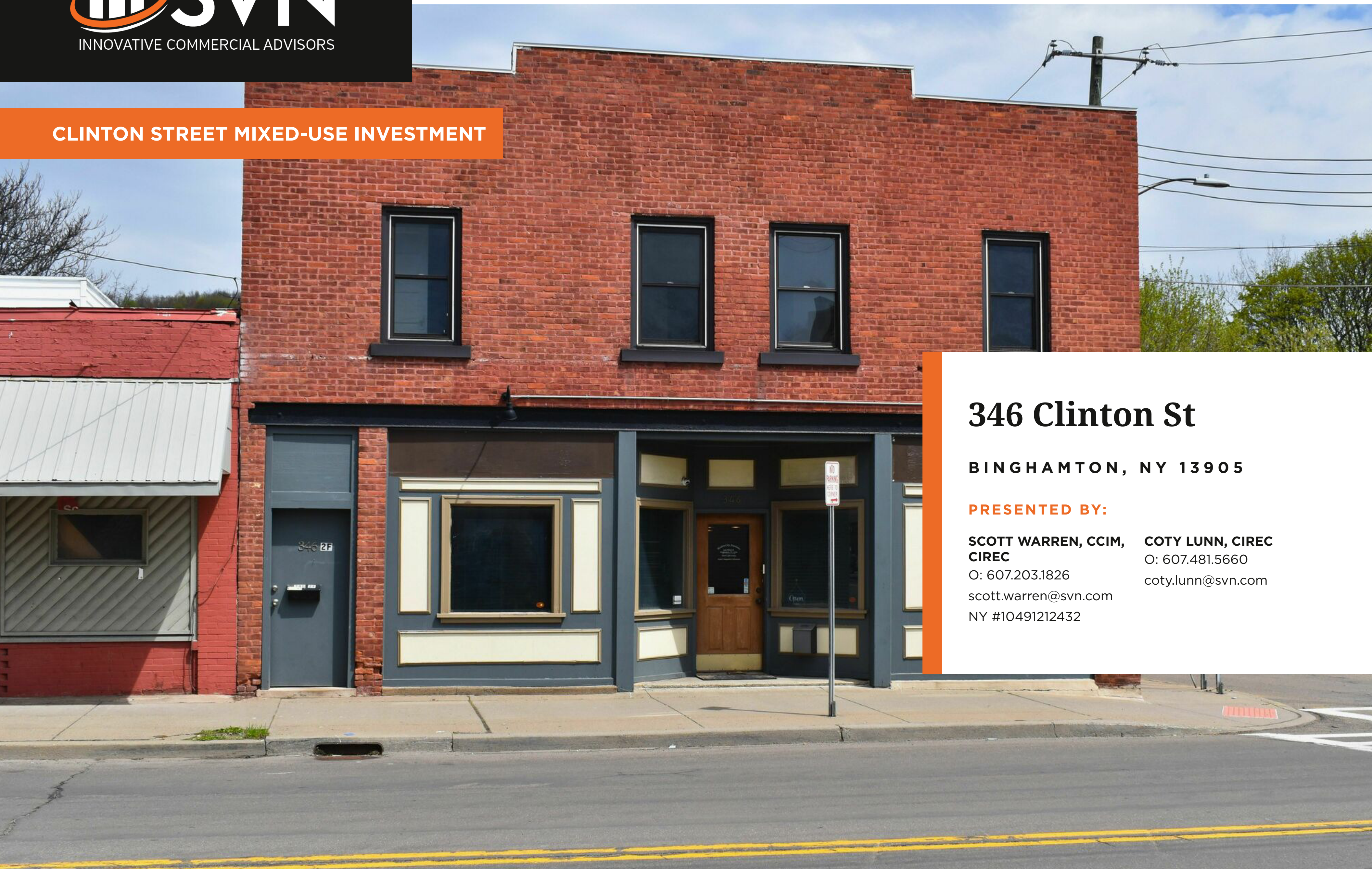
INNOVATIVE COMMERCIAL ADVISORS

Offering Memorandum

CLINTON STREET MIXED-USE INVESTMENT



346 Clinton St

BINGHAMTON, NY 13905

