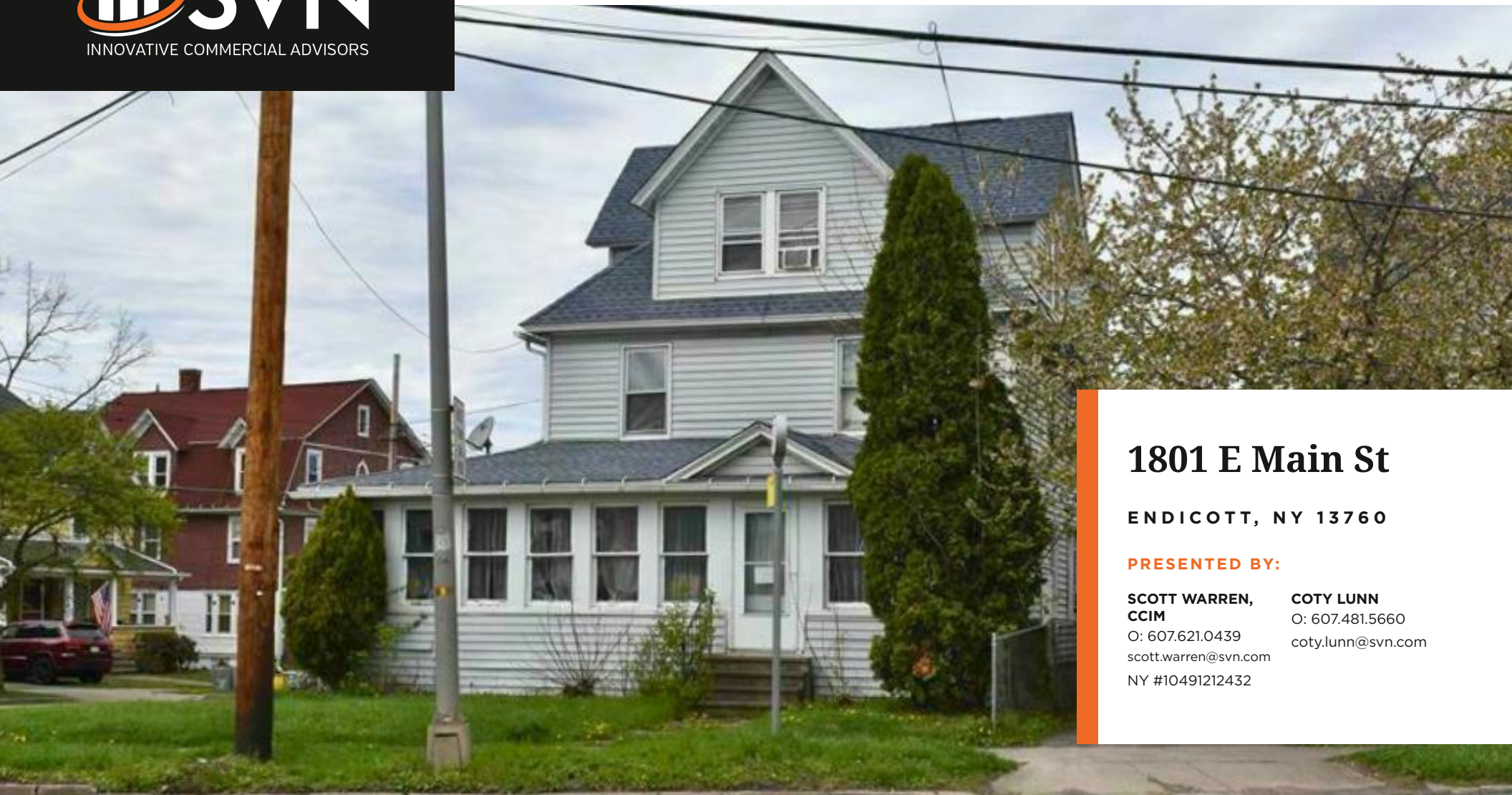




# Offering Memorandum



**1801 E Main St**

**ENDICOTT, NY 13760**

**PRESENTED BY:**

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CCIM**

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# The Team

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## MEET THE TEAM



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**Coty Lunn**

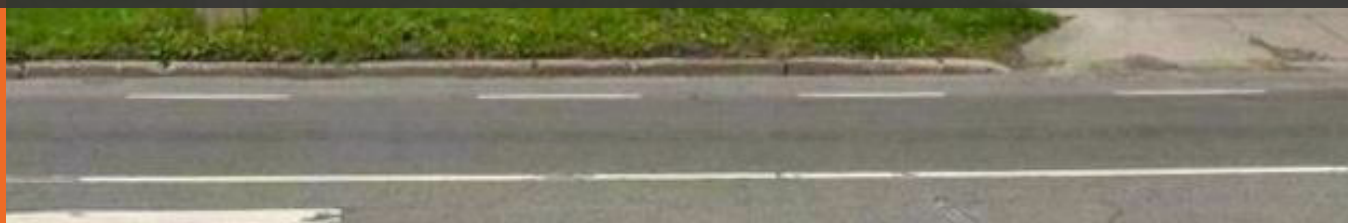
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# Property Information

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## PROPERTY SUMMARY

**1801 E MAIN ST**

ENDICOTT, NY 13760

### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$279,000</b>
<b>BUILDING SIZE:</b>	3,309 SF
<b>LOT SIZE:</b>	0.11 Acres
<b>CAP RATE:</b>	9.0%



## PROPERTY SUMMARY

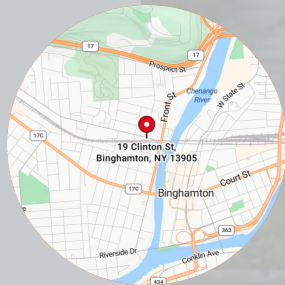
Offered for sale is 1801 E Main Street, a fully leased 5-unit multifamily property located along one of Endicott's primary commercial corridors. The property comprises approximately 3,309 square feet of rentable space and benefits from consistent in-place income, providing immediate cash flow for an incoming investor. The building blends classic character with practical updates, including a roof replaced approximately seven years ago and updated electrical systems. These improvements help reduce near-term capital requirements while supporting ongoing operational stability. Positioned on East Main Street, the property benefits from strong visibility, convenient access, and proximity to local retail, services, and employment centers. This location supports steady rental demand and long-term tenant retention within an established submarket. 1801 E Main Street presents a straightforward investment opportunity with stable occupancy, reliable income, and limited near-term capital exposure, making it well suited for investors seeking a manageable multifamily asset in a proven location.

## PROPERTY HIGHLIGHTS

- Fully leased 5-unit multifamily property with in-place cash flow
- Located along East Main Street, a primary corridor in Endicott
- Approximately 3,309 SF with a manageable unit count
- Roof replaced approximately 7 years ago
- Updated electrical systems reduce near-term capital needs
- Strong rental demand supported by proximity to major employers
- Stable, income-producing asset with straightforward operations



