

OFFERING MEMORANDUM
325 Main Street

325 MAIN ST
Binghamton, NY 13905

PRESENTED BY:

SCOTT WARREN, CCIM
O: 607.621.0439
C: 607.621.0439
scott.warren@svn.com

MATTHEW KARLGUT
O: 607.203.1826
C: 607.953.1509
matthew.karlgut@svn.com



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O: 607.203.1826

C: 607.953.1509

matthew.karlgut@svn.com





Table of Contents

10	PROPERTY INFORMATION	
	Property Summary	11
	Property Description	12
	Complete Highlights	13
	Additional Photos	14
15	LOCATION INFORMATION	
	Regional Map	16
	Location Map	17
	Aerial Map	18
19	FINANCIAL ANALYSIS	
	Financial Summary	20
	Income & Expenses	21
	Rent Roll	22
23	SALE COMPARABLES	
	Sale Comps	24
	Sale Comps Map & Summary	26
28	DEMOGRAPHICS	
	Demographics Map & Report	29
30	ADVISOR BIOS	
	Advisor Bio 1	31
	Advisor Bio 2	32

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

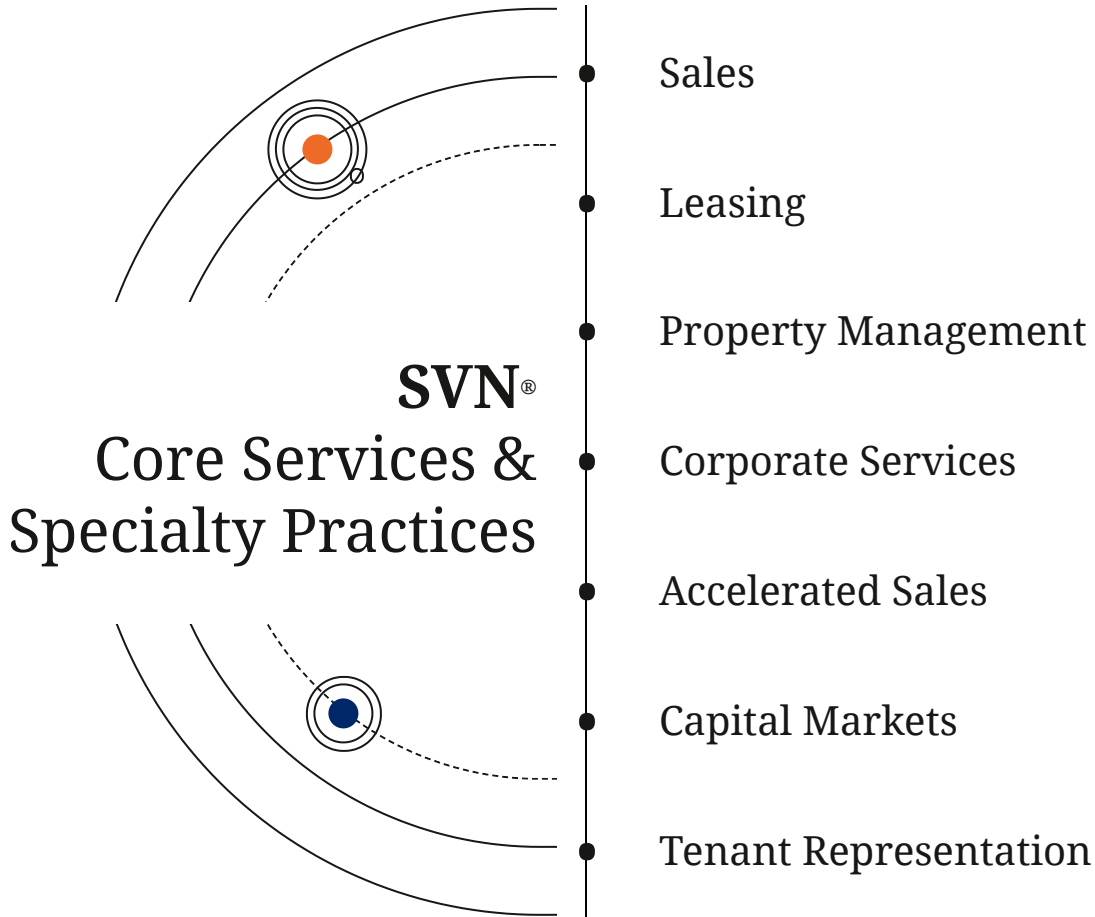
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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly 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 Brochure 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.

SVN CORE SERVICES & SPECIALTY PRACTICES

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.



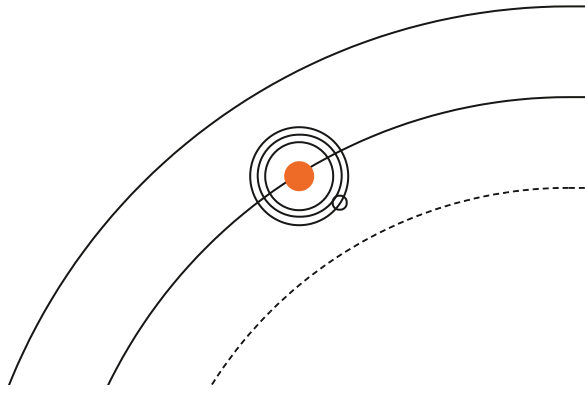
Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

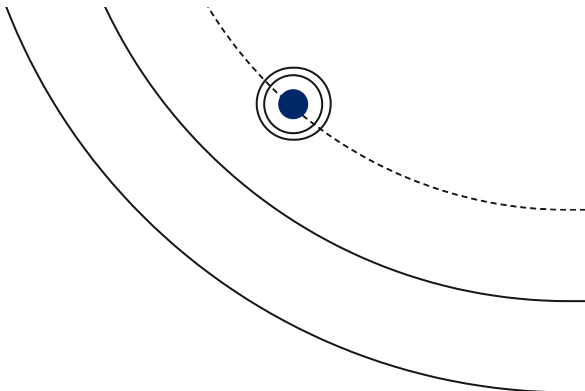
- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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SVN[®] benchmarks USA | 2023