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The Team

MEET THE TEAM

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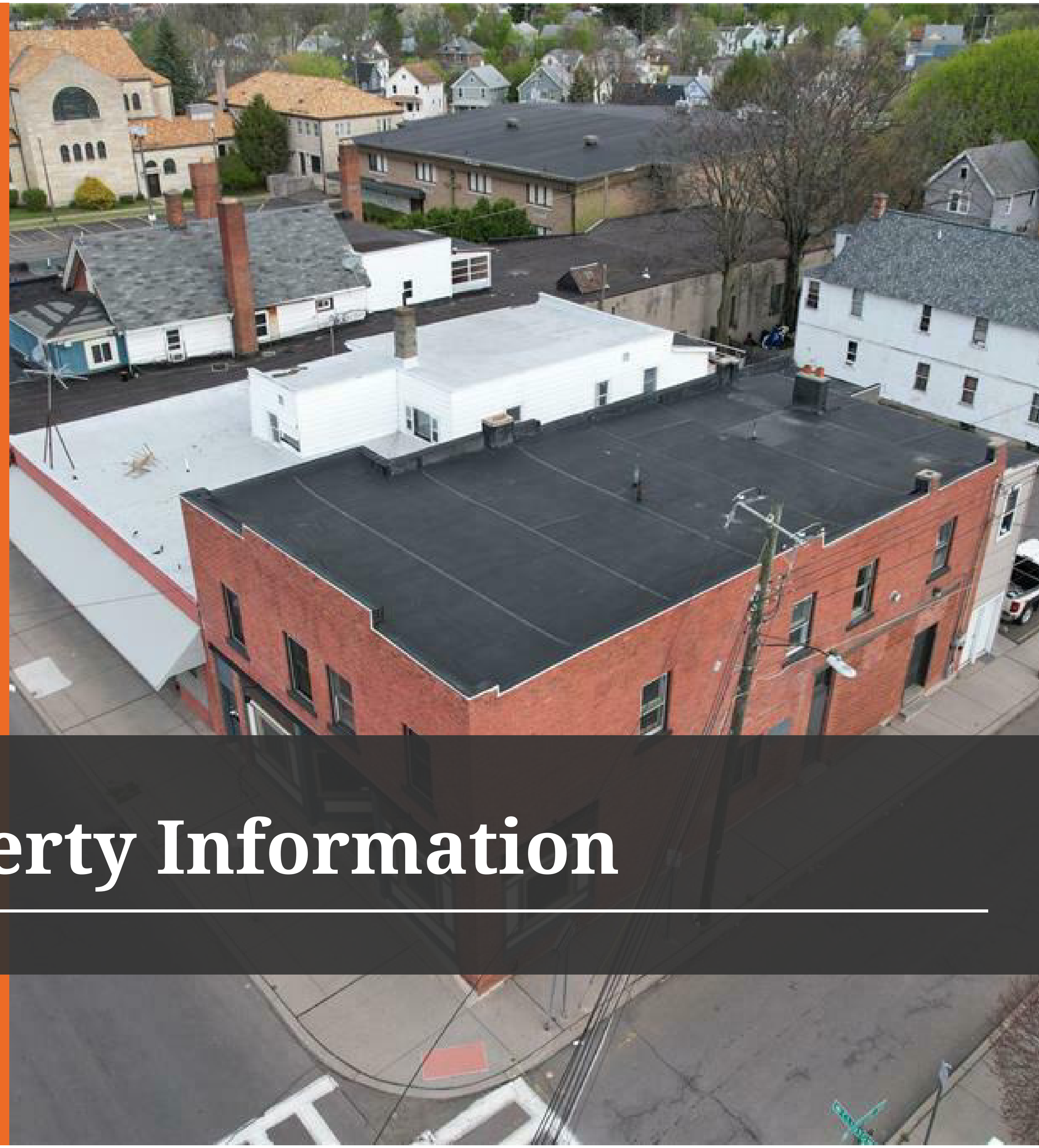


