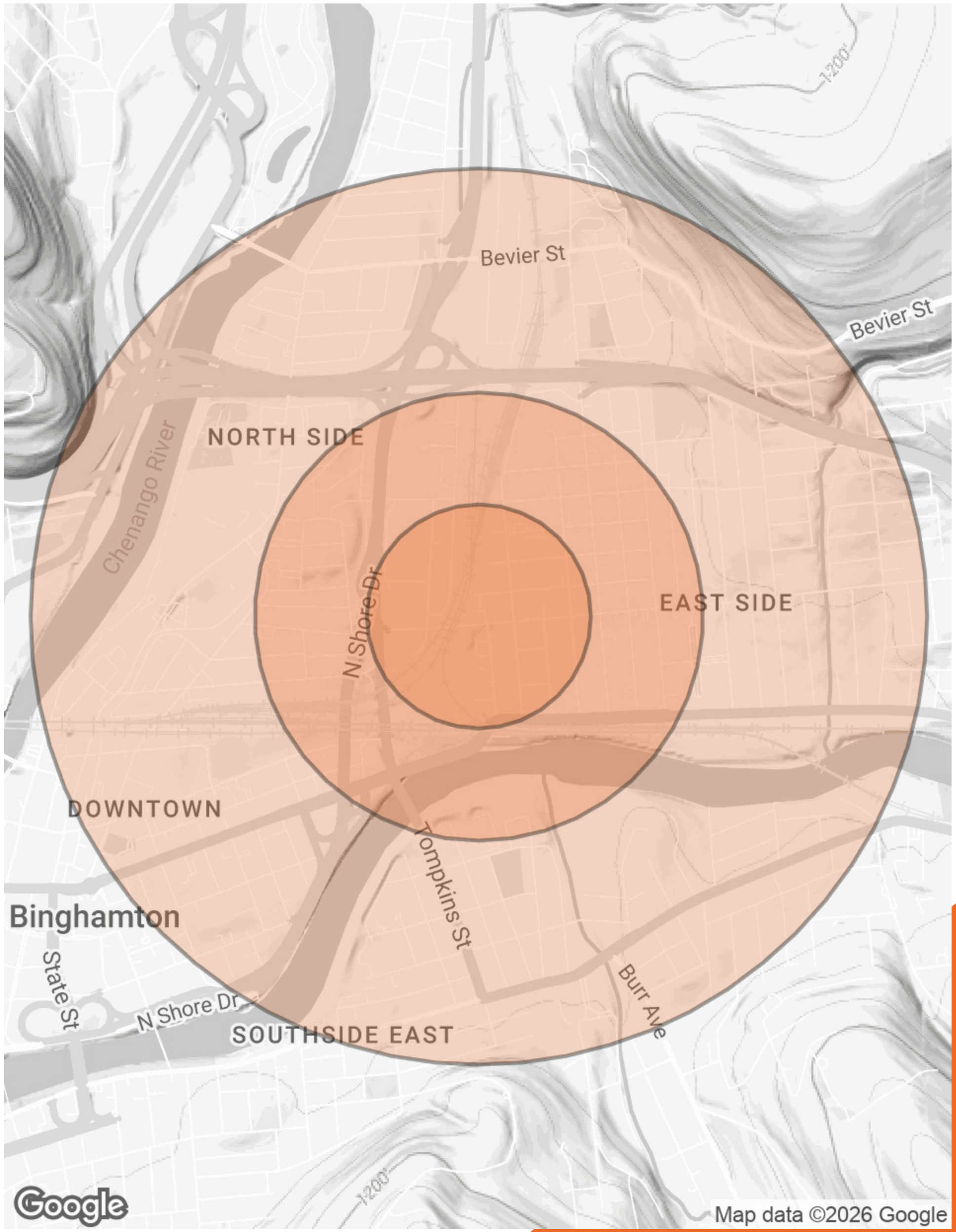
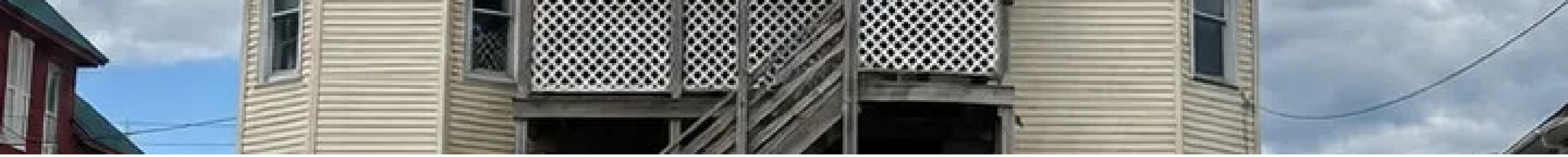
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	795	2,872	11,877
AVERAGE AGE	34.2	36.1	39.1
AVERAGE AGE (MALE)	33.1	35.8	39.3
AVERAGE AGE (FEMALE)	33.8	35.1	38

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	328	1,229	5,366
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	$41,312	$47,675	$56,825
AVERAGE HOUSE VALUE	$70,860	$98,322	$104,045

2023 American Community Survey (ACS)





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