200+
OFFICE OWNERS

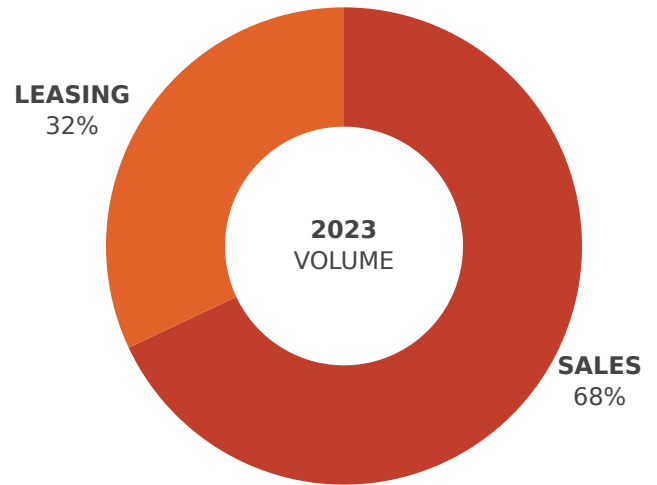
2,200
ADVISORS & STAFF

\$14.9B
TOTAL VALUE OF SALES & LEASE
TRANSACTIONS

THE SVN[®] ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**

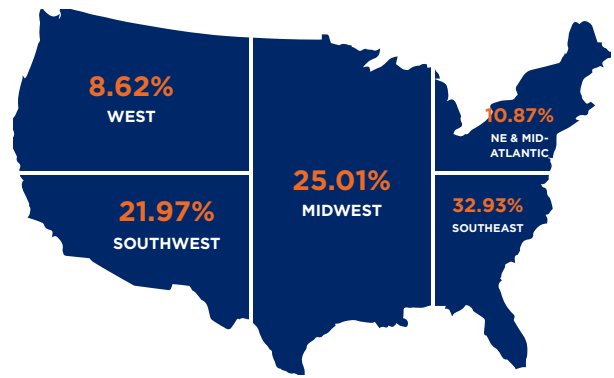


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SVN[®] benchmarks USA | 2023

TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

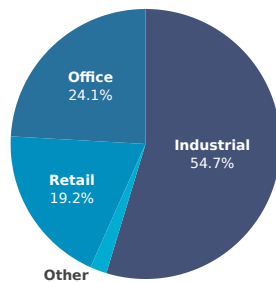
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail

PRODUCT TYPE

national distribution by product volume***

Leasing**

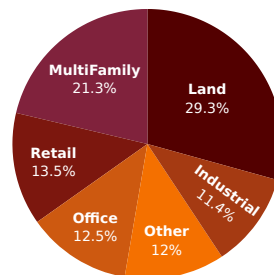


*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2023. They are not audited.

Sales



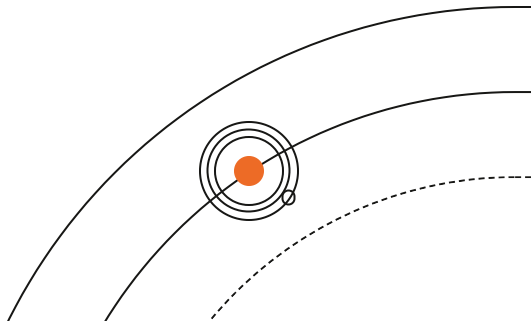
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THE 9.6% REPORT

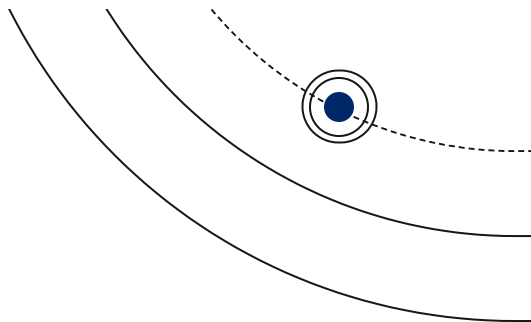
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

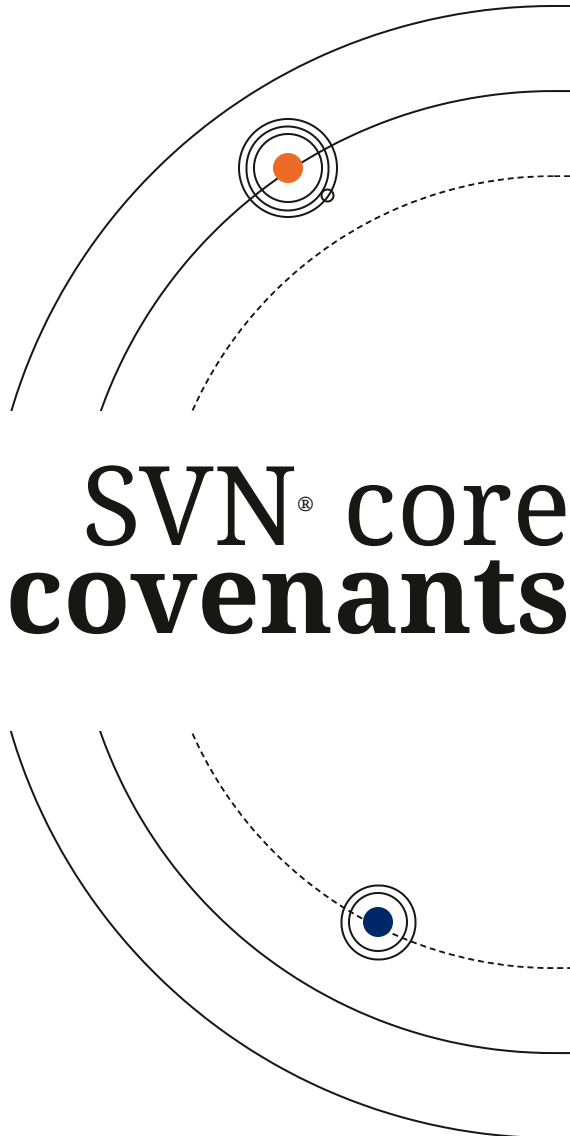
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SVN CORE COVENANTS

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

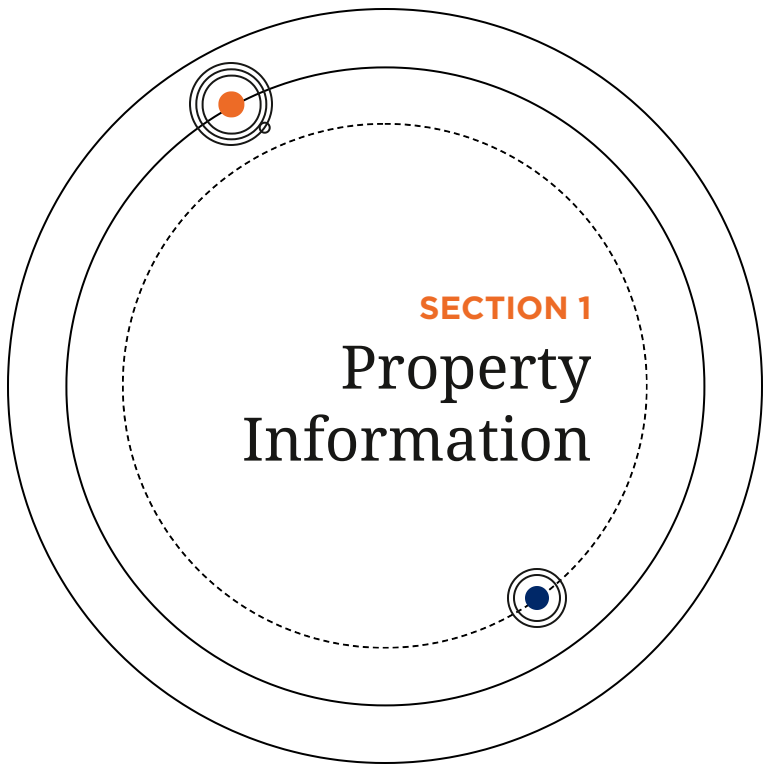
AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:



- 1** Create amazing value with my clients, colleagues and communities.
- 2** Cooperate proactively and place my clients' best interests above my own.
- 3** Include, respect and support all members of the commercial real estate industry.
- 4** Honor my commitments.
- 5** Personify and uphold the SVN brand.
- 6** Resolve conflicts quickly, positively and effectively.
- 7** Take personal responsibility for achieving my own potential.
- 8** Excel in my market area and specialty.
- 9** Focus on the positive and the possible.
- 10** Nurture my career while valuing the importance of family, health and community.