Property Information

PROPERTY SUMMARY

346 CLINTON ST

BINGHAMTON, NY 13905

OFFERING SUMMARY	
SALE PRICE:	**$297,000**
BUILDING SIZE:	4,442 SF
LOT SIZE:	0.09 Acres
CAP RATE:	6.7%

PROPERTY SUMMARY

Offered for sale is a brick mixed-use investment property located along Clinton Street near the signalized intersection of Glenwood Avenue in Binghamton. The asset consists of three residential apartments and one ground-floor commercial space, providing diversified income across both residential and retail tenancy.

The property is positioned in a high-visibility location with strong traffic flow, benefiting from approximately 9,500 vehicles per day on Clinton Street and over 7,500 vehicles per day on Glenwood Avenue. Immediate access to Interstate 86 and surrounding arterial routes supports both tenant accessibility and long-term leasing stability.

Constructed of durable brick, the building offers a straightforward operating profile with in-place income and a balanced unit mix. The combination of location, exposure, and mixed-use functionality positions the asset well for continued performance. Priced to reflect a 10% cap rate, this offering presents a compelling opportunity for investors seeking stable cash flow with strong visibility and long-term positioning.

PROPERTY HIGHLIGHTS

- Mixed-use building with 3 residential units and 1 ground-floor commercial space
- High-visibility location at the intersection of Clinton Street and Glenwood Avenue
- Strong traffic counts with approximately 9,500 vehicles per day on Clinton Street and 7,500 on Glenwood Avenue
- Direct access to Interstate 86 supporting regional connectivity and tenant accessibility
- Durable brick construction with a straightforward operating profile
- Diversified income stream across residential and commercial tenancy
- Priced to achieve a 10% cap rate with in-place cash flow

