



Offering Memorandum

**FULLY OCCUPIED MULTIFAMILY PORTFOLIO
WITH PROVEN CASH FLOW**



59 Grand Ave and 7 Tremont Ave.

JOHNSON CITY AND BINGHAMTON, NY

PRESENTED BY:

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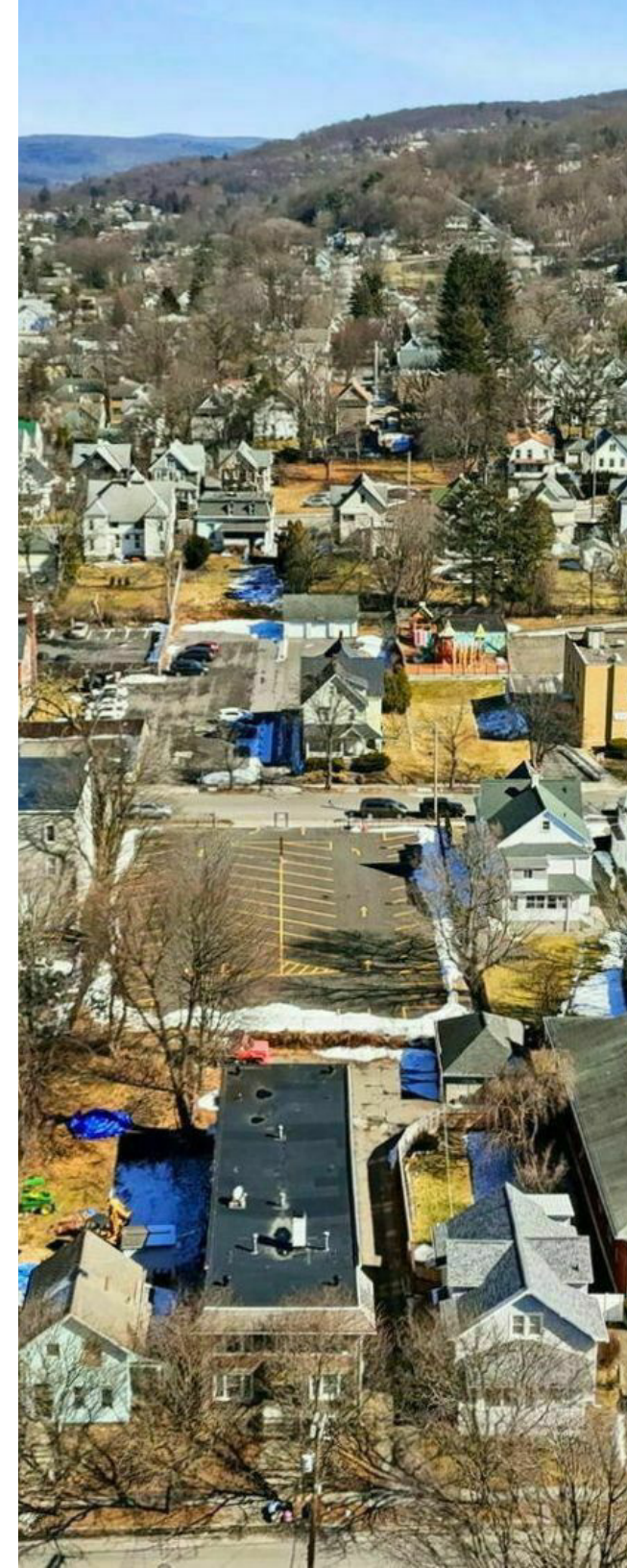