**FULLY LEASED**



**PRIME LOCATION**



**RECENT UPDATES**

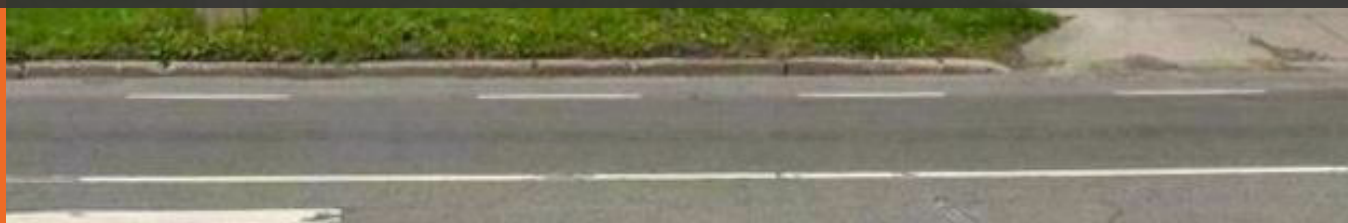
# PROPERTY PHOTOS





# Location Information

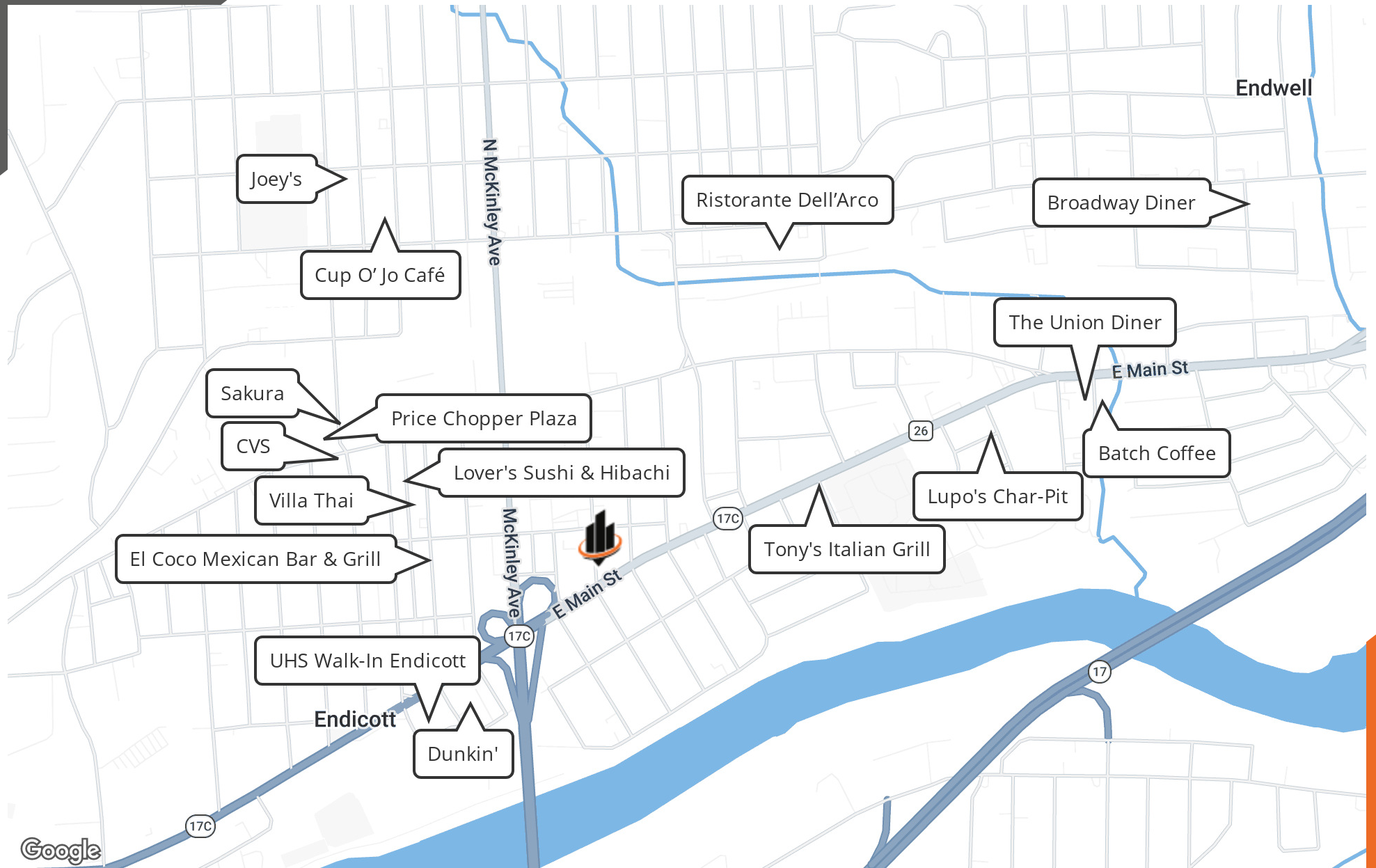
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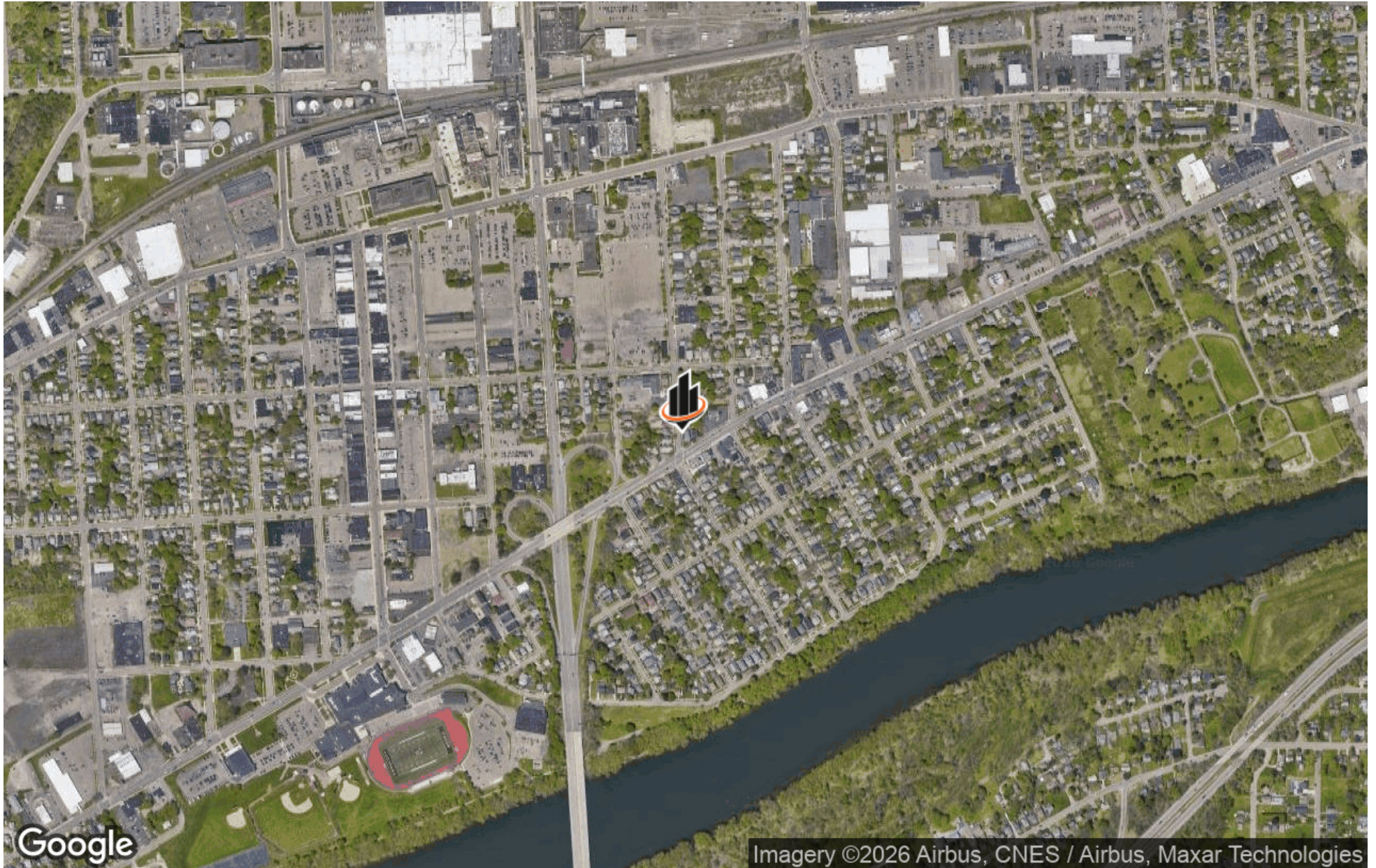
## LOCATION DESCRIPTION