MIXED-USE ASSET

DIVERSIFIED INCOME

PRIME LOCATION

PROPERTY PHOTOS

Location Information

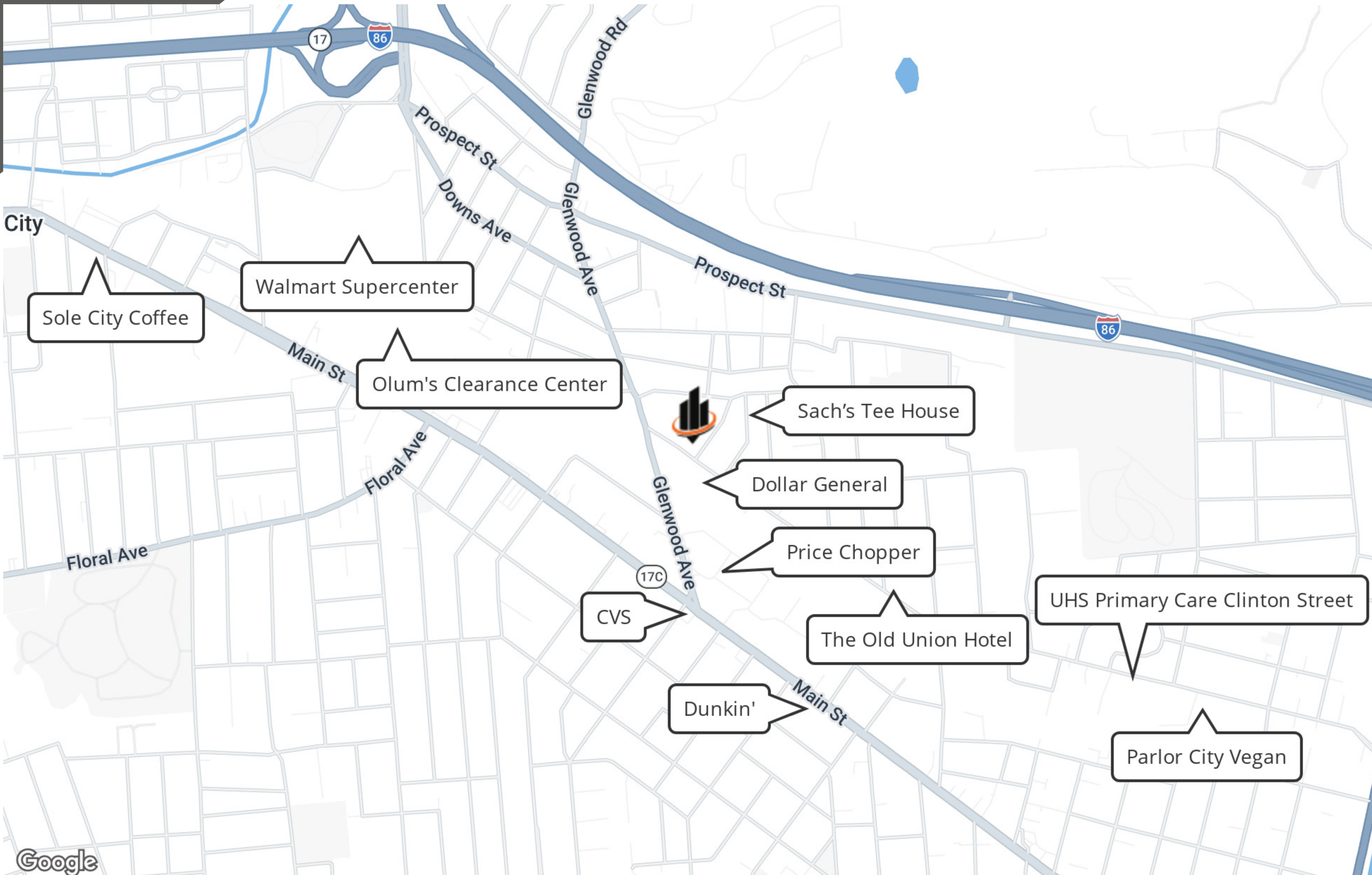
LOCATION DESCRIPTION

346 Clinton Street is situated along one of Binghamton's primary commercial corridors, near the signalized intersection of Clinton Street and Glenwood Avenue. This location provides strong visibility and consistent traffic flow, serving as a key connection point between the City's North Side, Downtown, and surrounding residential neighborhoods.