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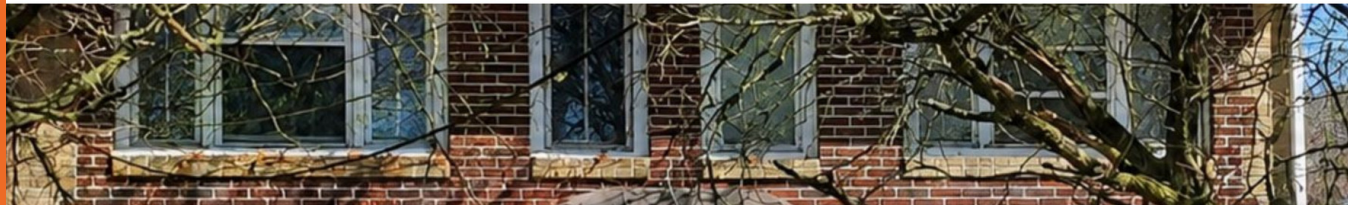
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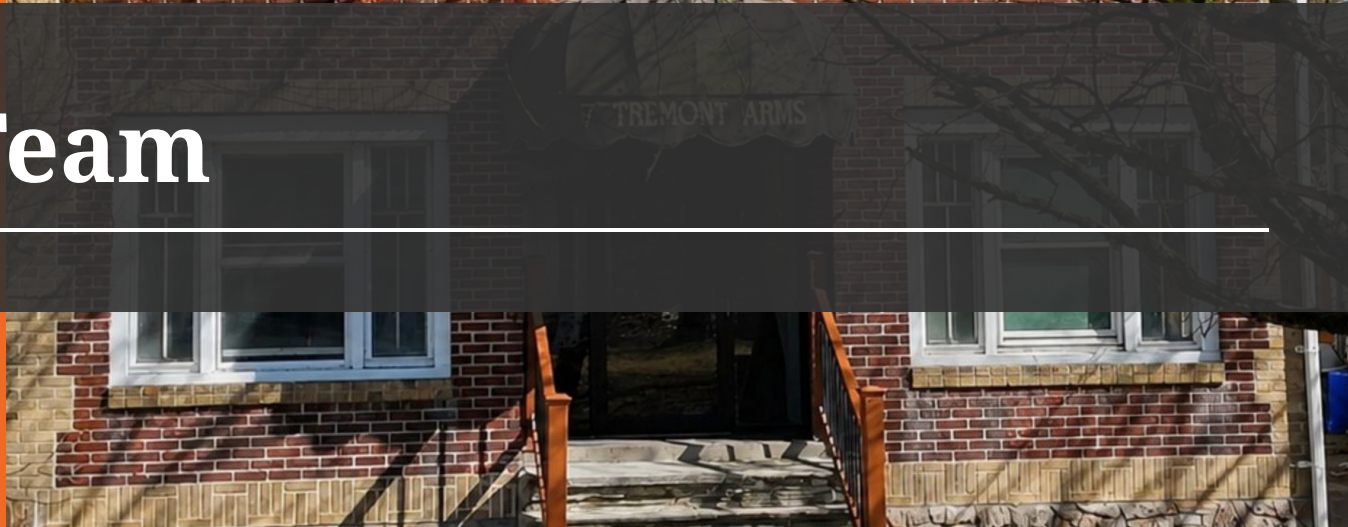
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The Team



