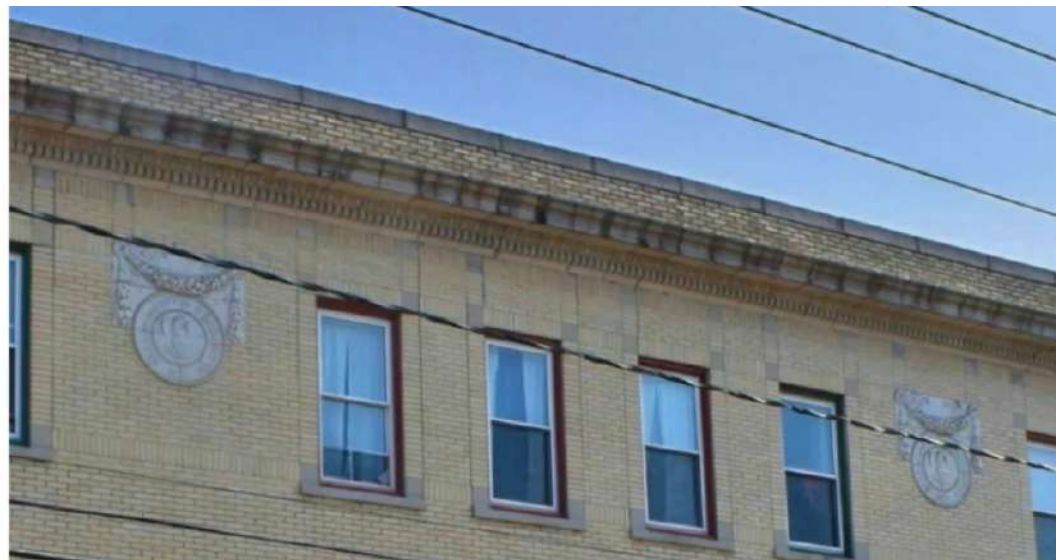




Offering Memorandum

**THREE BUILDINGS. MULTIPLE INCOME STREAMS.
PREMIER DOWNTOWN LOCATION.**



74 Carroll St. and 29-31 Court St.

BINGHAMTON, NY 13901

PRESENTED BY:

SCOTT WARREN, CCIM, CIREC

O: 607.203.1826

scott.warren@svn.com

NY #10491212432

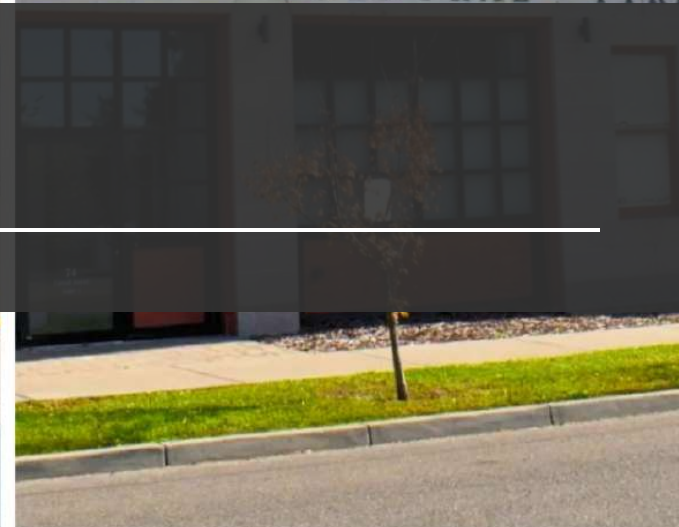


TABLE OF CONTENTS

THE TEAM	3	29-31 Court St. Income & Expenses	32
Meet The Team	4	The SVN Brand	33
PROPERTY INFORMATION	5	Core Services and Specialty Practices	34
Property Summary	6	Marketing Platform	35
Property Highlights	7	Disclaimer	36
Portfolio Photos	8		
LOCATION INFORMATION	9		
Location Description	10		
Retailer Map	11		
Aerial Map	12		
DEMOGRAPHICS	13		
Demographics Map & Report	14		
SALE COMPS: 74 Carroll St.	15		
Sale Comps Map & Summary: 74 Carroll St.	16		
Sale Comps	18		
SALE COMPS: 29-31 Court St.	20		
Sale Comps Map & Summary: 29-31 Court St.	21		
Sale Comps: 29-31 Court St.	22		
LEASE COMPARABLES	24		
Lease Comps Map & Summary	25		
Lease Comps	26		
Lease Comps	27		
PROPERTY ANALYSIS	28		
74 Carroll St. Rent Roll	29		
29-31 Court St. Rent Roll	30		
74 Carroll St. Income & Expenses	31		