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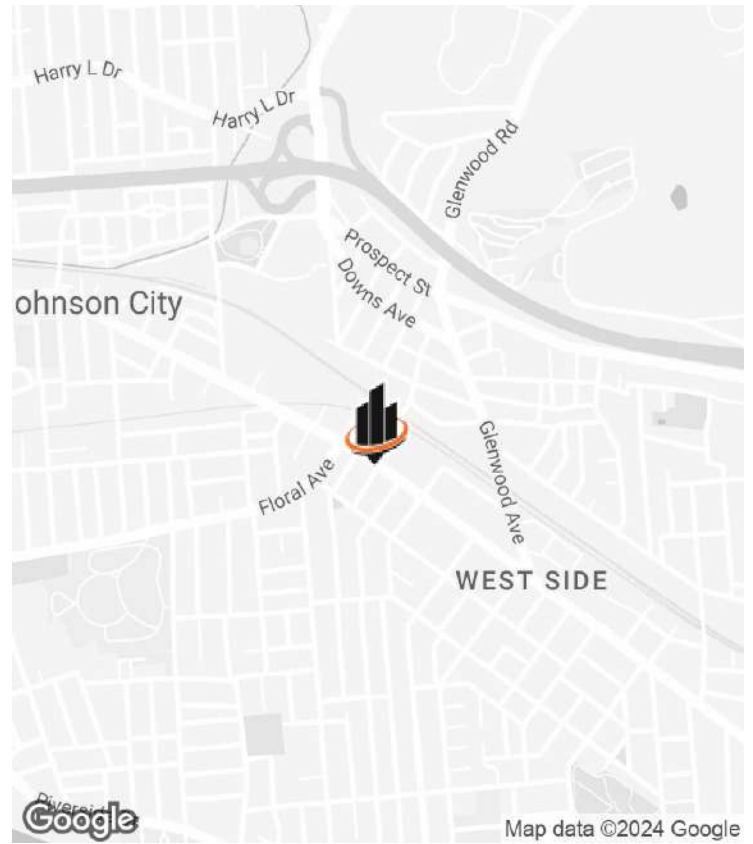




SECTION 1

**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$500,000
NUMBER OF UNITS:	6
LOT SIZE:	6,716 SF
BUILDING SIZE:	3,775 SF
NOI:	\$38,059.00
CAP RATE:	7.61%

PROPERTY DESCRIPTION

Offered for sale is this 6 Unit Building on Main Street in Binghamton's West Side. This is an excellent central location. Right across the Street from 327 Main. This is one block from the Johnson City Arch. This location has an average Daily traffic count of 7,484 and has a very walkable score of 80. This is walking distance to the Price Chopper Plaza as well as many West side shops and amenities. This is proper zoning for Student Housing. This has been recently renovated and stabilized.

PROPERTY HIGHLIGHTS

- 6-unit multifamily property
- 3,775 SF building size
- Built in 1965 with potential for updates
- Zoned Commercial and OK for Student Housing
- Located in the Binghamton MSA area