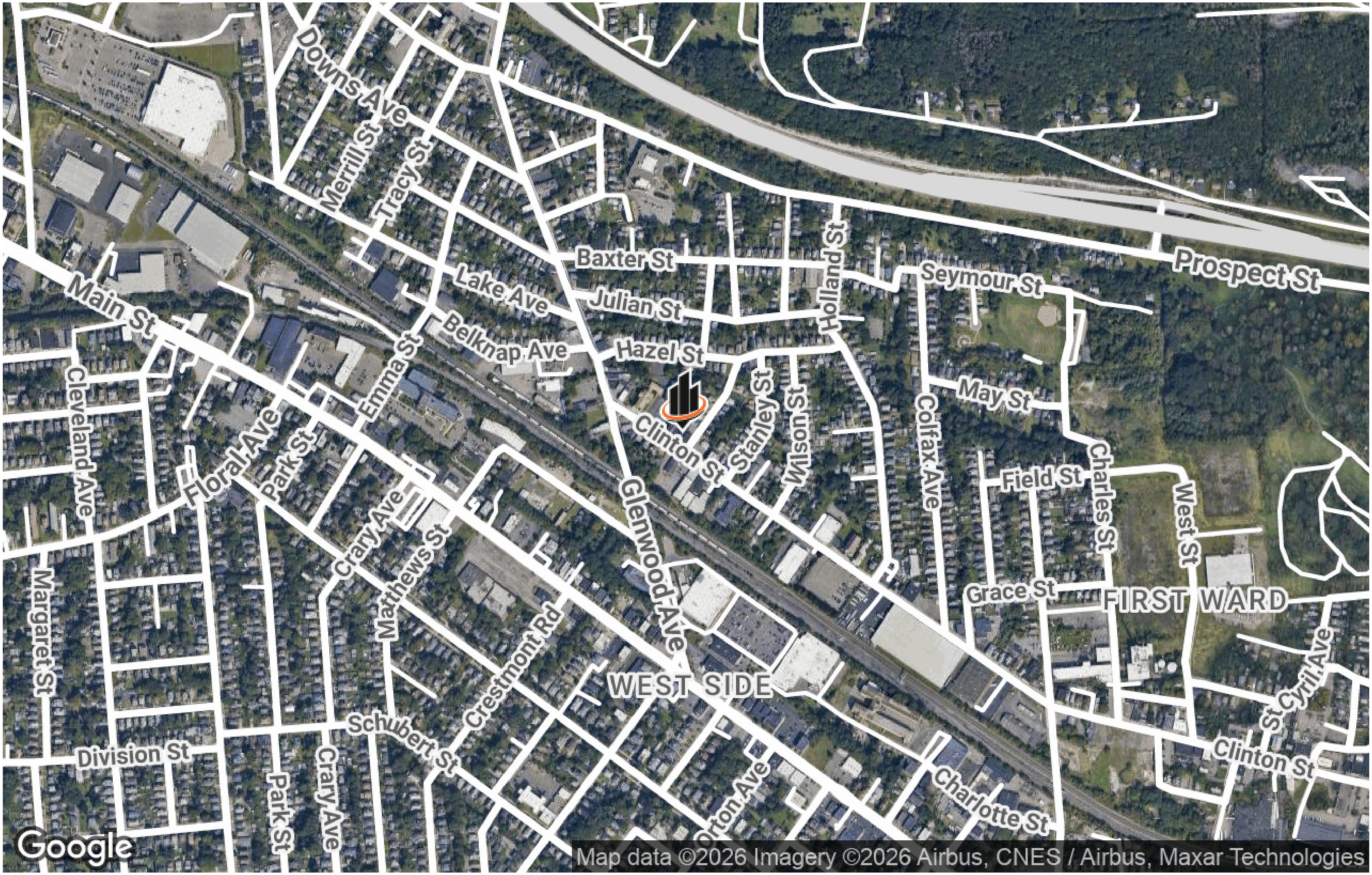
The property benefits from immediate access to Interstate 86, allowing for efficient regional connectivity throughout the Southern Tier. Clinton Street supports a mix of retail, service businesses, and residential housing, creating steady activity and a reliable tenant base.

With daily traffic counts approaching 9,500 vehicles on Clinton Street and over 7,500 on Glenwood Avenue, the area offers strong exposure for commercial use while maintaining accessibility for residential tenants. The surrounding neighborhood continues to support a blend of local businesses and workforce housing, reinforcing long-term demand fundamentals.