The Team



MEET THE TEAM



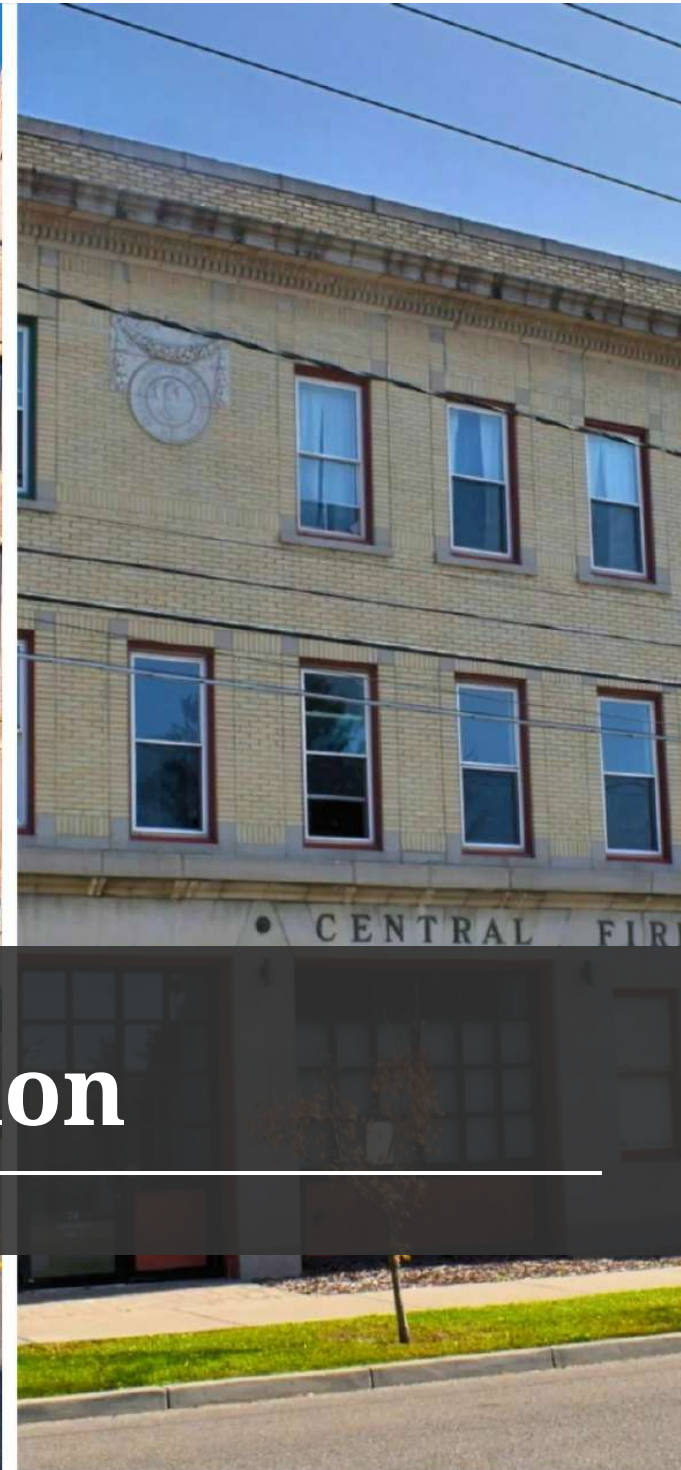
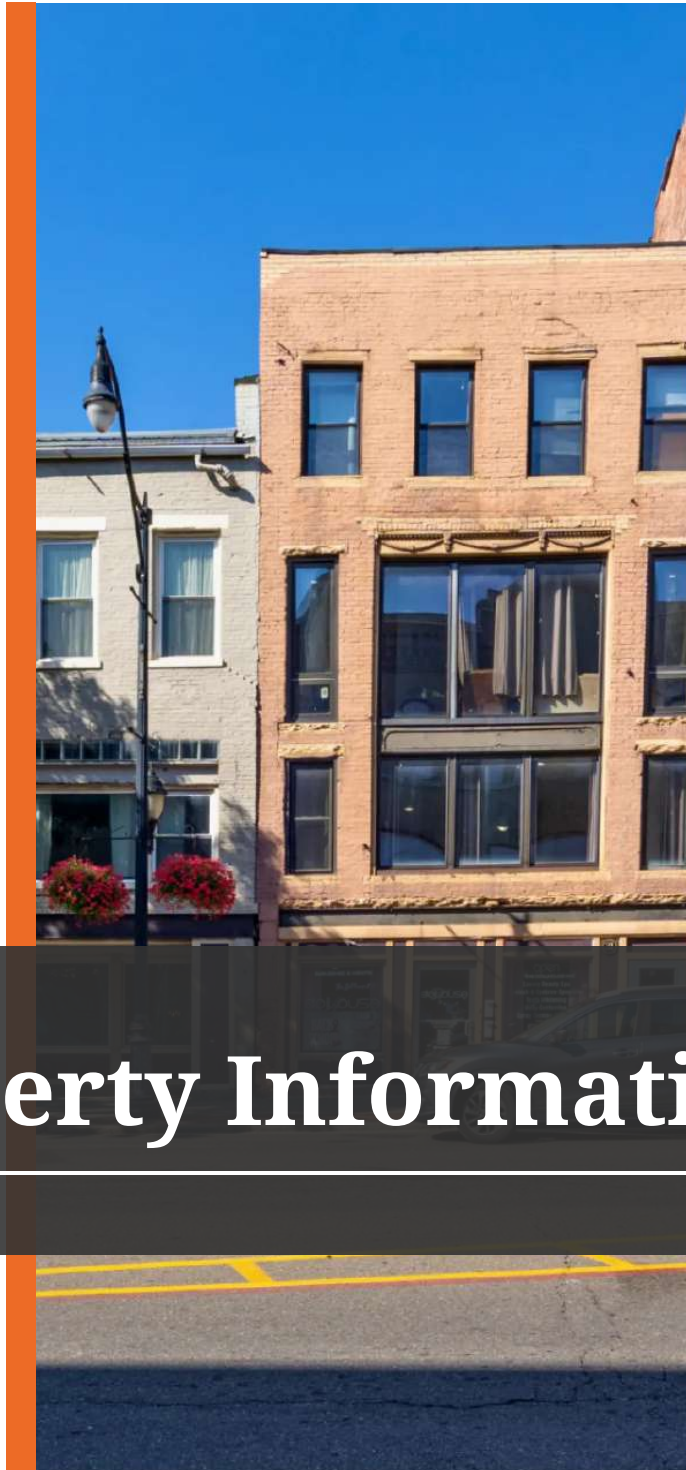
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NY #10491212432





Property Information

PORTFOLIO SUMMARY

74 CARROLL ST. & 29-31 COURT ST.

BINGHAMTON, NY

OFFERING SUMMARY

SALE PRICE: **\$2,250,000**

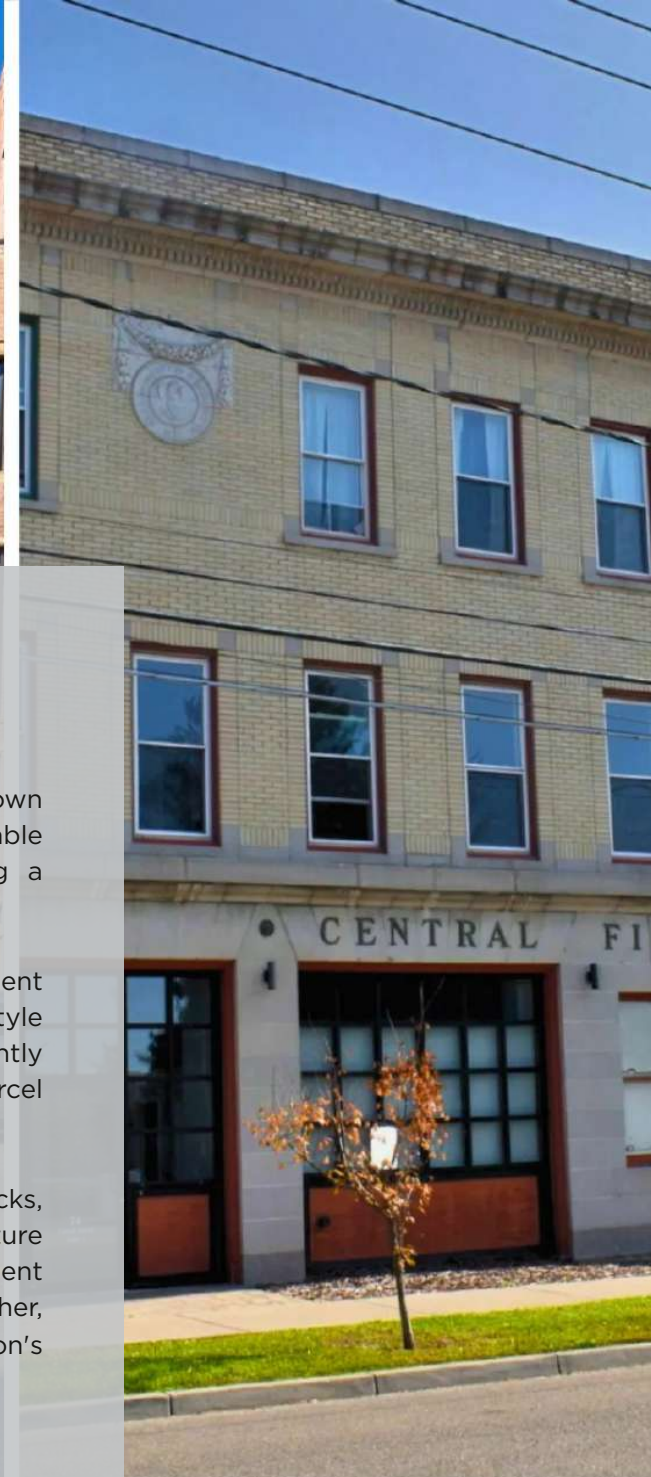
CAP RATE: 8.93%

PROPERTY SUMMARY

This offering presents the opportunity to acquire three strategically located mixed-use buildings in Downtown Binghamton's most active student housing and entertainment district. The portfolio combines stable residential income, street-level commercial tenancy, and strong long-term demand drivers, creating a diversified investment opportunity in one of the region's most established rental markets.

74 Carroll Street consists of a 13,020 SF mixed-use property featuring five residential units totaling 25 student beds above commercial space. The residential units offer desirable layouts with multiple bathrooms, loft-style configurations, updated finishes, and secure coded access at both the building and unit levels. A recently executed commercial lease provides additional income stability, while off-street parking and a larger parcel size offer advantages rarely found in Downtown Binghamton.

29 and 31 Court Street are prominently positioned along one of Binghamton's most active downtown blocks, just steps from Water Street and surrounded by approximately 1,300 student beds. The properties feature ground-floor retail space with student housing above and benefit from exceptional walkability, consistent pedestrian traffic, and proximity to restaurants, nightlife, retail, and university transportation routes. Together, the portfolio offers a blend of stabilized income, strong location fundamentals, and exposure to Binghamton's growing student housing market.



