

# 8-PROPERTY MULTIFAMILY PORTFOLIO

Cortland, New York

INVESTMENT OPPORTUNITY





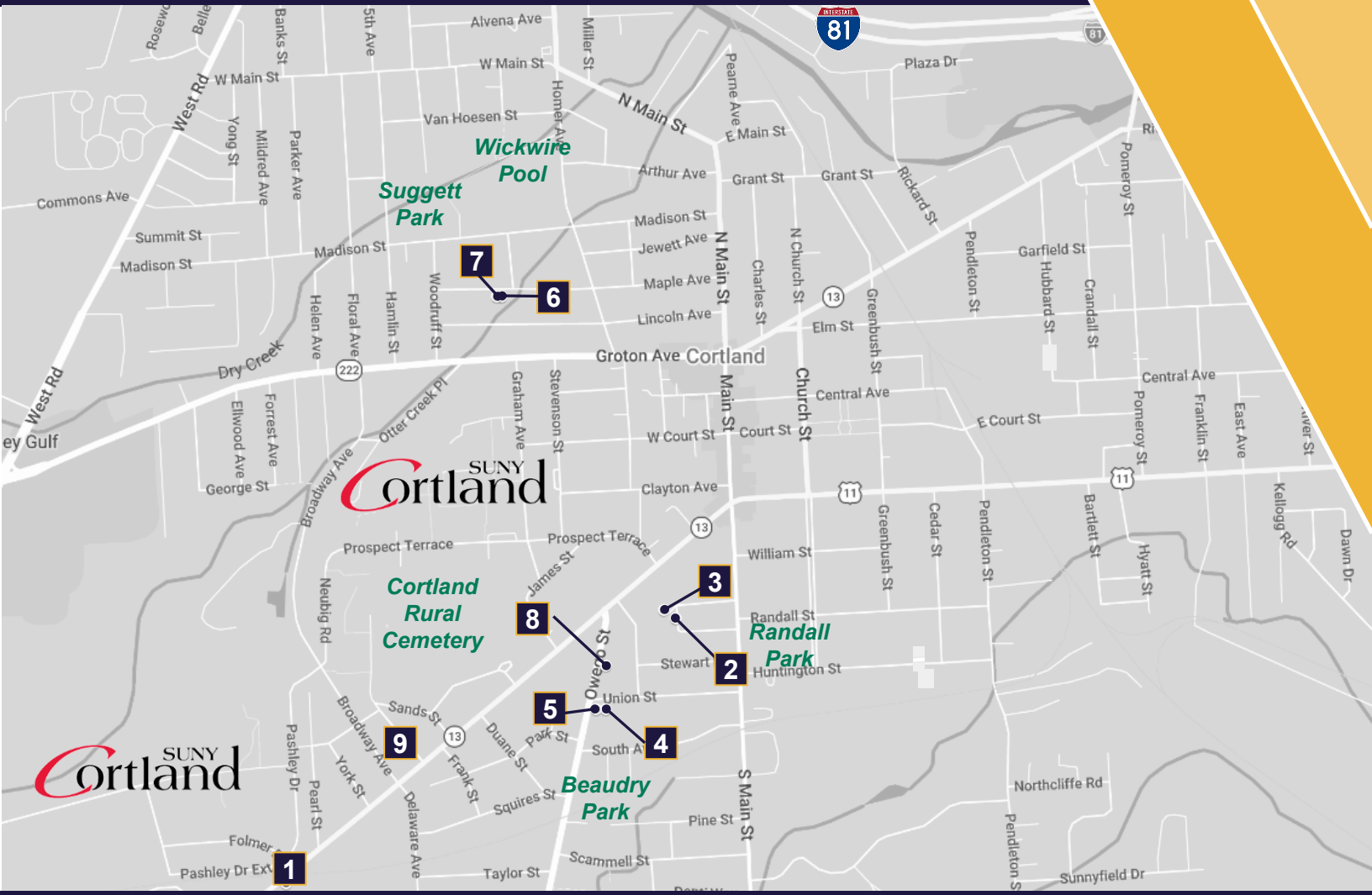
# PROPERTY HIGHLIGHTS

Multifamily property portfolio situated in the City of Cortland in proximity to SUNY Cortland and downtown. This portfolio consists 36 total units across nine properties.

## HIGHLIGHTS/

- **Proven Asset Performance** – Stabilized portfolio with strong occupancy and consistent leasing demand, including waiting list activity.
- **Ongoing Capital Improvements** – Ownership has invested in key upgrades across the portfolio, including structural improvements, appliances, and system updates.
- **Operational Efficiency Upside** – Opportunity to further enhance returns through continued interior and amenity upgrades.
- **Classic Assets, Modernized** – Properties blend historic character with practical updates appealing to today's student renters.
- **Compelling Entry Yield** – Offered at an 8.4% cap rate with immediate cash flow.