PROPERTY DESCRIPTION



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COMPLETE HIGHLIGHTS

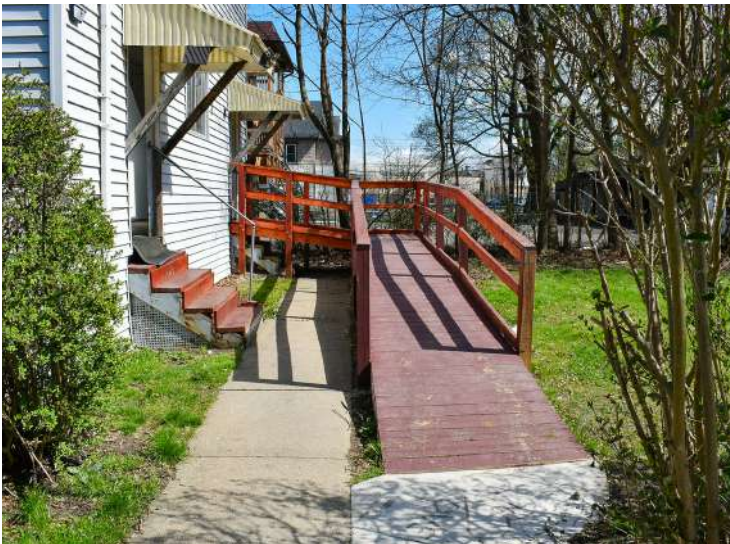


PROPERTY HIGHLIGHTS

- - 6-unit multifamily property
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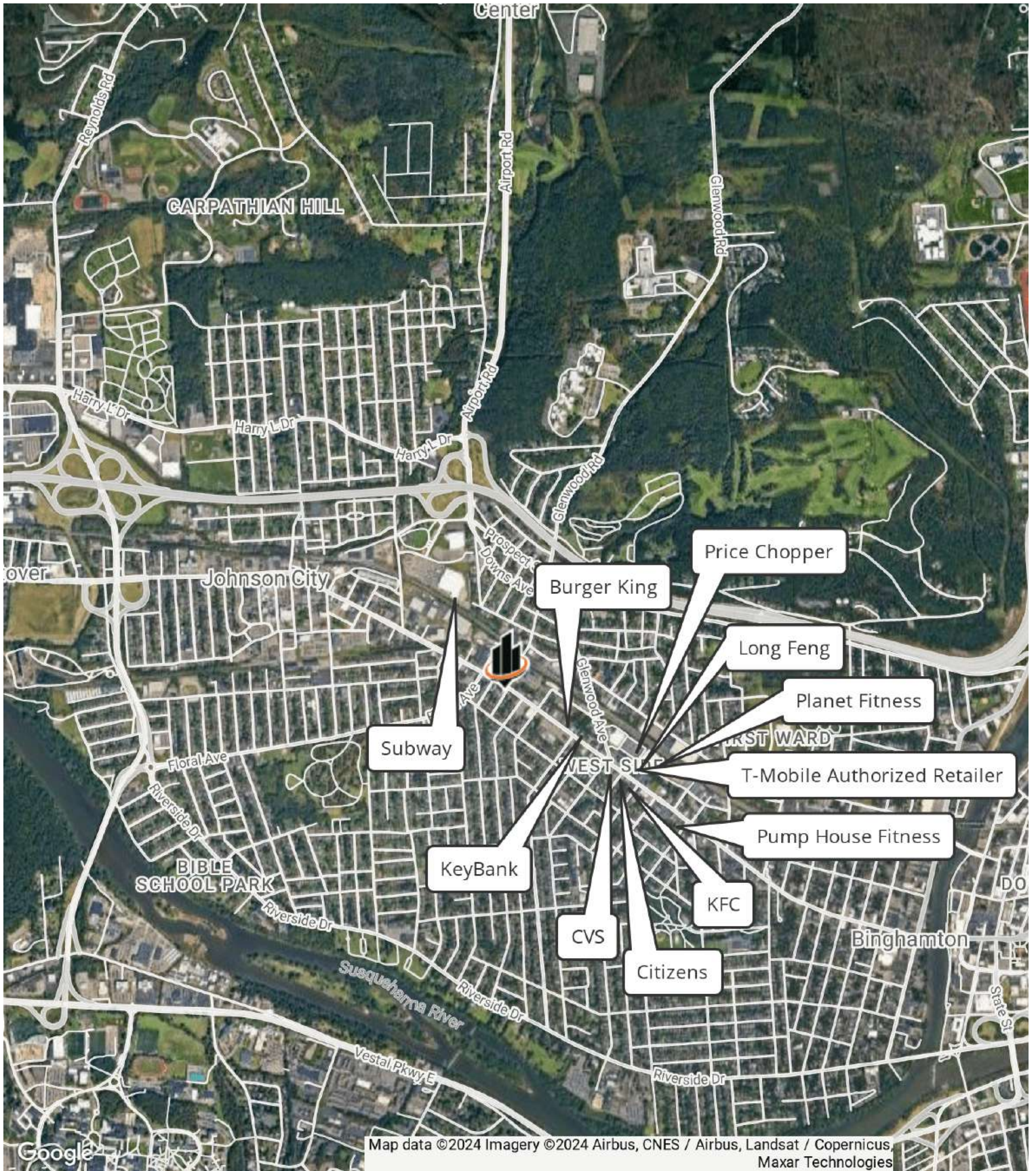
ADDITIONAL PHOTOS



