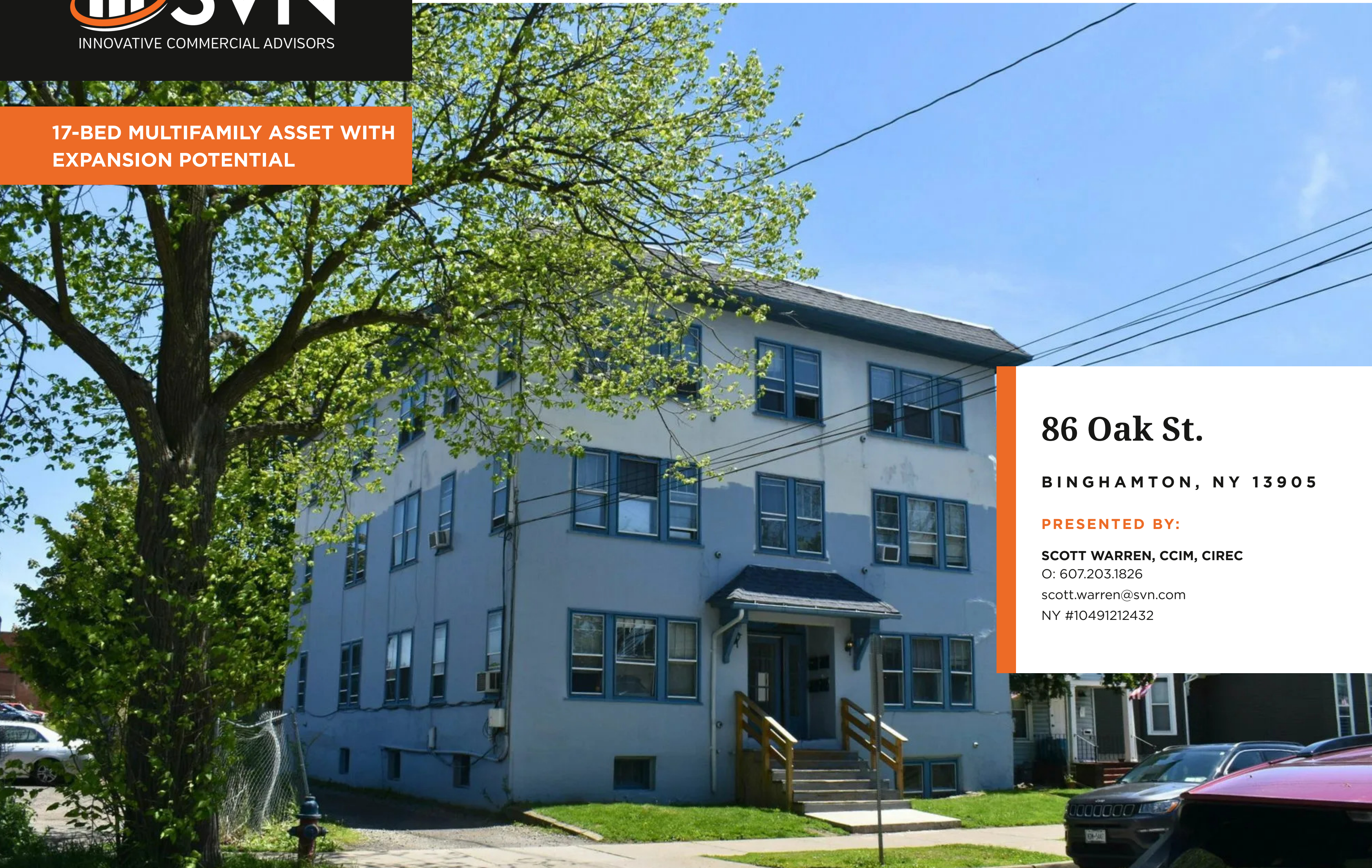
Offering Memorandum

SVN INNOVATIVE COMMERCIAL ADVISORS

17-BED MULTIFAMILY ASSET WITH EXPANSION POTENTIAL



86 Oak St.

BINGHAMTON, NY 13905

PRESENTED BY:

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SVN
INNOVATIVE COMMERCIAL ADVISORS

The Team

MEET THE TEAM

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NY #10491212432

Property Information

PROPERTY SUMMARY

86 OAK ST.

BINGHAMTON, NY 13905

OFFERING SUMMARY	
SALE PRICE:	**$520,000**
BUILDING SIZE:	5,778 SF
LOT SIZE:	5,150 SF
PRICE / SF:	$90.00

PROPERTY SUMMARY

86 Oak Street presents an opportunity to acquire an 8-unit multifamily property in one of Binghamton's strongest rental corridors. The property currently consists of seven completed units totaling 17 beds, along with a framed-out basement unit that may offer the potential to increase the unit and bed count, subject to municipal approvals. The building is separately metered for electric and includes on-site laundry facilities and off-street parking.

Positioned within walking distance of Downtown Binghamton and neighboring approximately 1,300 student beds, the property benefits from consistent demand drivers associated with the area's student housing market. Its proximity to bus routes, restaurants, retail, and entertainment venues supports continued tenant demand from both students and traditional renters. This offering presents a value-add opportunity through renovation, operational improvements, lease-up, and potential expansion of the existing unit count.

PROPERTY HIGHLIGHTS

- 8-unit multifamily investment opportunity
- 17 existing beds across 7 completed units
- Additional framed-out basement unit with potential upside, subject to approvals
- Located adjacent to approximately 1,300 student beds
- Walking distance to Downtown Binghamton
- Off-street parking and on-site laundry facilities
- Separate electric meters