# LOCATION MAP



**Address** 211 Tompkins St  
**Tax ID** 96.24-02-01.000  
**Year Built** 1994  
**Total SF** 14,060± SF  
**Lot Size** 0.7± acre  
**Units/Beds** 13 / 37



**Address** 17-19 Argyle Place  
**Tax ID** 86.74-01-03.000  
**Year Built** 1976  
**Total SF** 4,940± SF  
**Lot Size** 0.19± acre  
**Units/Beds** 8 / 8



**Address** 24 Argyle Place  
**Tax ID** 86.74-01-25.000  
**Year Built** 1910  
**Total SF** 2,570± SF  
**Lot Size** 0.08± acre  
**Units/Beds** 3 / 4



**Address** 47 Union Street  
**Tax ID** 86.81-03-02.000  
**Year Built** 1890  
**Total SF** 2,434± SF  
**Lot Size** 0.24± acre  
**Units/Beds** 2 / 6



**Address** 51 Union Street  
**Tax ID** 86.81-03-01.000  
**Year Built** 1865  
**Total SF** 2,236± SF  
**Lot Size** 0.32± acre  
**Units/Beds** 2 / 6



**Address** 89 Maple Ave  
**Tax ID** 86.49-03-10.000  
**Year Built** 1890  
**Total SF** 1,669± SF  
**Lot Size** 0.16± acre  
**Units/Beds** 1 / 5



**Address** 89 1/2 Maple Ave  
**Tax ID** 86.49-03-10.000  
**Year Built** 1890  
**Total SF** 704± SF  
**Lot Size** 0.16± acre  
**Units/Beds** 1 / 2



**Address** 91 Maple Ave  
**Tax ID** 86.49-03-09.000  
**Year Built** 1880  
**Total SF** 1,513± SF  
**Lot Size** 0.18± acre  
**Units/Beds** 1 / 5



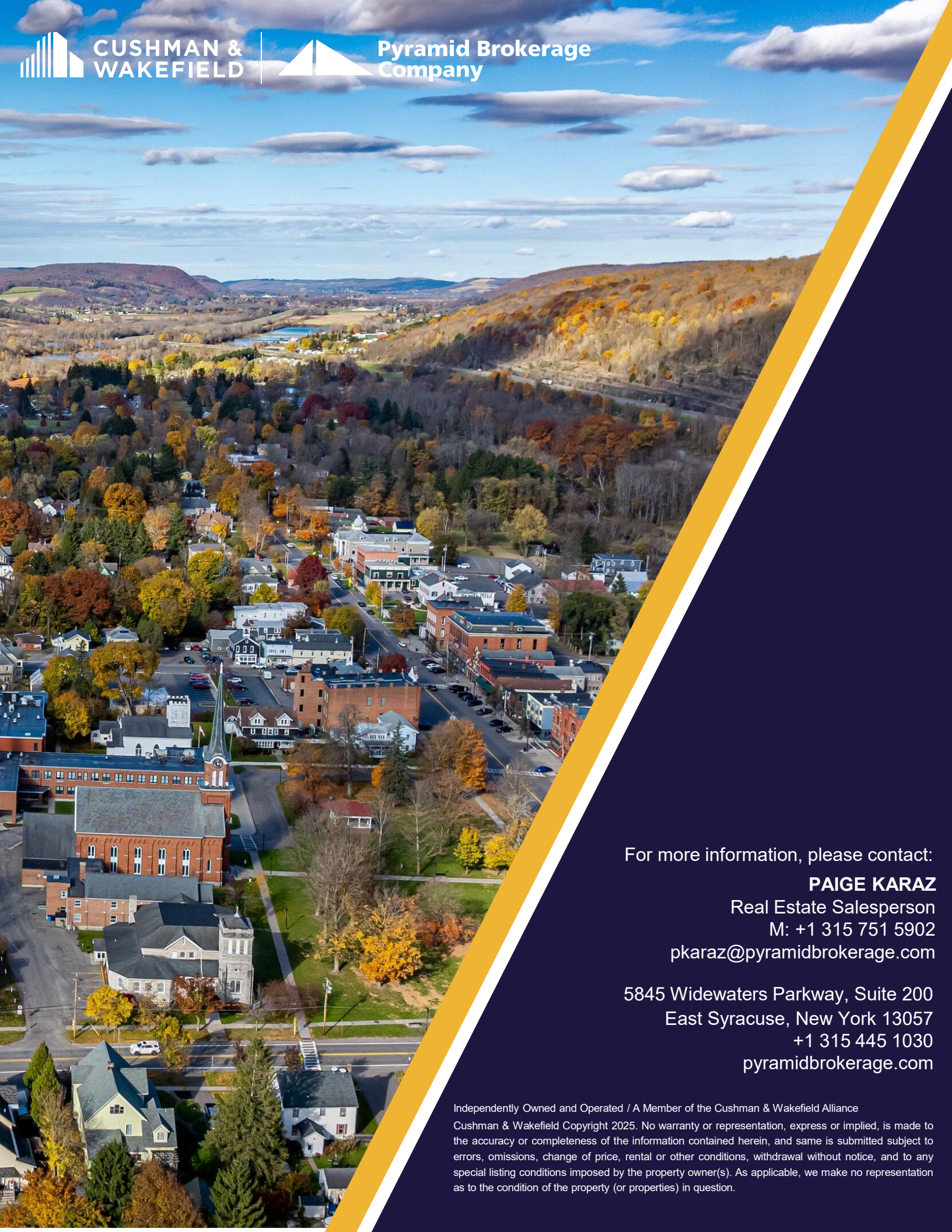
**Address** 91 1/2 Maple Ave  
**Tax ID** 86.49-03-09.000  
**Year Built** 1880  
**Total SF** 1,000± SF  
**Lot Size** 0.18± acre  
**Units/Beds** 1 / 2



**Address** 21 Owego St  
**Tax ID** 86.73-02-27.000  
**Year Built** 1900  
**Total SF** 2,912± SF  
**Lot Size** .34± acre  
**Units/Beds** 2 / 7



**Address** 7 Water Street  
**Tax ID** 86.80-02-38.000  
**Year Built** 1900  
**Total SF** 2,104± SF  
**Lot Size** 0.17 acre  
**Units/Beds** 2 / 6



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