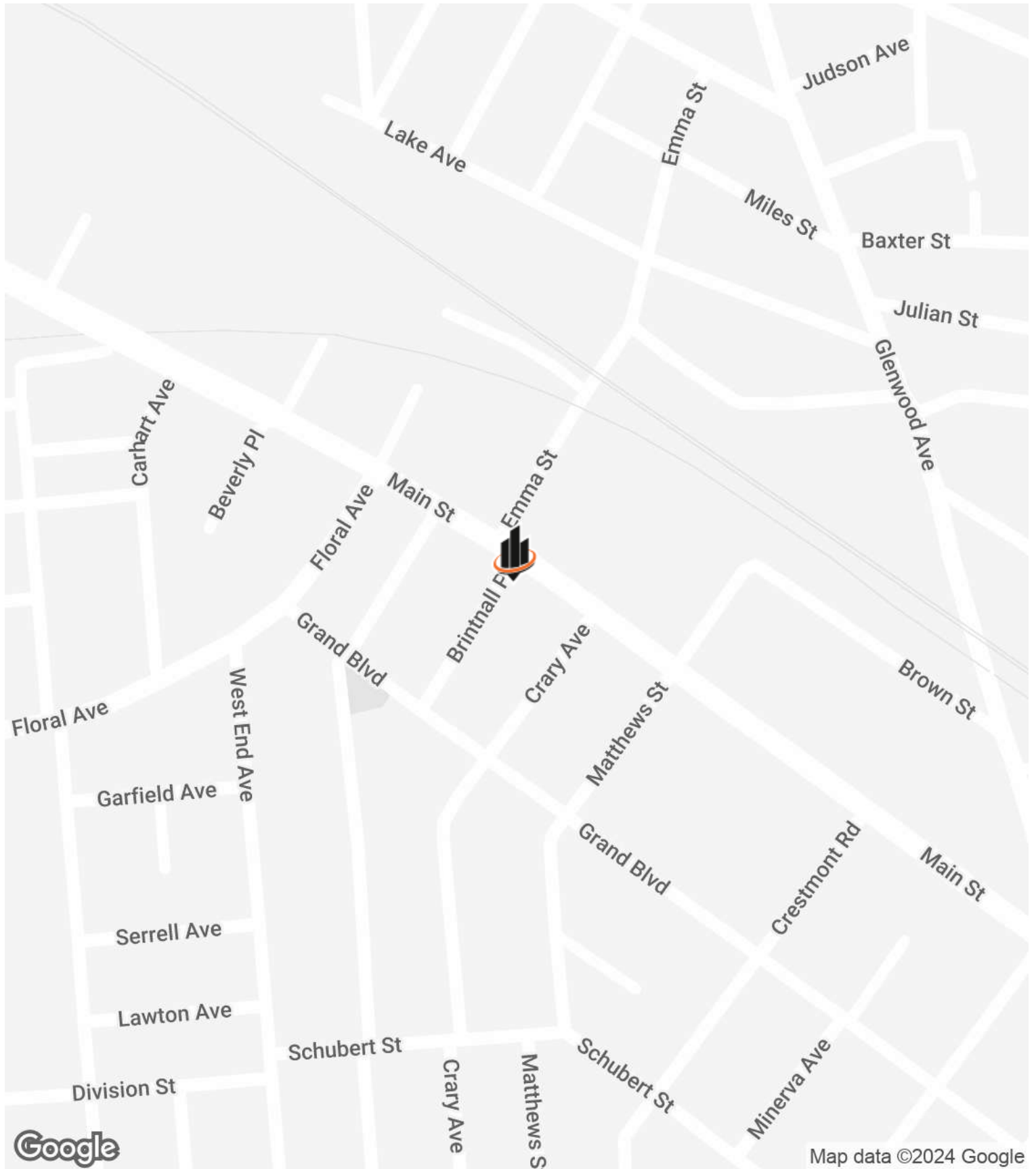


SECTION 2
Location
Information

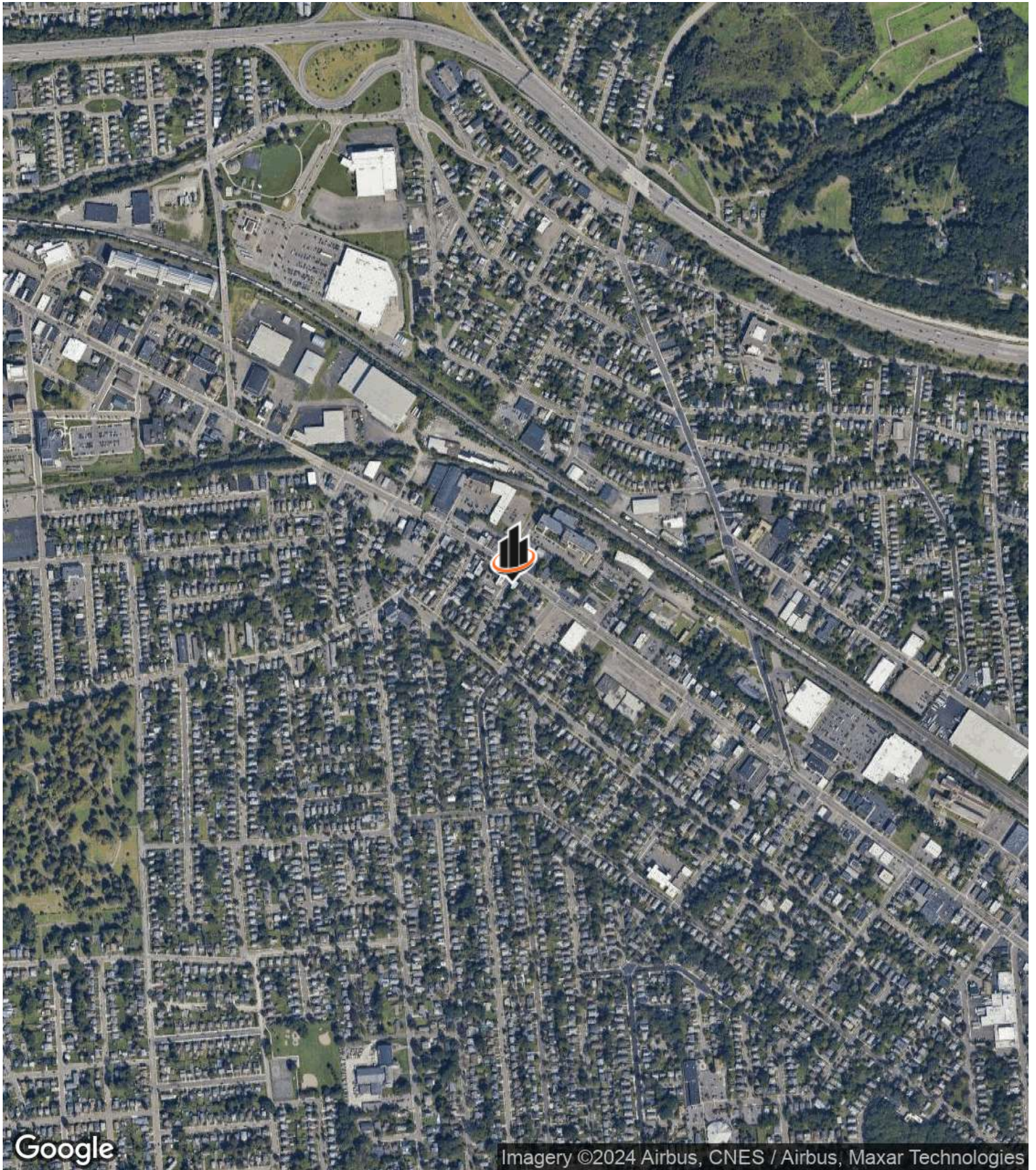
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

325 MAIN ST

PRICE	\$500,000
PRICE PER SF	\$132
PRICE PER UNIT	\$83,333
GRM	7.79
CAP RATE	7.61%
CASH-ON-CASH RETURN (YR 1)	7.61%
TOTAL RETURN (YR 1)	\$38,059

OPERATING DATA

325 MAIN ST

GROSS SCHEDULED INCOME	\$64,200
TOTAL SCHEDULED INCOME	\$64,200
VACANCY COST	\$3,210
GROSS INCOME	\$60,990
OPERATING EXPENSES	\$22,931
NET OPERATING INCOME	\$38,059
PRE-TAX CASH FLOW	\$38,059

FINANCING DATA

325 MAIN ST

DOWN PAYMENT	\$500,000
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INCOME & EXPENSES

INCOME SUMMARY

325 MAIN ST

VACANCY COST	(\$3,210)
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GROSS INCOME	\$60,990
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EXPENSES SUMMARY

325 MAIN ST

MANAGEMENT	\$6,420
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TAXES	\$6,072
-------	---------

INSURANCE	\$2,819
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LEGAL AND PROFESSIONAL AND LEASING	\$1,500
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SUPPLIES AND MATERIALS	\$500
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REPAIRS AND MAINTENANCE	\$1,620
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UTILITIES	\$4,000
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OPERATING EXPENSES	\$22,931
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NET OPERATING INCOME	\$38,059
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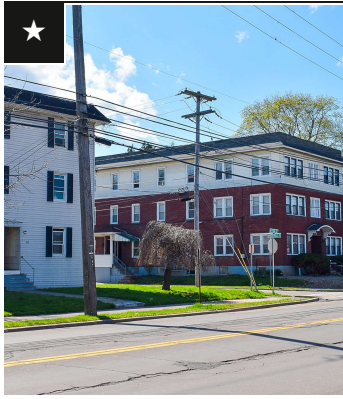
RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
-	1	1	\$850	\$905	-
-	1	1	\$1,050	\$1,050	-
-	1	1	\$500	\$905	-
-	1	1	\$1,050	\$1,050	-
-	1	1	\$900	\$925	-
-	1	1	\$1,000	\$1,025	-
TOTALS			\$5,350	\$5,860	\$0.00
AVERAGES			\$892	\$977	



