



PROPERTY SUMMARY

77 Oak Street presents a compelling value-add opportunity in the heart of Binghamton's established West Side student-housing market. The duplex is offered in as-is condition at \$290,000, or approximately \$48,333 per bed, compared with an estimated market average of approximately \$70,000 per bed for stabilized student-housing properties. Following renovation, the property is projected to generate annual rental income of \$57,600 and pro forma net operating income of \$38,269. At the asking price, this equates to an approximate 13% pro forma capitalization rate, providing an attractive acquisition basis with meaningful potential for income growth and value creation.

PROPERTY HIGHLIGHTS

- Duplex in Binghamton's established West Side student-housing market
- Desirable C-5 zoning
- Asking price of \$290,000
- Attractive acquisition basis of approximately \$48,333 per bed
- Value-add opportunity with renovations needed

Asking Price	\$290,000	CAP Rate	13.19%
Site Size	2,881 SF	Net Operating Income	\$38,269
Building Size	2,046 SF	Taxes	4194



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For Sale

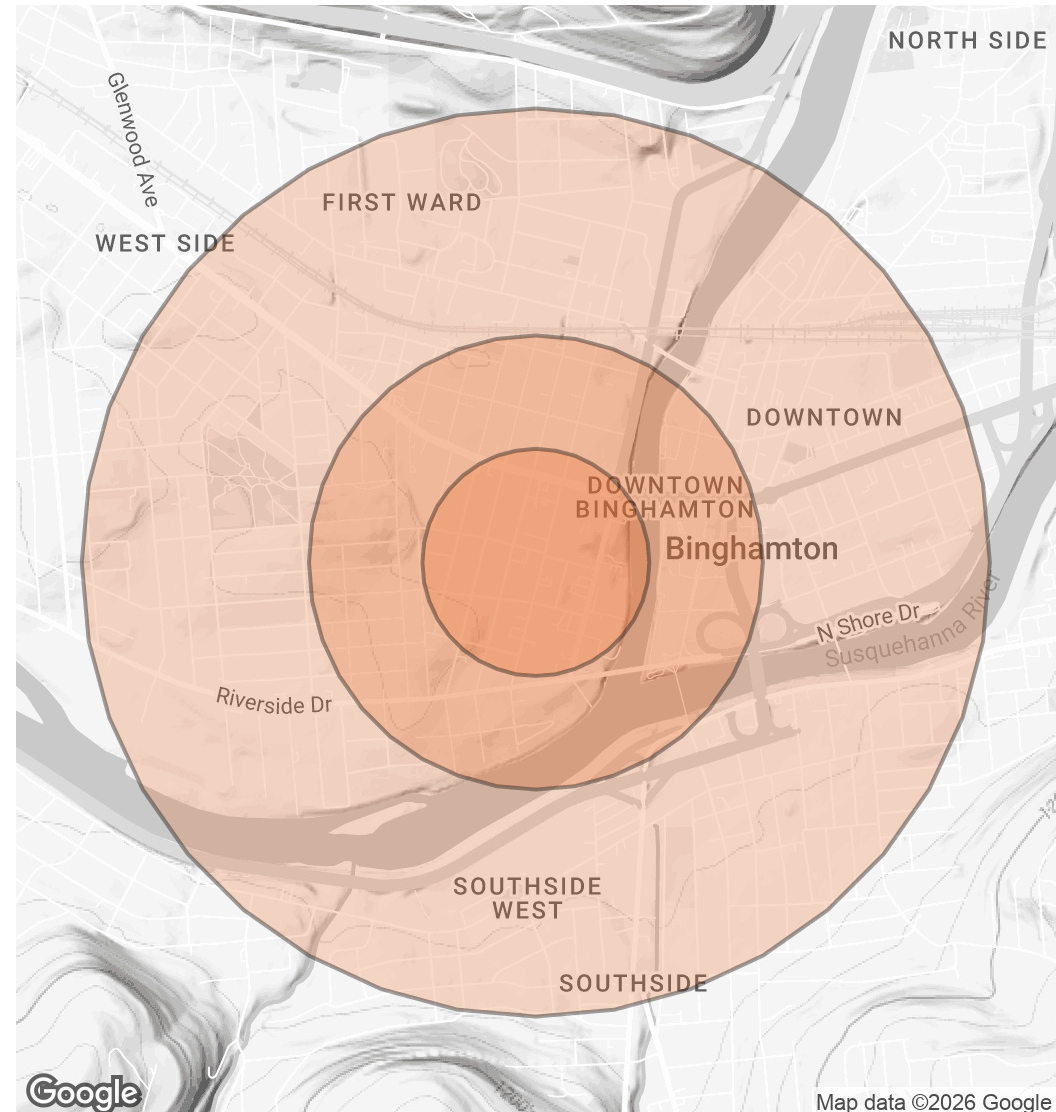
77 Oak St

77 Oak St, Binghamton, NY 13905

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,478	7,921	19,746
AVERAGE AGE	25.7	31.2	34.3
AVERAGE AGE (MALE)	25.6	31.1	34.9
AVERAGE AGE (FEMALE)	27	35.1	35.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	925	2,999	8,695
# OF PERSONS PER HH	2.7	2.6	2.3
AVERAGE HH INCOME	\$87,762	\$61,341	\$62,581
AVERAGE HOUSE VALUE	\$6,430	\$112,564	\$139,864

2023 American Community Survey (ACS)



Map data ©2026 Google



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