RETAILER MAP



AERIAL MAP



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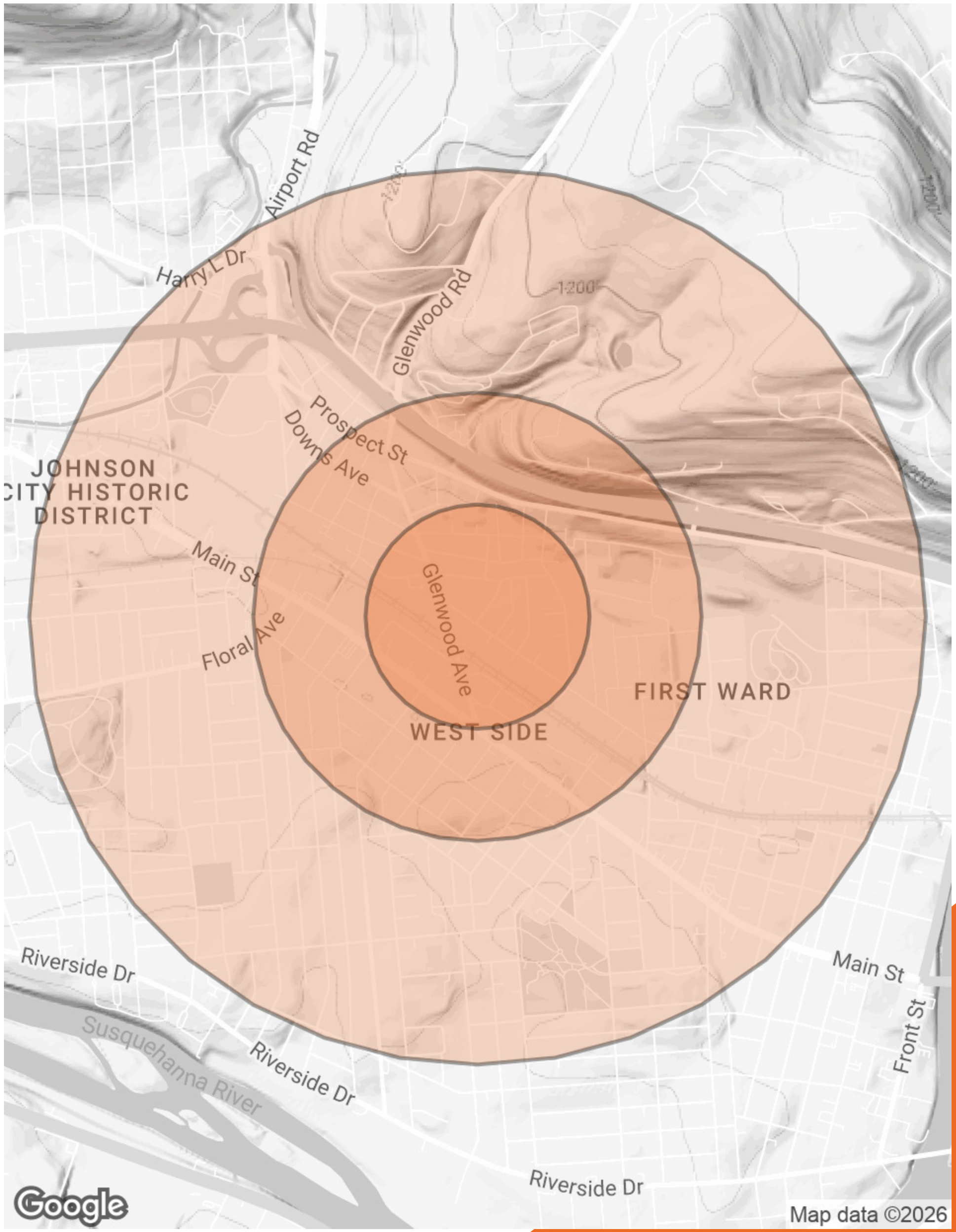
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,503	4,905	17,055
AVERAGE AGE	36.1	34.9	34.0
AVERAGE AGE (MALE)	35.3	34.1	32.9
AVERAGE AGE (FEMALE)	38.8	37.5	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	693	2,227	7,302
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	$58,220	$59,911	$65,471
AVERAGE HOUSE VALUE	$94,900	$109,957	$125,257