SECTION 4
Sale
Comparables

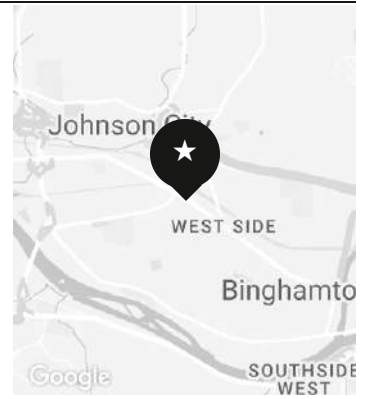
SALE COMPS



325 MAIN STREET

325 Main St, Binghamton, NY 13905

PRICE:	\$500,000	BLDG SIZE:	3,775 SF
CAP RATE:	7.61%	YEAR BUILT:	1965
PRICE/SF:	\$132.45	NOI:	\$38,059

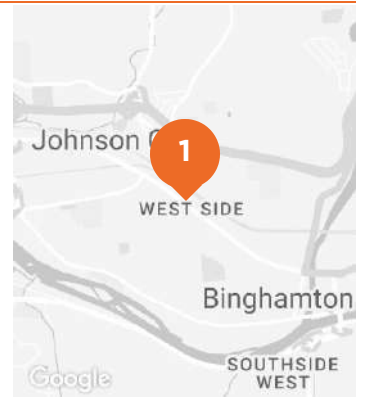


1

262 MAIN

262 Main St , Binghamton, NY 13905

PRICE:	\$425,000	BLDG SIZE:	6,576 SF
PRICE/SF:	\$64.63		

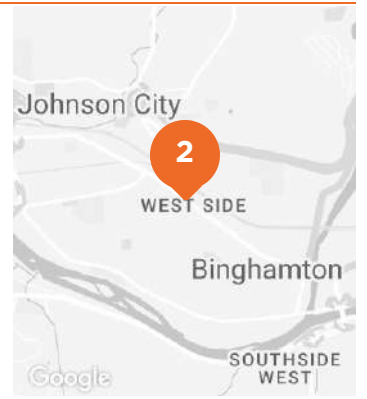


2

255 MAIN

255 Main St, Binghamton , NY 13905

PRICE:	\$499,000	BLDG SIZE:	8,316 SF
PRICE/SF:	\$60.00		

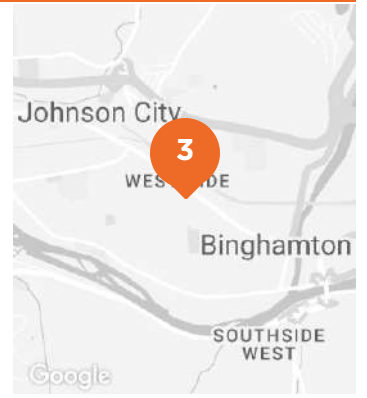


3

2 GRAND BLVD

Binghamton, NY 13905

PRICE:	\$690,000	CAP RATE:	8.60%
YEAR BUILT:	1970		



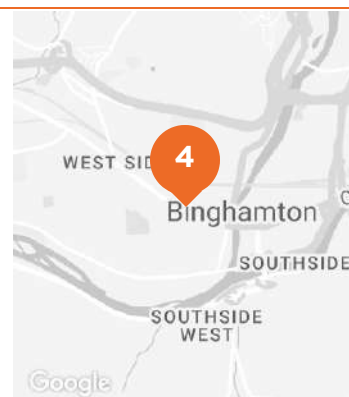
SALE COMPS

4

5 MATHER ST

5 Mather Street, Binghamton, NY 13905

PRICE:	\$625,000	BLDG SIZE:	8,556 SF
CAP RATE:	7%	YEAR BUILT:	1965
PRICE/SF:	\$73.05	OCCUPANCY:	100%

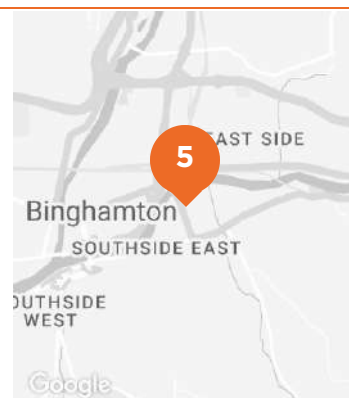


5

27 TOMPKINS STREET

27 Tompkins Street, Binghamton, NY 13903

PRICE:	\$895,000	BLDG SIZE:	22,960 SF
CAP RATE:	5.70%	YEAR BUILT:	1975
PRICE/SF:	\$38.98		

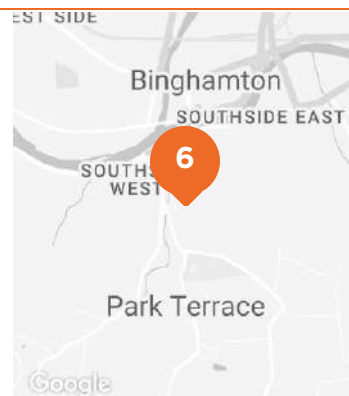


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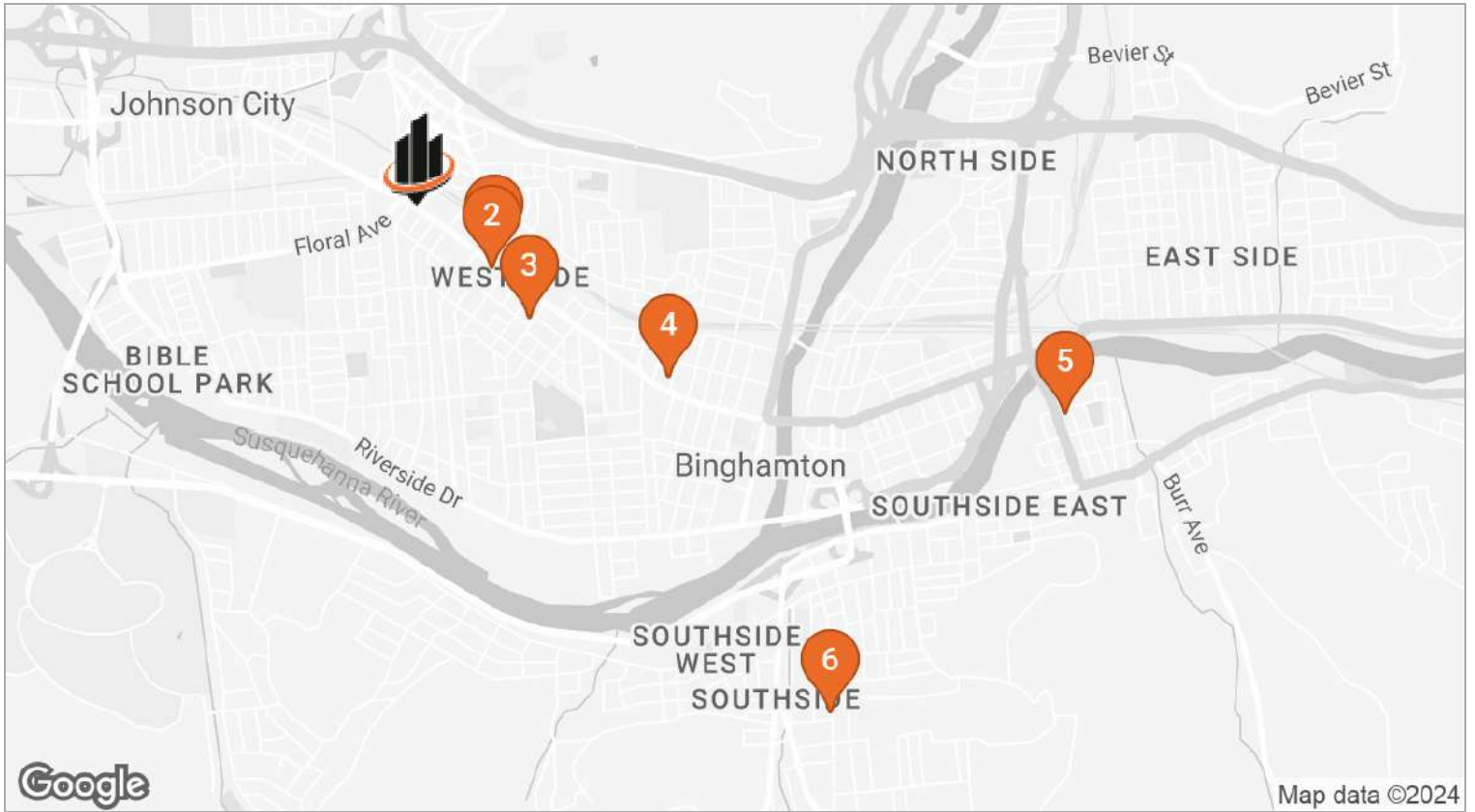
136 WASHINGTON ST