PROPERTY HIGHLIGHTS

- Three-building mixed-use portfolio in Downtown Binghamton
- 36 total student housing beds across 74 Carroll Street and 29-31 Court Street
- Diversified income stream from residential and commercial tenants
- Ground-floor retail space positioned in a high-traffic downtown location
- Located near approximately 1,300 existing student housing beds
- Walk Score of 90 at 29-31 Court Street
- Daily traffic count of 5,391 vehicles along Court Street



**3 BUILDING
PORTFOLIO**



**36 TOTAL
BED COUNT**



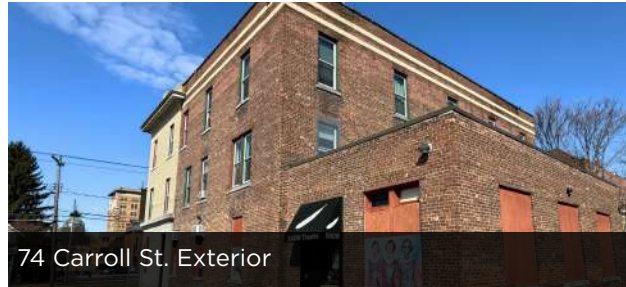
**DIVERSE
INCOME STREAM**



PORTFOLIO PHOTOS



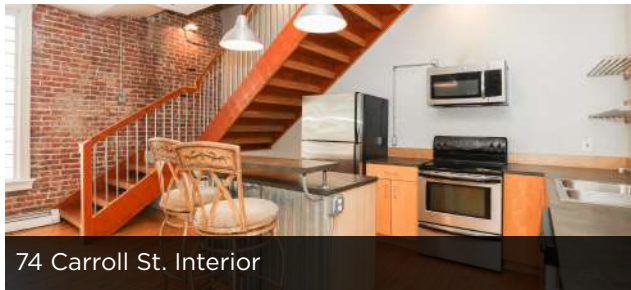
74 Carroll St. Exterior



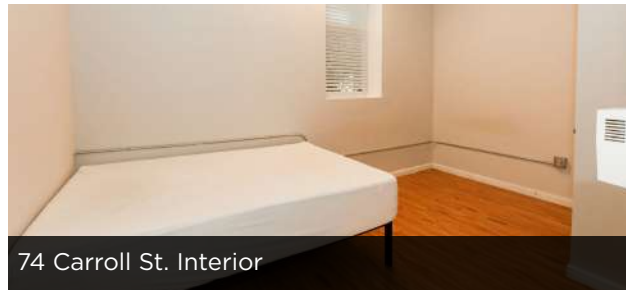
74 Carroll St. Exterior



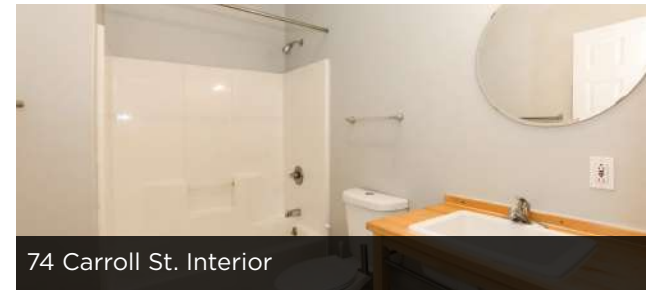
74 Carroll St. Street Level Commercial Space



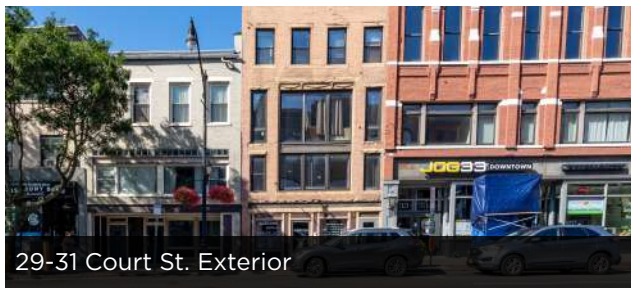
74 Carroll St. Interior



74 Carroll St. Interior



74 Carroll St. Interior



29-31 Court St. Exterior



29-31 Court St. Street Level Commercial Space



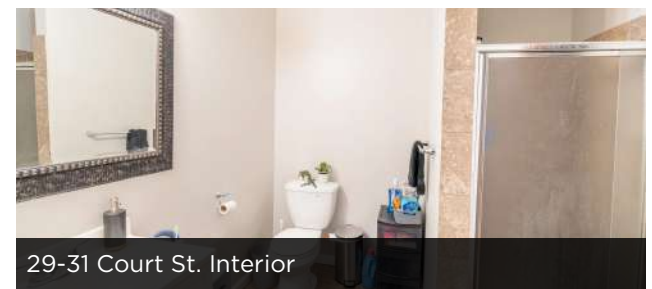
29-31 Court St. Street Level Commercial Space