2023 American Community Survey (ACS)



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Property Analysis

INCOME & EXPENSES

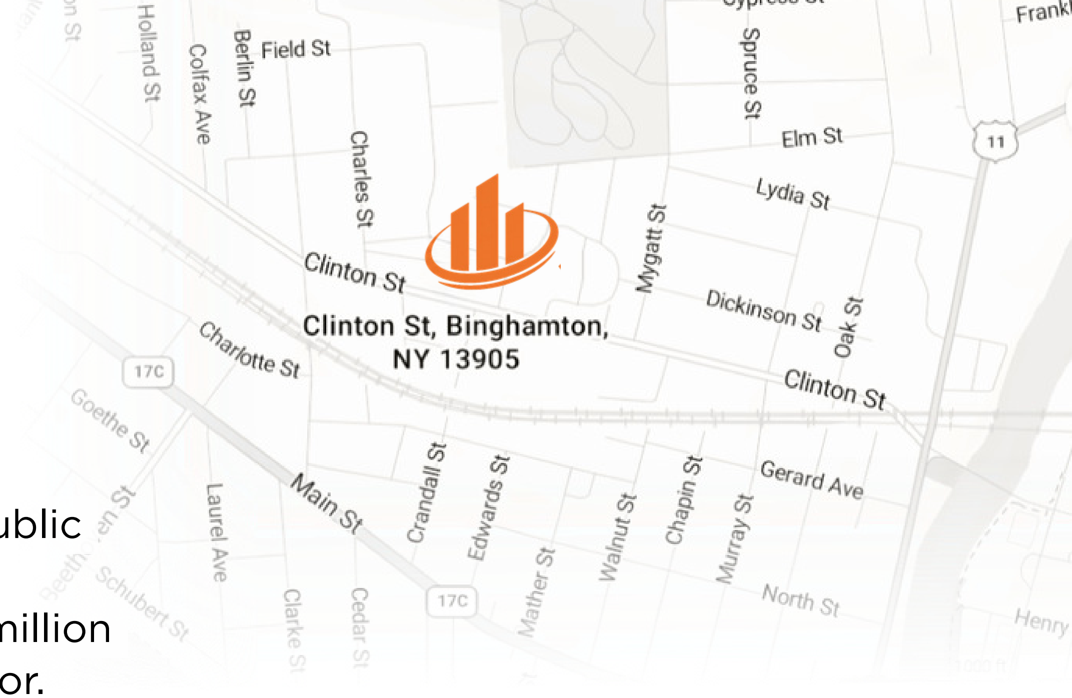
INCOME SUMMARY	
VACANCY COST	($2,040)
GROSS INCOME	**$38,760**

EXPENSES SUMMARY	
MANAGEMENT	$3,876
TAXES	$4,934
INSURANCE	$4,900
ELECTRIC	$600
GAS	$600
WATER/SEWER	$2,000
REPAIRS/MAINTENANCE	$1,938
OPERATING EXPENSES	**$18,848**

NET OPERATING INCOME	**$19,912**

CLINTON STREET

REVITALIZATION UNDERWAY



NEARLY $10 MILLION INVESTED

17 projects. 1 stronger Clinton Street.

Clinton Street has been selected for significant public investment through New York State's Downtown Revitalization Initiative, with approximately $9.7 million awarded across 17 projects throughout the corridor.

The initiative is focused on improving infrastructure, supporting local businesses, expanding housing opportunities, and strengthening connectivity between Downtown Binghamton and the First Ward.

PLANNED IMPROVEMENTS INCLUDE:

- STREETSCAPE IMPROVEMENTS
- HOUSING DEVELOPMENT
- HISTORIC INVESTMENT
- BUSINESS GROWTH
- COMMUNITY INVESTMENT

LONG-TERM IMPACT

The scale of investment reinforces growing momentum along Clinton Street and highlights the corridor's increasing importance within the Binghamton market.

As public and private capital continues flowing into the area, properties located within the district stand to benefit from improved infrastructure, enhanced visibility, and continued neighborhood reinvestment.

CLINTON STREET IS WHERE INVESTMENT MEETS OPPORTUNITY.

Sources: City of Binghamton DRI Program | NY.gov Downtown Revitalization Initiative

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

SVN®
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

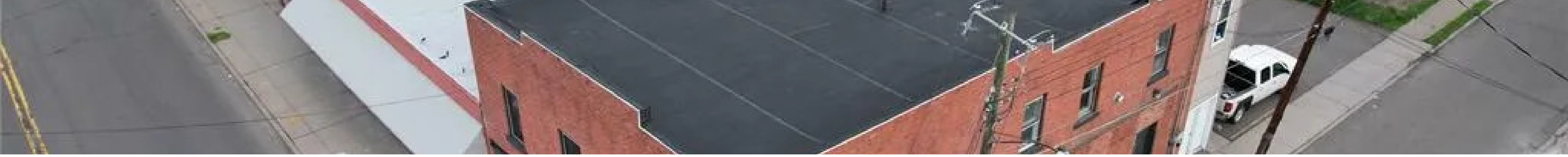
- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

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



DISCLAIMER

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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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.


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