Binghamton, NY 13903

PRICE:	\$906,000	BLDG SIZE:	5,188 SF
CAP RATE:	6.35%	YEAR BUILT:	1965
PRICE/SF:	\$174.63	OCCUPANCY:	100%
NOI:	\$57,566		

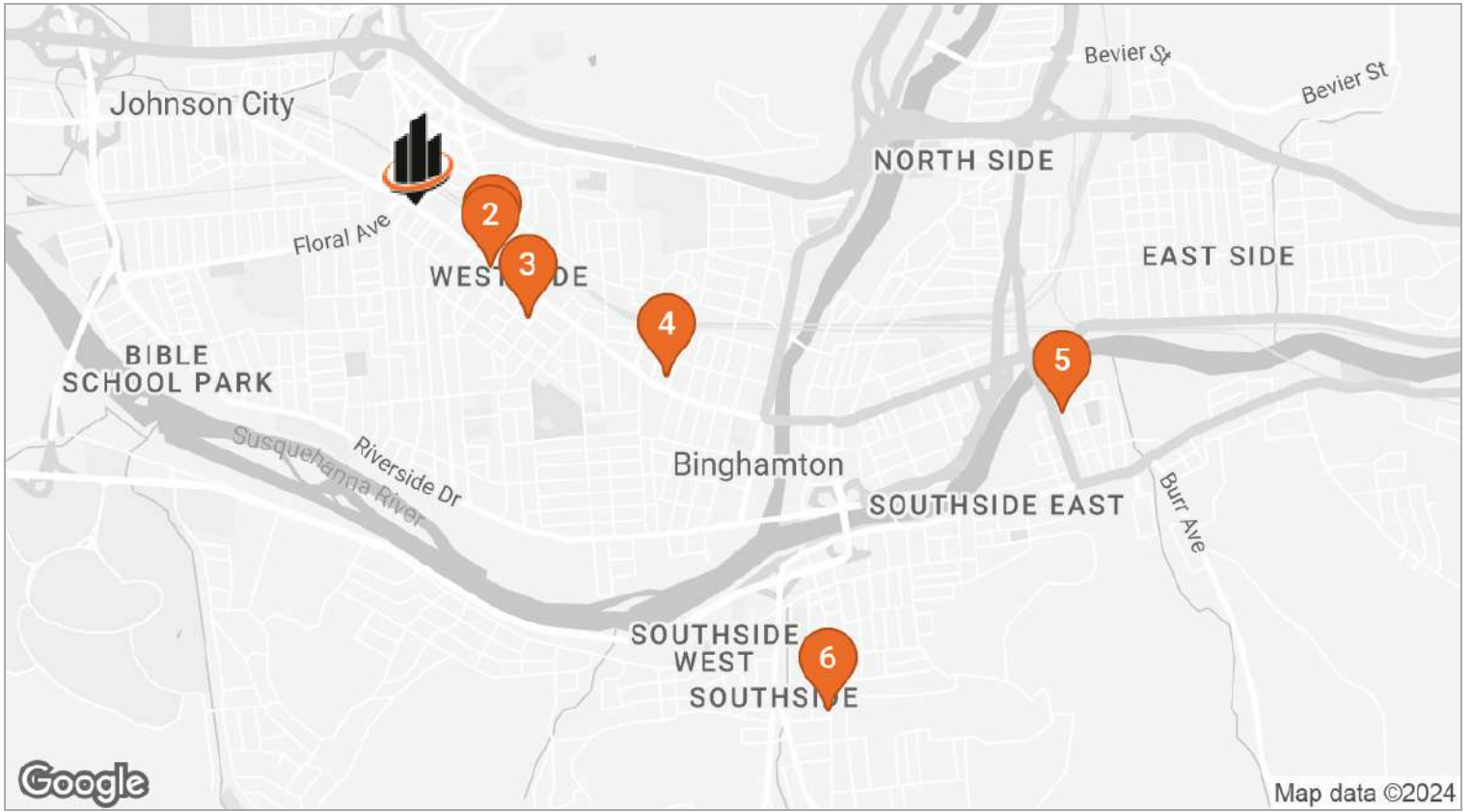


SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
★	325 Main Street 325 Main St Binghamton, NY	\$500,000	3,775 SF	6	7.61%	\$132.45
1	262 Main 262 Main St Binghamton, NY	\$425,000	6,576 SF	-	-	\$64.63
2	255 Main 255 Main St Binghamton, NY	\$499,000	8,316 SF	-	-	\$60.00
3	2 Grand Blvd Binghamton, NY	\$690,000	-	10	8.60%	-
4	5 Mather St 5 Mather Street Binghamton, NY	\$625,000	8,556 SF	6	7%	\$73.05
5	27 Tompkins Street 27 Tompkins Street Binghamton, NY	\$895,000	22,960 SF	24	5.70%	\$38.98
6	136 Washington St Binghamton, NY	\$906,000	5,188 SF	6	6.35%	\$174.63