MEET THE TEAM



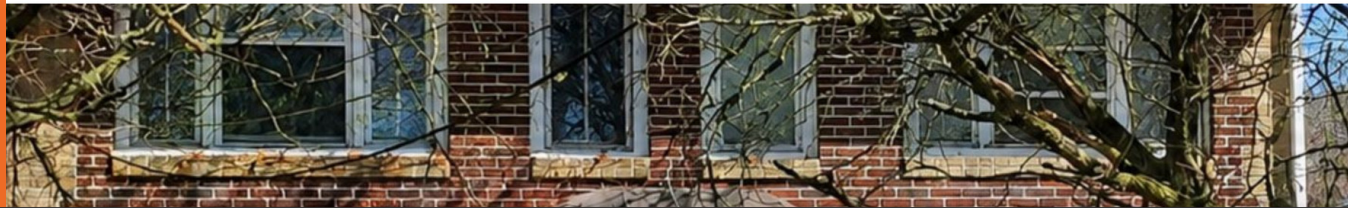
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Property Information



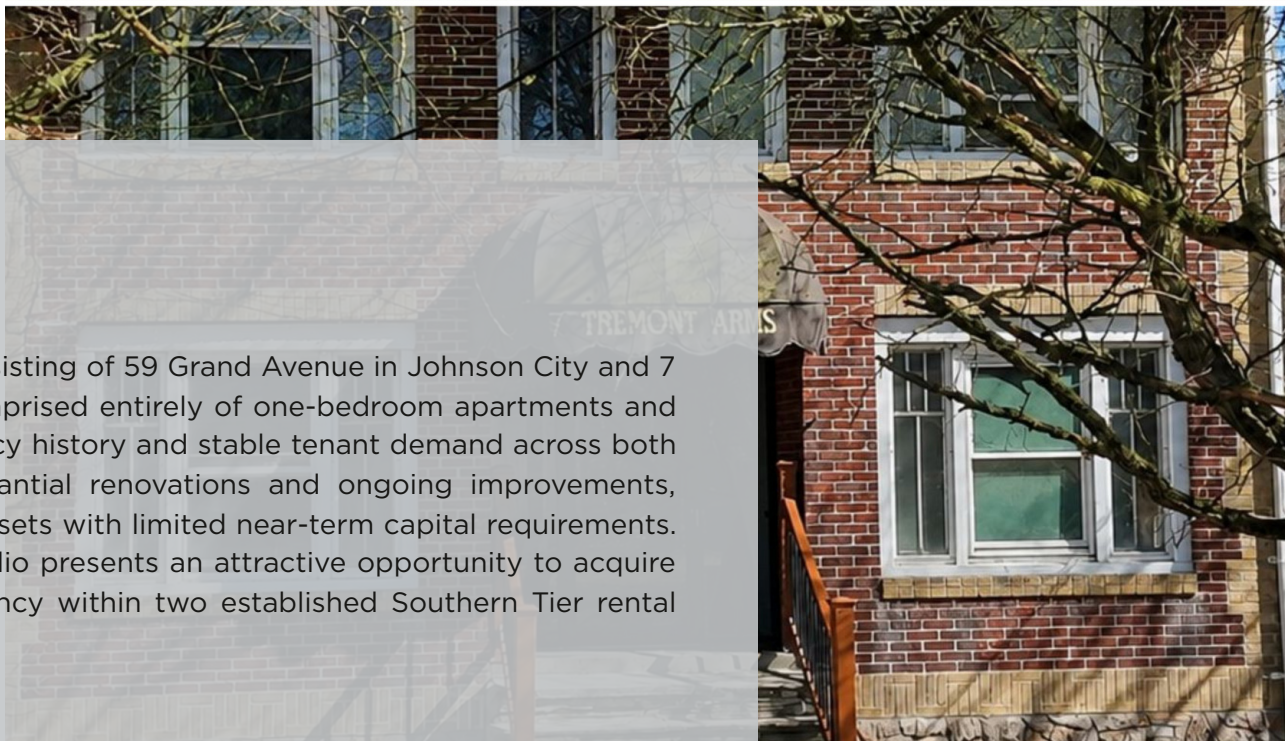
PORTFOLIO SUMMARY

59 GRAND AVE AND 7 TREMONT AVE.

JOHNSON CITY AND BINGHAMTON

OFFERING SUMMARY

SALE PRICE:	\$1,399,000
BUILDING SIZE:	11,082 SF
LOT SIZE:	8,839 SF
PRICE / SF:	\$126.24
CAP RATE:	8.55%



PROPERTY SUMMARY

Offered for sale is a 20-unit multifamily portfolio consisting of 59 Grand Avenue in Johnson City and 7 Tremont Avenue in Binghamton. The portfolio is comprised entirely of one-bedroom apartments and is currently fully occupied, reflecting strong occupancy history and stable tenant demand across both assets. Both properties have benefited from substantial renovations and ongoing improvements, allowing investors to acquire stabilized multifamily assets with limited near-term capital requirements. Priced at approximately \$69,950 per unit, the portfolio presents an attractive opportunity to acquire scale, dependable cash flow, and operational efficiency within two established Southern Tier rental markets.