8 TOTAL UNITS

OFF-STREET PARKING

ON-SITE LAUNDRY

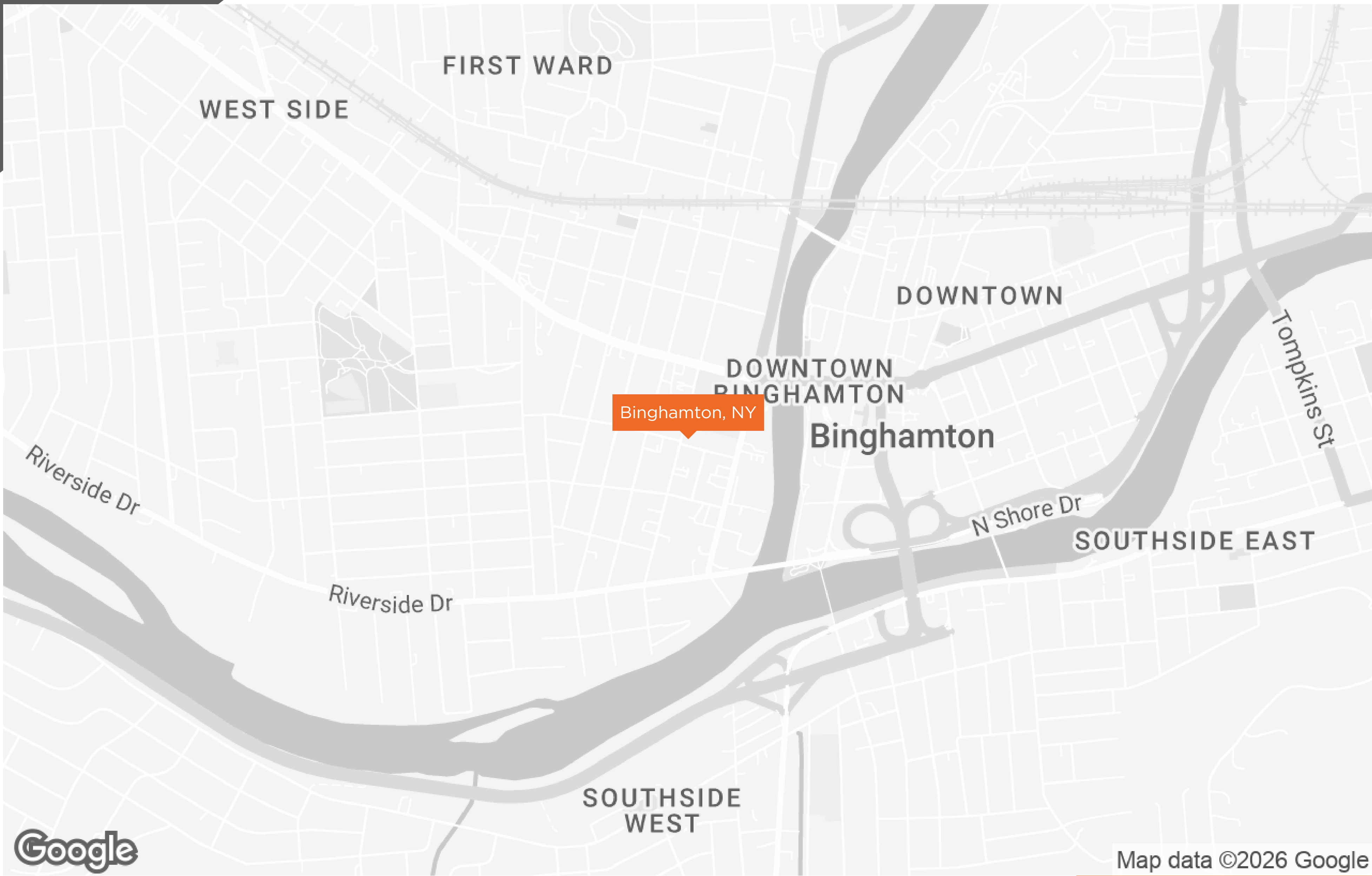
Location Information

LOCATION DESCRIPTION

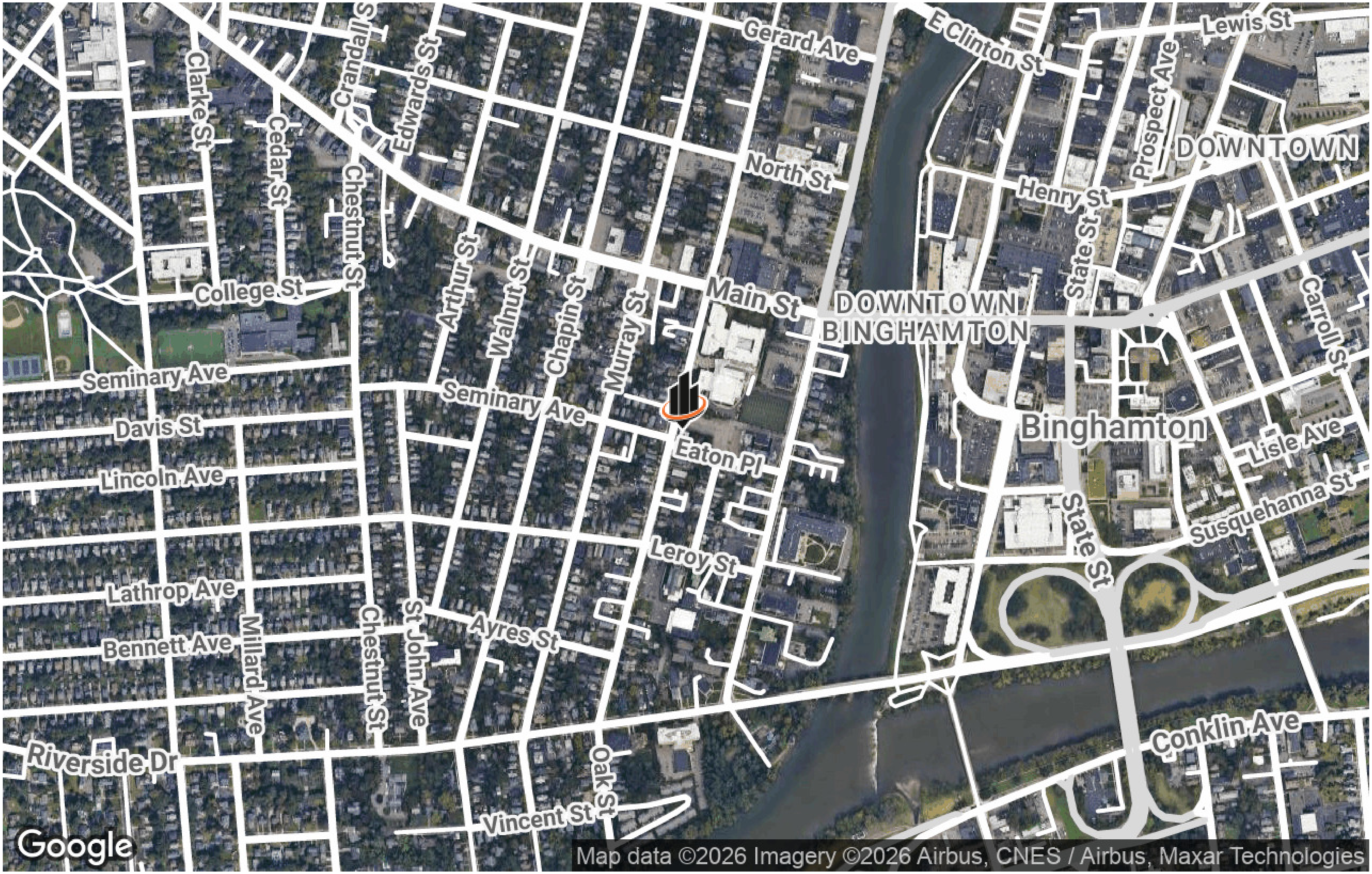
86 Oak Street is located on Binghamton's West Side, one of the region's most established rental markets. The property is within walking distance of Downtown Binghamton and benefits from convenient access to public transportation, major employment centers, dining, entertainment, and neighborhood services.