SALE COMPS MAP & SUMMARY

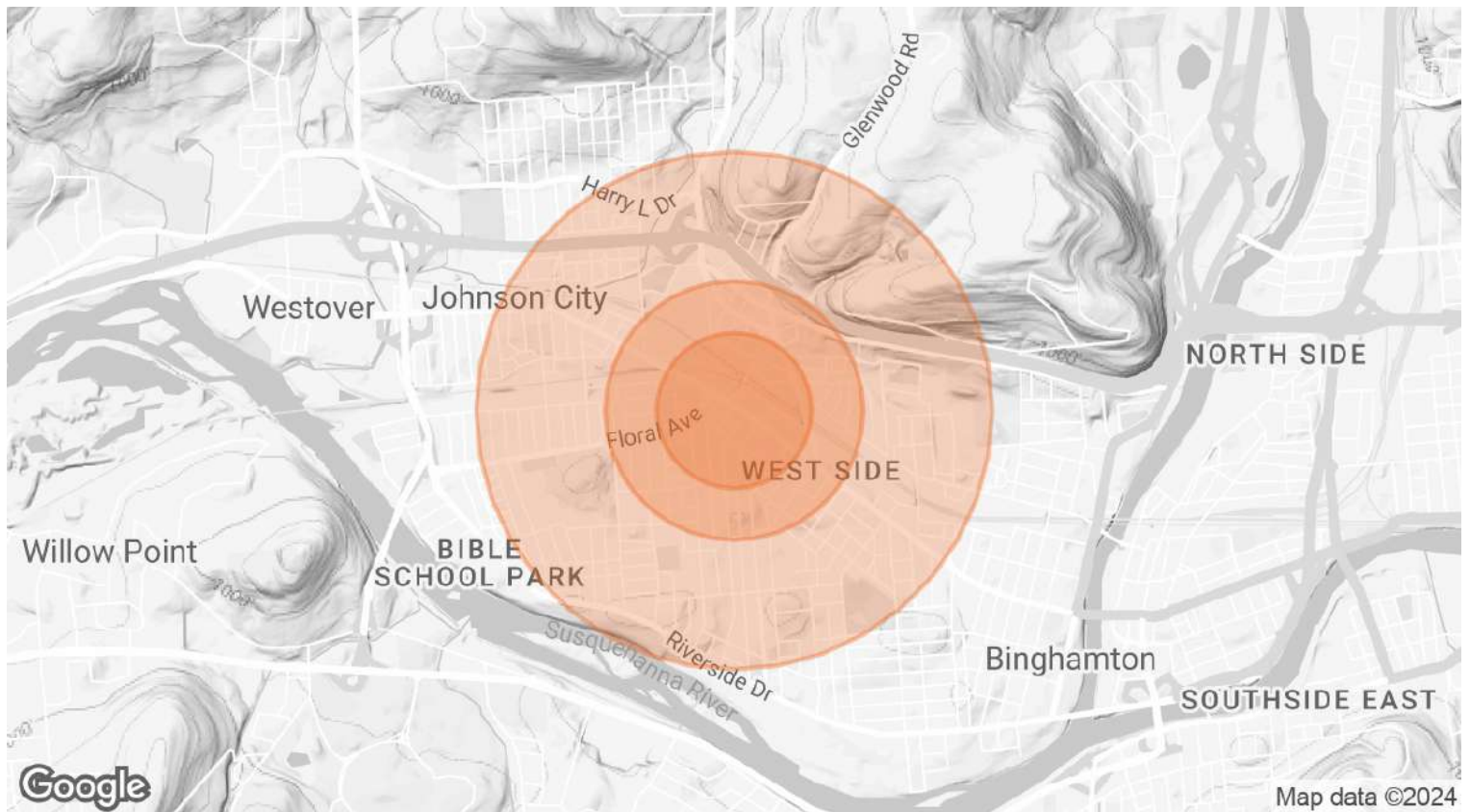


NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
AVERAGES	\$673,333	10,319 SF	11	6.91%	\$82.26



SECTION 5
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,600	5,910	16,875
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	687	2,663	7,724
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$55,348	\$59,413	\$68,158
AVERAGE HOUSE VALUE	\$136,221	\$129,699	\$148,791

Demographics data derived from AlphaMap



SECTION 6
Advisor Bios

ADVISOR BIO 1



SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

PROFESSIONAL BACKGROUND

Scott's remarkable career began in 1986, and since then, he's held diverse Sales and Marketing roles, rising from Agent to District Manager and eventually becoming a Regional Sales Director overseeing five states. His journey culminated as a Corporate Executive at Columbian Mutual Life Insurance Company, reflecting his exceptional leadership and strategic prowess.

Driven by innovation, Scott co-founded a National Marketing Organization alongside visionary partners, expanding its reach to all 50 states with over 7,000 Agents, setting new industry standards.

Recognizing the evolving commercial real estate landscape, Scott seamlessly transitioned to this field, consistently producing multi-million dollar results. He completed a Certificate in Commercial Real Estate from Cornell University and earned the prestigious CCIM designation. His expertise spans various areas, from Market Analysis to Financial Modeling.

Specializing in Investment Real Estate, Scott's dynamic approach has facilitated deals involving Hotels, Banks, Churches, Multi-Use Properties, and more. His commitment to client value has cemented his status as one of the most active and influential investment realtors in the upstate market, earning him the Costar Power Broker award in 2018.

Scott's dedication, expertise, and innovative spirit continue to shape the future of commercial real estate, underlining his unwavering commitment to client success.

EDUCATION

Bachelors of Science Industrial Engineering
CCIM

MEMBERSHIPS

CCIM
NYSCAR

SVN | Innovative Commercial Advisors

520 Columbia Dr. Suite 103
Johnson City, NY 13790

ADVISOR BIO 2



MATTHEW KARLGUT

Associate Advisor

matthew.karlgut@svn.com

Direct: **607.203.1826** | Cell: **607.953.1509**

PROFESSIONAL BACKGROUND

Matthew Karlgut is a Licensed Real Estate Salesperson who brings a wealth of diverse experience to his role at SVN Innovative Commercial Advisors. With a background that spans real estate investment, fine art investment, and entrepreneurship, Matthew is well-equipped to offer clients a unique and comprehensive perspective.

Matthew's journey began with a solid educational foundation, having studied business at SUNY Broome Community College. After dedicating 20 years to the demanding restaurant industry, he made a pivotal decision to transition into the world of real estate investment. Drawing upon his business acumen and strategic thinking, Matthew swiftly established himself as a perceptive real estate investor, adept at identifying lucrative opportunities and driving successful transactions.

Beyond his individual accomplishments, Matthew's passion for sharing knowledge and fostering success in others led him to coach individuals on becoming skilled real estate investors. His ability to mentor and guide aspiring professionals showcases his dedication to not only his own growth but also to the growth of the broader real estate community.

Matthew is an experienced real estate professional with an impressive track record in property ownership and transactions. With ownership of more than a dozen properties, spanning from single-family homes to both small and large apartment buildings, he brings a wealth of expertise to the field. Matthew's advisory role in over 20 additional property transactions across Broome County and Brooklyn showcases his keen insight and strategic approach. He has successfully navigated complex transactions, collaborating directly with title companies, attorneys, accountants, and local municipalities. Not only a savvy investor, Matthew takes pride in his craftsmanship, showcasing his dedication to quality through hands-on remodeling projects for his own homes.

At the core of Matthew's approach lies an unyielding work ethic that underpins his commitment to excellence. With a laser focus on real estate investments, he is dedicated to providing clients with the highest standard of service. His proficiency in market analysis, due diligence, and strategic decision-making ensures that clients receive informed guidance tailored to their unique needs.

Matthew Karlgut's professional journey is a testament to his adaptability, expertise, and unwavering determination. As he continues to make his mark in the real estate industry, his clients can trust in his ability to deliver results, driven by his passion for investments and commitment to exceeding expectations.

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520 Columbia Dr. Suite 103
Johnson City, NY 13790