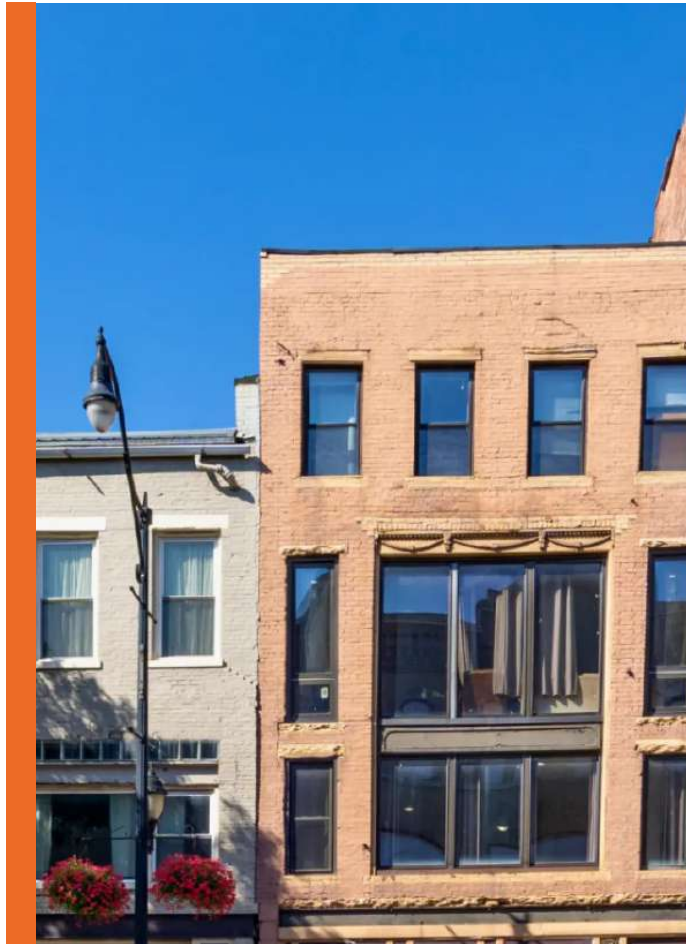
29-31 Court St. Interior



29-31 Court St. Interior



29-31 Court St. Interior



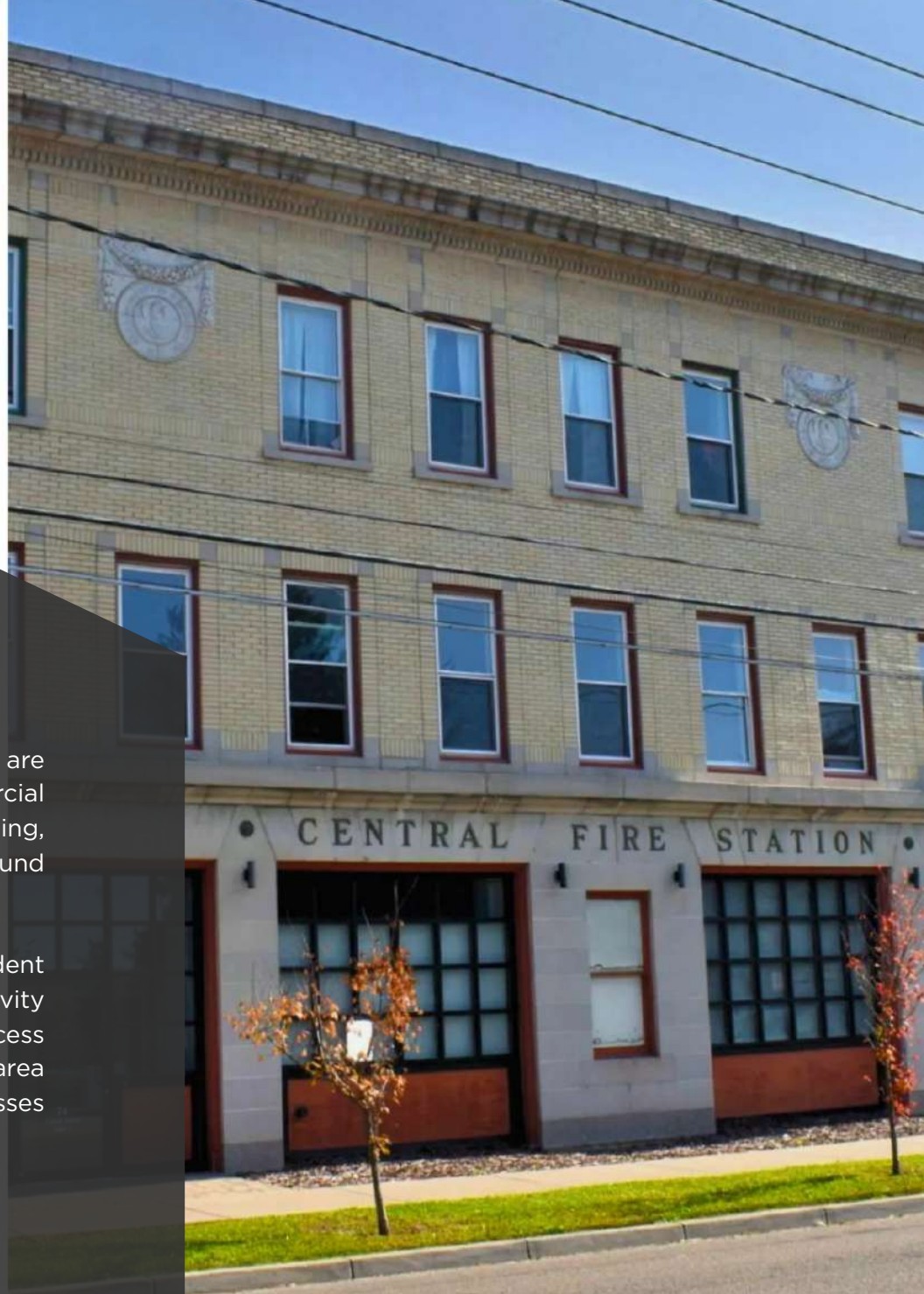
Location Information



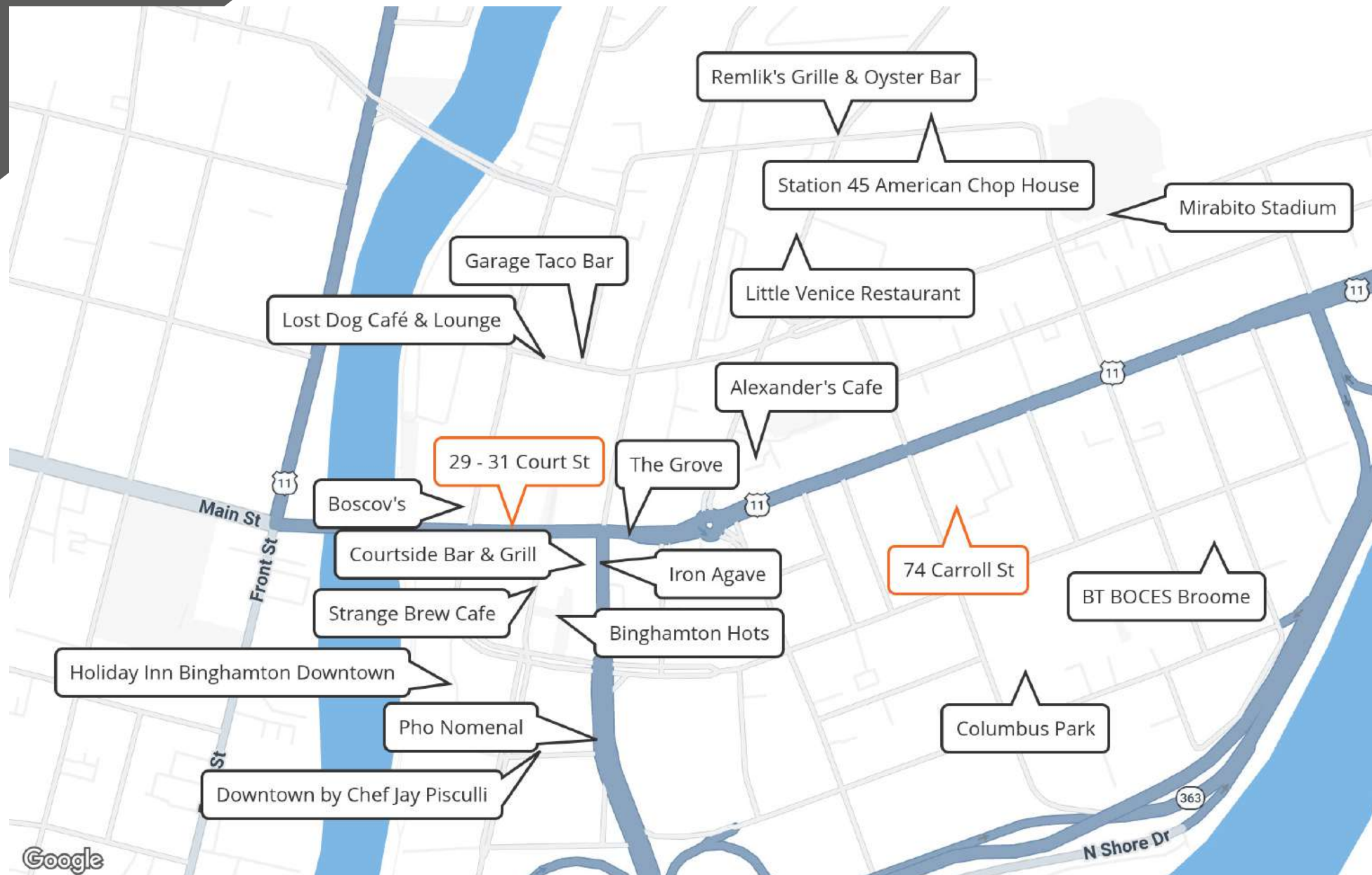
LOCATION DESCRIPTION

Located in the center of Downtown Binghamton, these properties are positioned within one of the city's strongest rental and commercial districts. The surrounding area serves as a hub for student housing, dining, entertainment, and neighborhood retail, creating year-round demand from both residential and commercial tenants.