1801 E Main Street is positioned along East Main Street in Endicott, one of the area's primary commercial corridors connecting the Village of Endicott to neighboring communities including Johnson City and Binghamton. The location provides strong accessibility via a direct route to New York State Route 17 (I-86), supporting convenient regional connectivity. The surrounding area offers access to grocery stores, restaurants, and everyday services, reinforcing its appeal for tenants seeking convenience and accessibility. With its central position, established infrastructure, and connection to regional employment centers, the location supports steady multifamily performance and long-term occupancy.

# RETAILER MAP



# AERIAL MAP





# Demographics

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,339	3,679	11,738
AVERAGE AGE	40.1	39.0	38.0
AVERAGE AGE (MALE)	44.7	41.5	38.9
AVERAGE AGE (FEMALE)	34.8	36.6	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	647	1,714	5,463
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$53,303	\$53,041	\$58,843
AVERAGE HOUSE VALUE	\$108,686	\$109,947	\$127,511

2023 American Community Survey (ACS)





# Property Analysis

# INCOME & EXPENSES



## INCOME SUMMARY

VACANCY COST (\$2,535)

**GROSS INCOME \$0**

## EXPENSES SUMMARY

TAXES \$7,167

MANAGEMENT \$4,817

INSURANCE \$2,850

ELECTRIC \$1,500

GAS \$1,500

WATER/SEWER \$2,000

REPAIRS/MAINTENANCE \$2,408

**OPERATING EXPENSES \$0**

**NET OPERATING INCOME \$25,923**



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

# SVN<sup>®</sup> 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

The material contained in this Offering Memorandum 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 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.



# Collective Strength, Accelerated Growth

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