PROPERTY HIGHLIGHTS

- 20 total multifamily units across two properties
- 100% one-bedroom apartment mix
- Fully occupied with strong occupancy history
- Significant renovations and property improvements completed
- Stable in-place cash flow
- Brick construction with strong curb appeal
- Located in established Johnson City and Binghamton rental corridors
- Convenient access to healthcare, Downtown Binghamton, retail, and public transportation



FULLY OCCUPIED

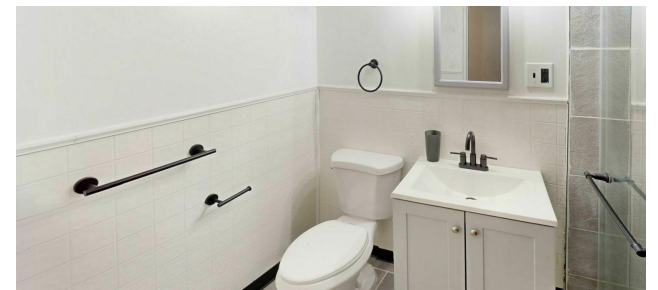
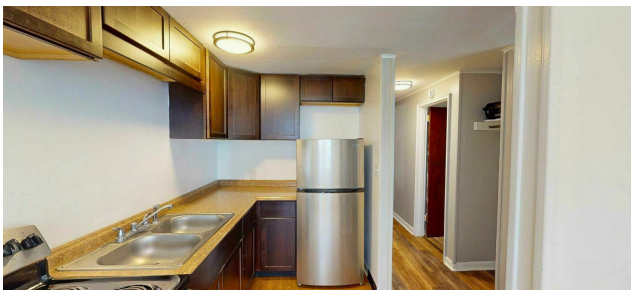
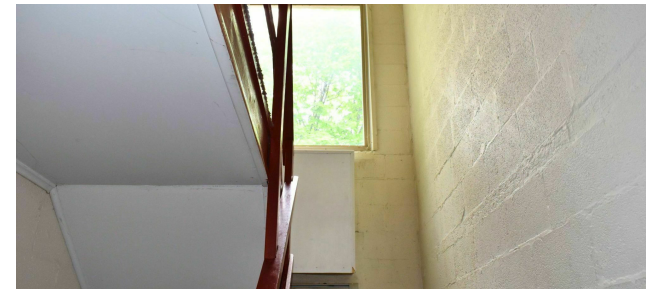
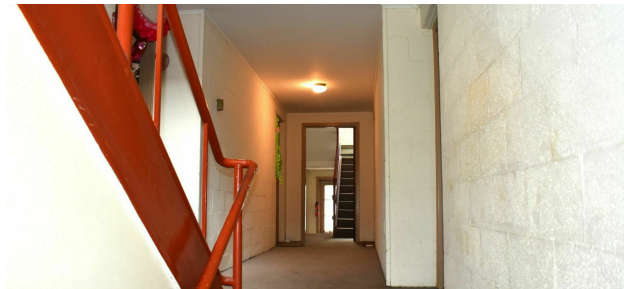
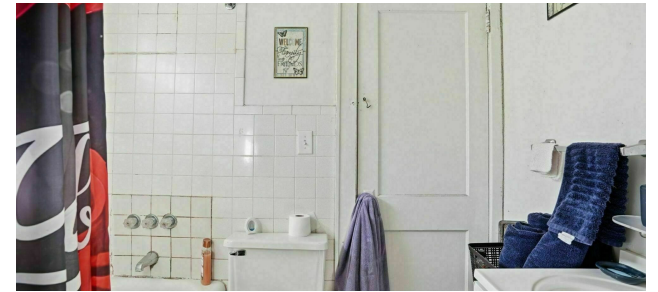
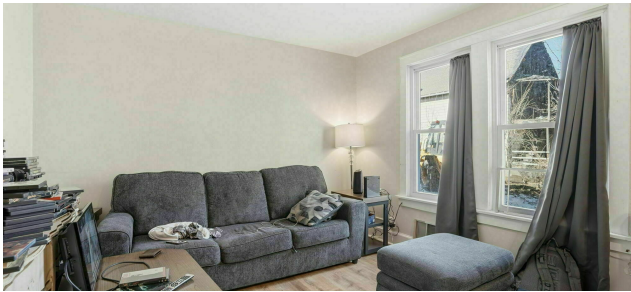
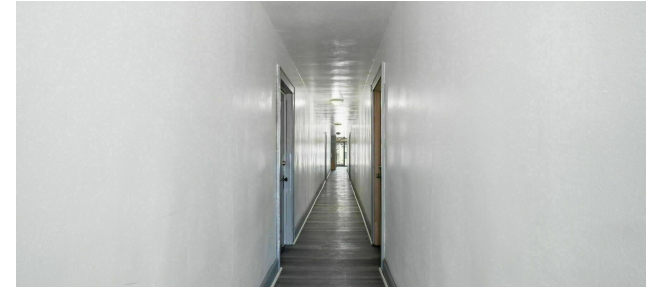