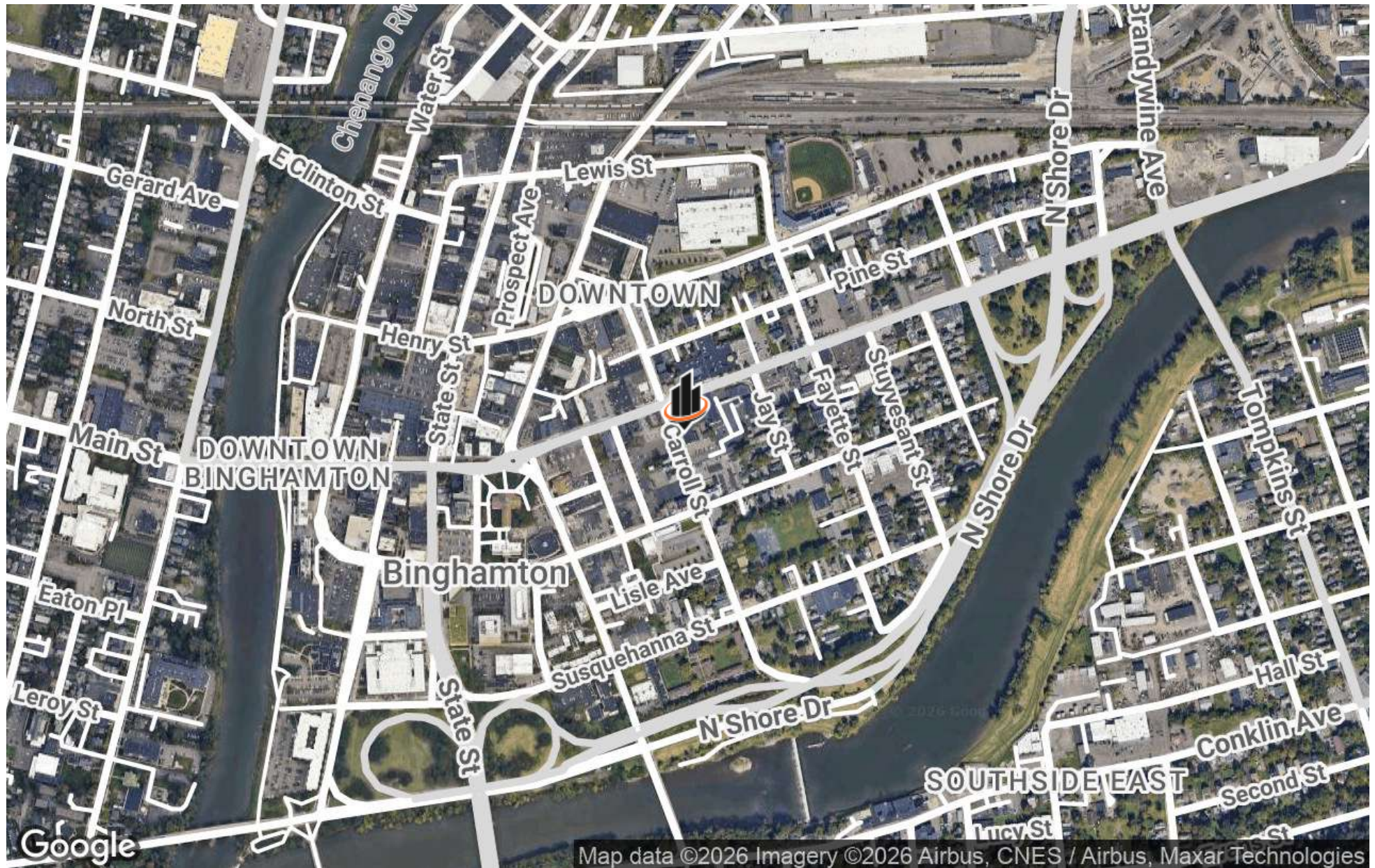
The portfolio benefits from proximity to approximately 1,300 student beds, easy access to public transportation, and convenient connectivity to both Downtown Binghamton and the West Side. With walkable access to restaurants, coffee shops, nightlife, and daily amenities, the area continues to attract students, young professionals, and businesses seeking a highly accessible downtown location.



RETAILER MAP



AERIAL MAP





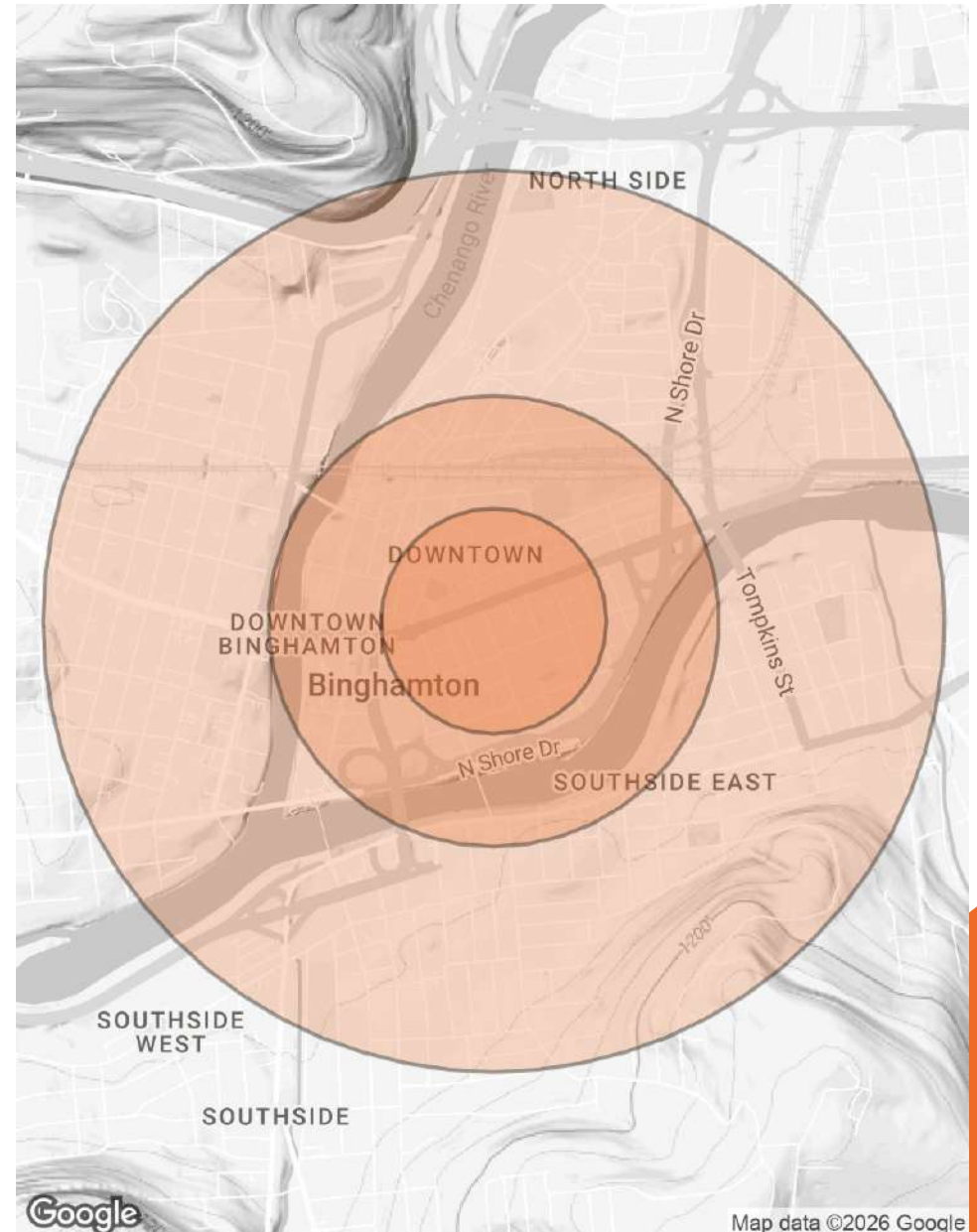
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,195	3,856	17,442
AVERAGE AGE	35	40.7	35.7
AVERAGE AGE (MALE)	39.4	42.7	36.3
AVERAGE AGE (FEMALE)	34.5	40.2	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	736	2,248	7,895
# OF PERSONS PER HH	1.6	1.7	2.2
AVERAGE HH INCOME	\$27,883	\$32,142	\$55,159
AVERAGE HOUSE VALUE	\$94,546	\$107,622	\$107,806

2023 American Community Survey (ACS)





Sale Comps: 74 Carroll St.