The surrounding area serves as a key housing hub for students attending nearby colleges and universities, with approximately 1,300 student beds located within the immediate vicinity. The combination of strong rental demand, walkability, and access to amenities has helped establish the neighborhood as a preferred location for both student and workforce housing.

REGIONAL MAP



AERIAL MAP



Gerard Ave
E Clinton St
Lewis St
Clarke St
Cedar St
Crandall St
Edwards St
Chestnut St
North St
Henry St
Prospect Ave
DOWNTOWN
State St
College St
Arthur St
Walnut St
Chapin St
Murray St
Main St
DOWNTOWN BINGHAMTON
Carroll St
Seminary Ave
Seminary Ave
Davis St
Eaton Pl
Binghamton
Lisle Ave
Lincoln Ave
Susquehanna St
State St
Leroy St
Lathrop Ave
Ayres St
Bennett Ave
Millard Ave
Chestnut St
St John Ave
Riverside Dr
Oak St
Conklin Ave
Vincent St
Google
Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

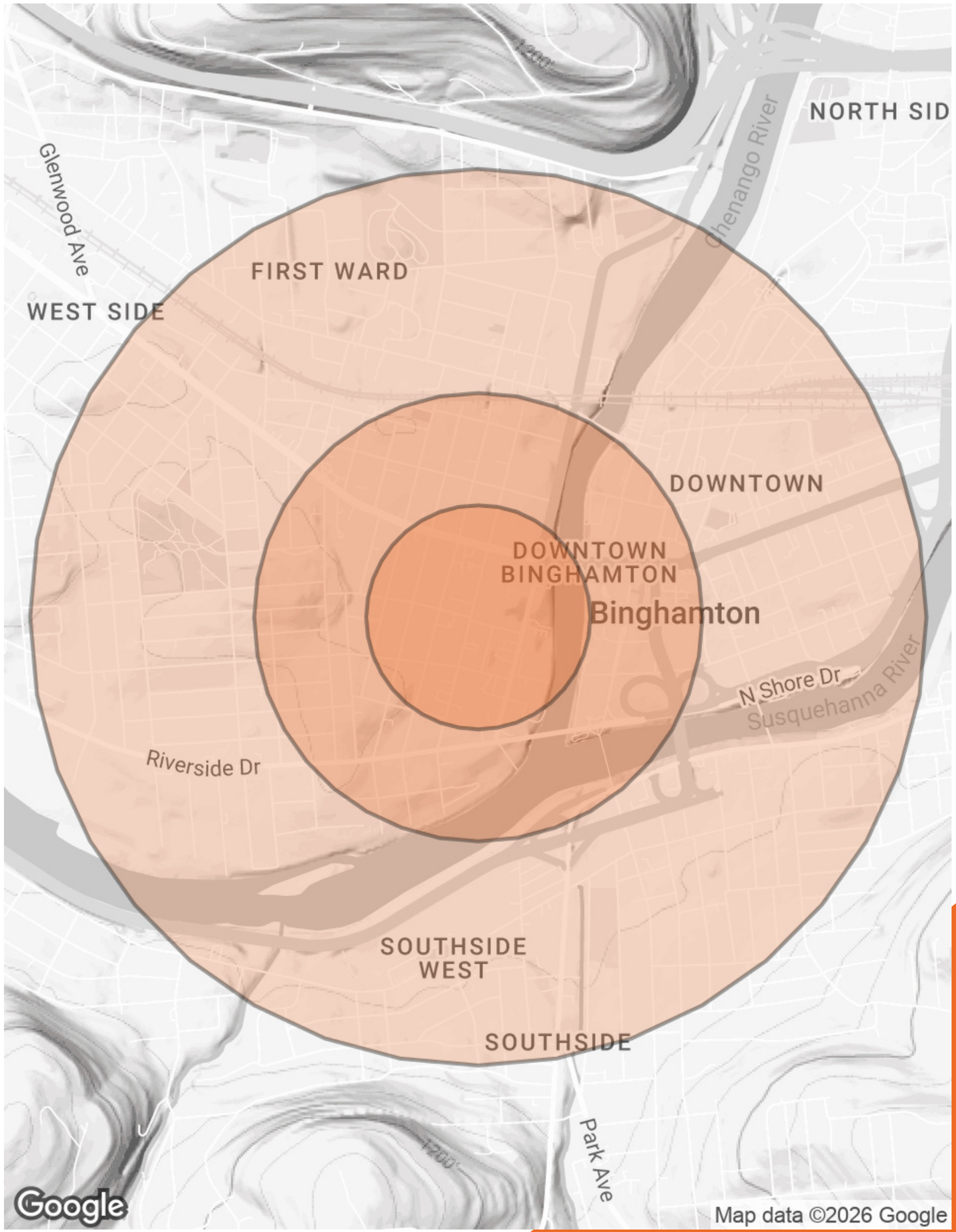
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,396	7,951	19,790
AVERAGE AGE	27.9	31.8	34.3
AVERAGE AGE (MALE)	27.7	31.5	34.9
AVERAGE AGE (FEMALE)	30.2	36.0	35.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	897	3,020	8,718
# OF PERSONS PER HH	2.7	2.6	2.3
AVERAGE HH INCOME	$85,775	$59,691	$62,042
AVERAGE HOUSE VALUE	$9,142	$105,720	$137,767

2023 American Community Survey (ACS)



Property Analysis

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1F	1	1	$550	$900	-
1B	1	1	$850	$1,000	-
2	3	1	$1,000	$1,800	-
3	3	1	$975	$1,800	-
4	3	1	$1,100	$1,800	-
5	3	1	$1,350	$1,800	-
6	3	1	-	$1,800	-
Basement	2	1	-	$1,200	-
TOTALS			**$5,825**	**$12,100**	**$0.00**
AVERAGES			**$971**	**$1,513**	

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**
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- **7+7** Core Services & Specialty Practice Areas
- **More offices in the US** than any other CRE company
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- Commitment to working togther to creat **amazing value** with our clients, colleagues and our communities

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- 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

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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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