

FOR SALE

CARROLL STREET PORTFOLIO

19 Properties: 40 Apartments, 3 Single Family Homes, 113 Beds



Carroll Street Portfolio Attributes

- **10.5% Cap**
- **Owner financing possible with qualified buyer, 25% down**
- **List price \$3,950,000 (must be sold as a portfolio)**
- Turn-Key Investment Opportunity with low vacancy rate
- Management & maintenance personnel in place & available to new owner
- Located Largely in City Core
- High side of market rent
- Some redevelopment opportunity
- Family owned and maintained for 20 years
- Most Units have a Washer and Dryer
- Updated or modernized Kitchens with Appliances and Baths
- All units well insulated
- New insulated windows & high-efficiency furnaces, newer boilers
- Nearly all units are separately metered
- Most buildings have newer roofs
- Mix of college, workforce and section 8 housing
- Includes four parking lots in city core near properties



217 W Main St., Rochester, NY 14614



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Orion Realty of Binghamton Inc.

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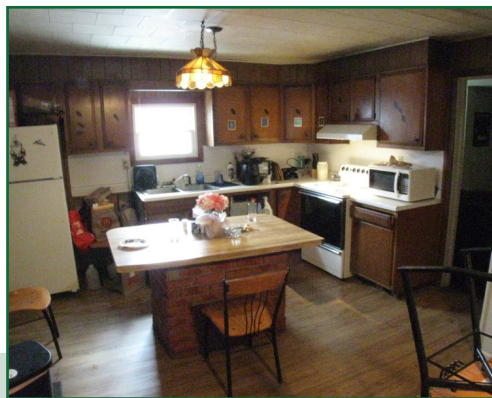
BINGHAMTON MARKET HIGHLIGHTS:

The Binghamton, NY multifamily market offers a blend of affordability, historic charm, and growth potential.

Key highlights include:

- **Affordable Housing:** Binghamton's real estate market is known for its affordable housing options, making it attractive for both investors and renters
- **Historic Properties:** The city features a variety of historic properties, adding unique character and appeal to the market.
- **Revitalization Efforts:** Ongoing downtown redevelopment projects are enhancing the city's appeal and boosting property values.
- **Strategic Location:** Binghamton's location near major highways and its strong community amenities make it a desirable place to live and invest.
- **Educational and Healthcare Sectors:** The presence of Binghamton University and a robust healthcare sector support the local economy and housing demand.

This combination of factors makes Binghamton a promising market for multifamily investments, offering stable and diverse opportunities for growth.



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