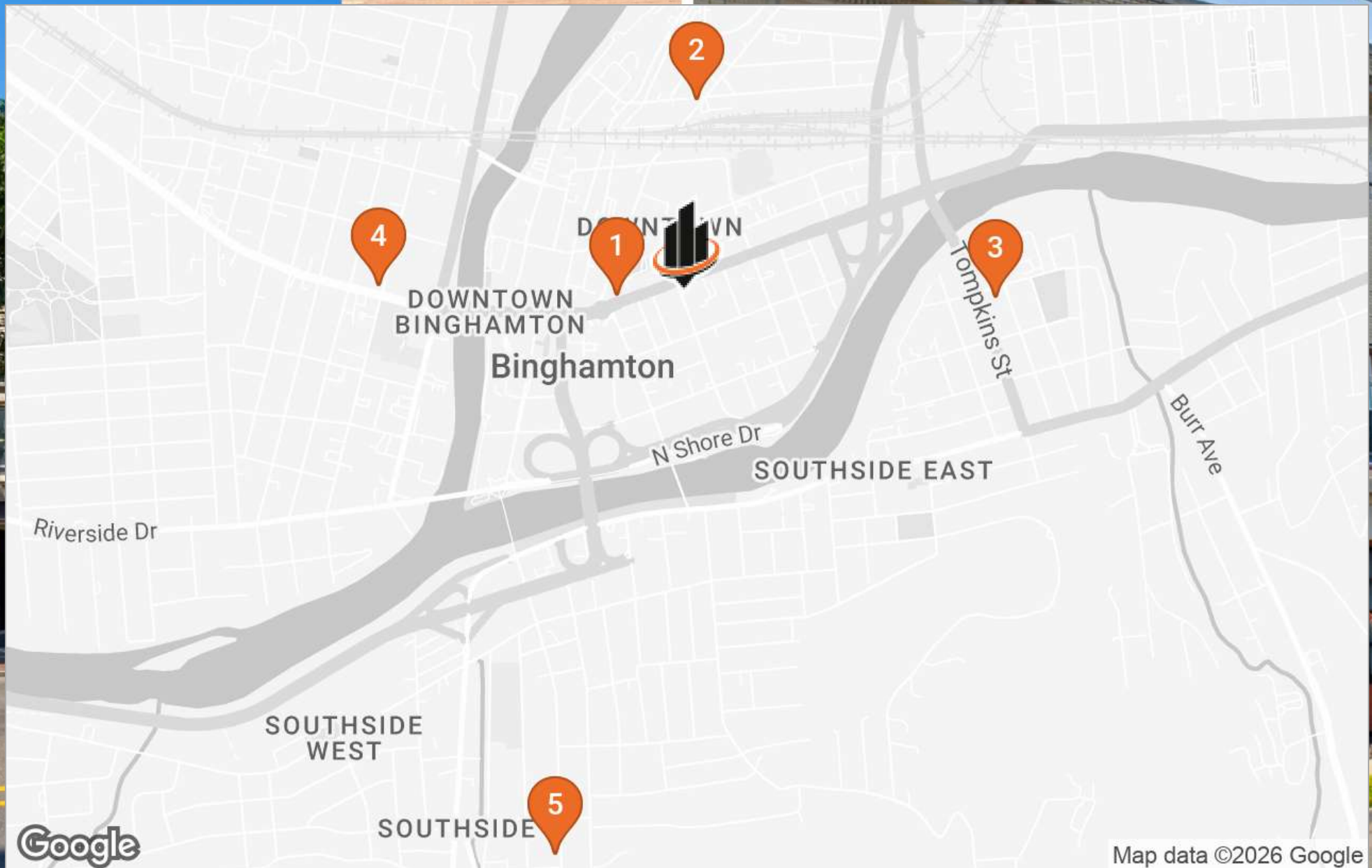


SALE COMPS MAP & SUMMARY: 74 CARROLL ST.

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	74 Carroll St. and 29-31 Court St. 74 Carroll St Binghamton, NY	\$2,250,000	13,020 SF	0.57 Acres	7	8.93%
1	101 Court St Binghamton, NY	\$1,050,000	7,680 SF	0.05 Acres	19	9.18%
2	213 Chenango 213 Chenango Binghamton, NY	\$2,350,000	20,000 SF	0.50 Acres	10	7%
3	27 Tompkins Street 27 Tompkins Street Binghamton, NY	\$950,000	22,960 SF	0.57 Acres	20	5.70%
4	50 Main St 50 Main Street Binghamton, NY	\$1,725,000	8,925 SF	0.10 Acres	21	8.40%
5	136 Washington St. Binghamton, NY	\$726,150	5,188 SF	0.07 Acres	6	6.35%
AVERAGES		\$1,360,230	12,951 SF	0.26 ACRES	15	7.33%



SALE COMPS MAP & SUMMARY: 74 CARROLL ST.



SALE COMPS



★ 74 CARROLL ST. AND 29-31 COURT ST.

74 Carroll St
Binghamton, NY 13901

PRICE:	\$2,250,000	BLDG SIZE:	13,020 SF
LOT SIZE:	0.57 Acres	NO. UNITS:	7
CAP RATE:	8.93%	YEAR BUILT:	1970

1



1. 222 WATER STREET

Binghamton, NY 13901

PRICE:	\$4,700,000	BLDG SIZE:	56,099 SF
LOT SIZE	0.40 Acres	YEAR BUILT:	1880

2



2. 136 WASHINGTON ST.

Binghamton, NY 13903

PRICE:	\$726,150	BLDG SIZE:	5,188 SF
LOT SIZE	0.07 Acres	NO. UNITS:	6
CAP RATE:	6.35%	YEAR BUILT:	1965

SALE COMPS

3



3. 24 CENTENARY STREET
Binghamton, NY 13901

PRICE:	\$675,000	BLDG SIZE:	6,878 SF
LOT SIZE	0.04 Acres	NO. UNITS:	11
YEAR BUILT:	1965		

4

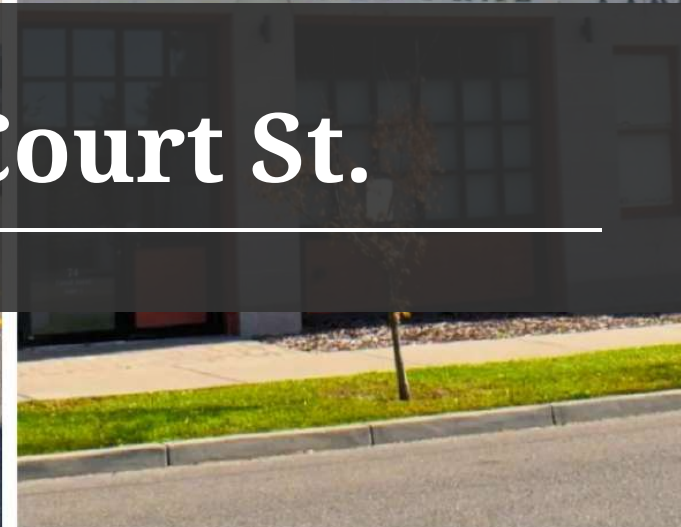
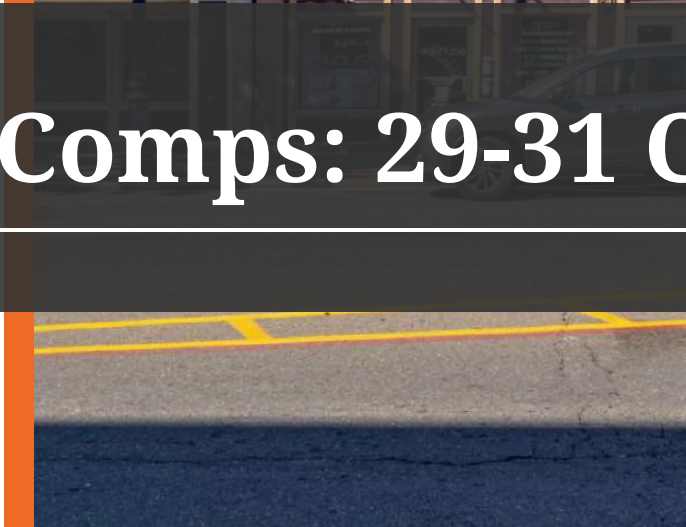


4. 27 TOMPKINS STREET
27 Tompkins Street
Binghamton, NY 13903

PRICE:	\$950,000	BLDG SIZE:	22,960 SF
LOT SIZE	0.57 Acres	NO. UNITS:	20
CAP RATE:	5.70%	YEAR BUILT:	1975



Sale Comps: 29-31 Court St.