PRIME LOCATIONS



20 UNITS TOTAL

PROPERTY PHOTOS



FLOOR PLANS



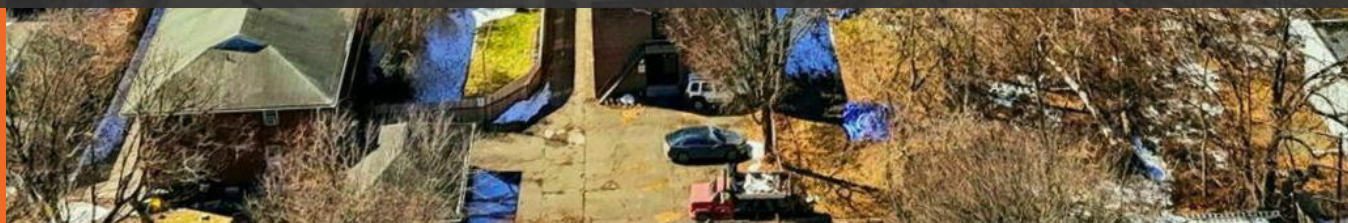
MANNA MEDIA INC.

TOTAL: 298 sq. ft
1st floor: 298 sq. ft
EXCLUDED AREAS: WALLS: 45 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Location Information

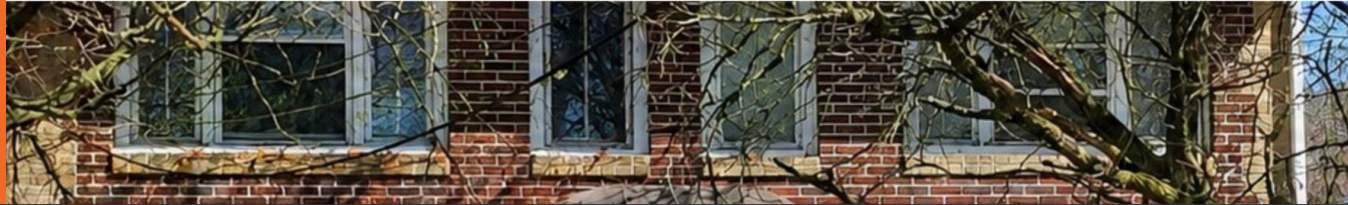


LOCATION DESCRIPTION



59 Grand Avenue is located in Johnson City near UHS Wilson Medical Center, Riverside Drive retail, and the area's expanding healthcare and redevelopment corridor. The property benefits from convenient access to employment centers, shopping, restaurants, and public transportation. 7 Tremont Avenue is positioned on Binghamton's West Side with close proximity to Downtown Binghamton, major commuter routes, neighborhood retail, and Binghamton University bus lines. The surrounding area continues to support consistent rental demand due to its accessibility and established residential character. Together, the portfolio offers investors exposure to two strong multifamily locations within the Greater Binghamton market.





Property Analysis



INCOME & EXPENSES



INCOME SUMMARY

59 GRAND AVE AND 7 TREMONT AVE.

VACANCY COST

(\$10,557)

GROSS INCOME

\$204,183

EXPENSES SUMMARY

59 GRAND AVE AND 7 TREMONT AVE.

MANAGEMENT ESTIMATED AT 8%

\$16,334

NYSEG ELECTRIC AND GAS

\$10,076

MAINTENANCE

\$8,226

LANDSCAPING

\$800

WATER AND SEWER

\$15,024

INSURANCE

\$5,964

MISCELLANEOUS

\$542

PROPERTY TAXES

\$27,669

OPERATING EXPENSES

\$84,635

NET OPERATING INCOME

\$119,548

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[®] 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.

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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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