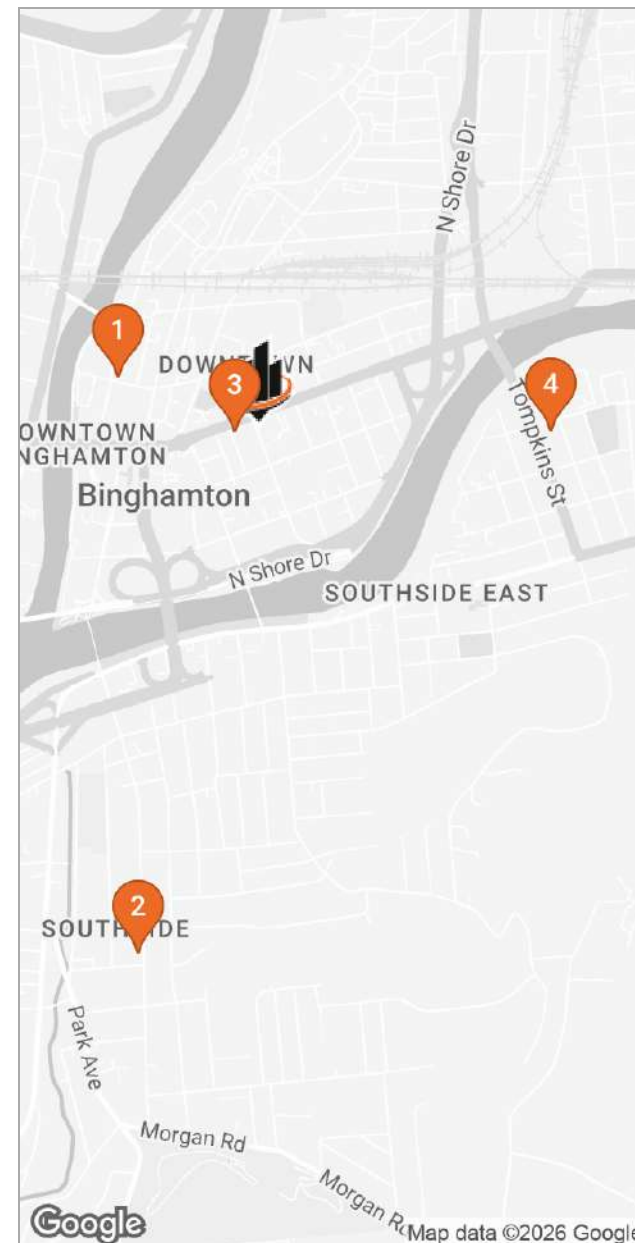
SALE COMPS MAP & SUMMARY: 29-31 COURT ST.

★ 74 CARROLL ST. AND 29-31 COURT ST.

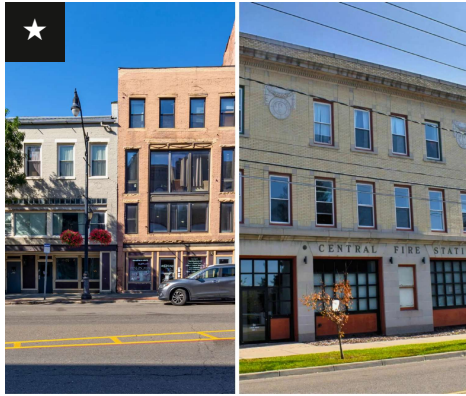
74 Carroll St
Binghamton, NY

Price	\$2,250,000
Bldg Size	13,020 SF
No. Units	7
Cap Rate	8.93%
Price/SF	\$172.81

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
1	222 Water Street Binghamton, NY 13901	\$4,700,000	56,099 SF	-	-	\$83.78
2	136 Washington St. Binghamton, NY 13903	\$726,150	5,188 SF	6	6.35%	\$139.97
3	24 Centenary Street Binghamton, NY 13901	\$675,000	6,878 SF	11	-	\$98.14
4	27 Tompkins Street 27 Tompkins Street Binghamton, NY 13903	\$950,000	22,960 SF	20	5.70%	\$41.38
AVERAGES		\$1,762,788	22,781 SF	12	6.03%	\$90.82



SALE COMPS: 29-31 COURT ST.



74 CARROLL ST. AND 29-31 COURT ST.

74 Carroll St, Binghamton, NY 13901

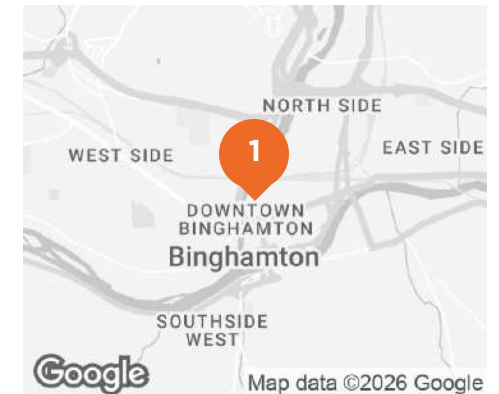
PRICE:	\$2,250,000	BLDG SIZE:	13,020 SF
CAP RATE:	8.93%	YEAR BUILT:	1970
PRICE/SF:	\$172.81	OCCUPANCY:	100%
NOI:	\$200,923		



222 WATER STREET

Binghamton, NY 13901

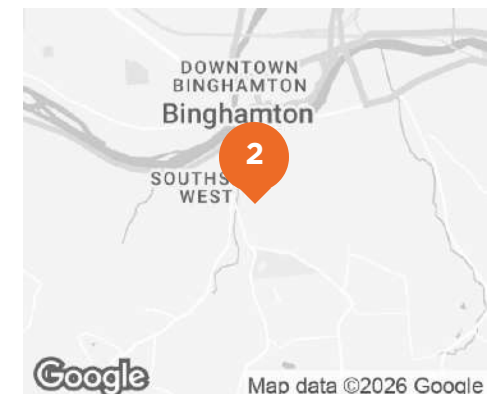
PRICE:	\$4,700,000	BLDG SIZE:	56,099 SF
YEAR BUILT:	1880	PRICE/SF:	\$83.78



136 WASHINGTON ST.

Binghamton, NY 13903

PRICE:	\$726,150	BLDG SIZE:	5,188 SF
CAP RATE:	6.35%	YEAR BUILT:	1965
PRICE/SF:	\$139.97	OCCUPANCY:	100%
NOI:	\$57,566		



SALE COMPS: 29-31 COURT ST.

3



24 CENTENARY STREET

Binghamton, NY 13901

PRICE:	\$675,000	BLDG SIZE:	6,878 SF
YEAR BUILT:	1965	PRICE/SF:	\$98.14
OCCUPANCY:	100%		



4



27 TOMPKINS STREET

27 Tompkins Street, Binghamton, NY 13903

PRICE:	\$950,000	BLDG SIZE:	22,960 SF
CAP RATE:	5.70%	YEAR BUILT:	1975
PRICE/SF:	\$41.38		

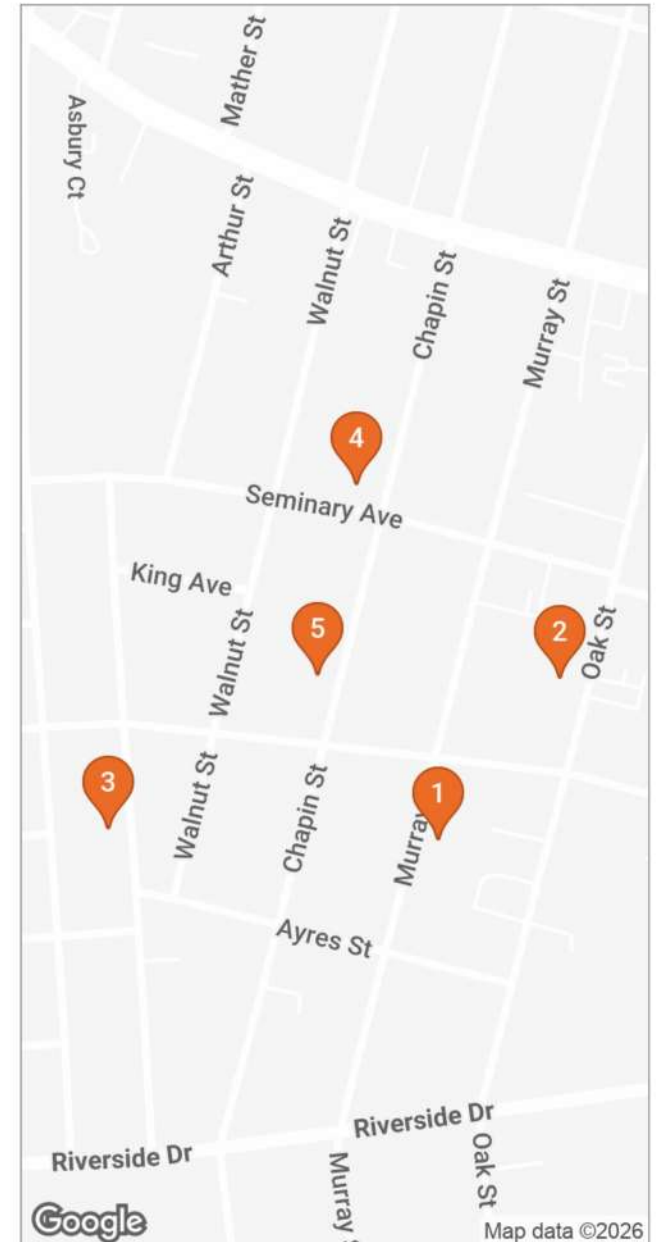




Lease Comparables

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT PER BED
1	64 Murray Street 64 Murray St Binghamton, NY 13905	\$833
2	67 Oak St 67 Oak St Binghamton, NY 13905	\$825
3	37 St John Ave 37 St John Ave Binghamton, NY 13905	\$900
4	30 Seminary Ave 30 Seminary Ave Binghamton, NY 13905	\$725
5	97 Chapin 97 Chapin St Binghamton, NY 13905	\$875
AVERAGES		\$832



LEASE COMPS



74 CARROLL ST. AND 29-31 COURT ST.

74 Carroll St, Binghamton, NY 13901



64 MURRAY STREET

64 Murray St, Binghamton, NY 13905

AVG RENT PER BED \$833



67 OAK ST

67 Oak St, Binghamton, NY 13905

AVG RENT PER BED \$825



LEASE COMPS

3



37 ST JOHN AVE

37 St John Ave, Binghamton, NY 13905

AVG RENT PER BED \$900



4



30 SEMINARY AVE

30 Seminary Ave, Binghamton, NY 13905

AVG RENT PER BED \$725



5



97 CHAPIN

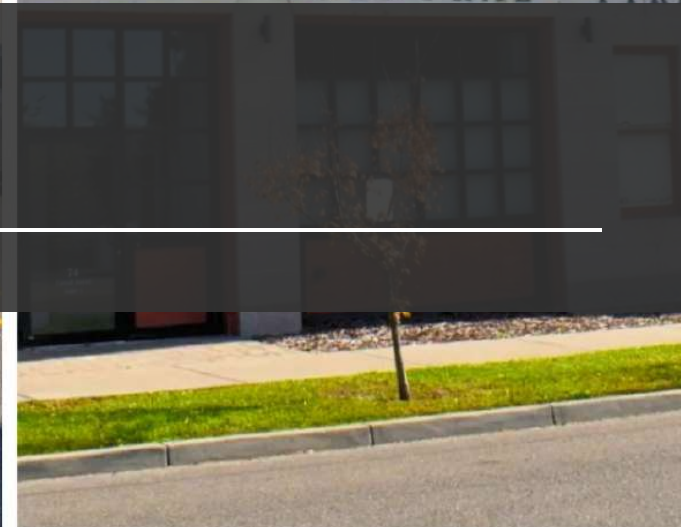
97 Chapin St, Binghamton, NY 13905

AVG RENT PER BED \$875





Property Analysis



74 CARROLL ST. RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE END
R1	4	2	\$2,700	05/28/2027
R2	6	2	\$4,260	05/28/2027
R3	5	2	\$3,000	05/28/2027
R4	5	2	\$2,700	05/28/2027
74 1/2	5	2	\$2,800	05/31/2027
C1	-	0.5	\$850	06/30/2026
C2	-	0.5	\$1,354	02/28/2028
TOTALS			\$17,664	
AVERAGES			\$2,523	
AVERAGE PER BED			\$618	

29-31 COURT ST. RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF	LEASE END
29 6 BR	6	2	\$4,710	\$4,800	-	5/25/2027
29 C1	-	1	\$1,420	\$1,600	-	03/31/2030
31 C1	-	1	\$1,500	\$1,800	-	9/30/2027
31 2 BR	2	1	\$1,500	\$1,800	-	5/28/2027
31 6 BR	6	2	\$4,300	\$4,800	-	5/25/2027
TOTALS			\$13,430	\$14,800	\$0.00	
AVERAGES			\$2,686	\$2,960		
AVERAGE PER BED			\$750			

74 CARROLL ST. INCOME & EXPENSES

INCOME SUMMARY		74 CARROLL STREET
VACANCY COST		(\$6,359)
GROSS INCOME		\$205,609
EXPENSES SUMMARY		74 CARROLL STREET
MANAGEMENT (ESTIMATED 8%, CURRENT OWNER SELF MANAGES)		\$16,110
TAXES		\$42,333
UTILITIES E&G AND W&S		\$20,648
INSURANCE		\$7,302
REPAIRS AND MAINTENANCE		\$4,196
INTERNET AND CABLE		\$5,371
OPERATING EXPENSES		\$95,960
NET OPERATING INCOME		\$109,649

29-31 COURT ST. INCOME & EXPENSES



INCOME SUMMARY		29-31 COURT STREET
VACANCY COST		(\$4,835)
GROSS INCOME		\$156,325
EXPENSES SUMMARY		29-31 COURT STREET
MANAGEMENT (ESTIMATED 7%, OWNER CURRENTLY SELF MANAGES)		\$10,717
TAXES		\$29,108
UTILITIES E&G, W&S		\$10,334
INSURANCE		\$6,751
MAINTENANCE REPAIRS AND TRASH		\$1,932
INTERNET/CABLE		\$5,559
LEASING ADVERTISING		\$650
OPERATING EXPENSES		\$65,051
NET OPERATING INCOME		\$91,274

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- CAPITAL MARKETS
- TENANT REPRESENTATION

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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



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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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