



Network One Realty LLC

MULTIFAMILY ADVISORS



A WORLD OF DIFFERENCE

Introducing: The Niagara Multifamily Portfolio:

A unique 161 unit - Multi-Family Rental Offering

3 Communities | Offering Strong "Value Add" Matrix

Location: Western New York Region | Niagara County Pricing: \$18.3M | Approx. 6.6% Cap Rate Sale | Stabilized assets with "value add" momentum | 98% Occupied | Strategic Rental locations | Strong COC Returns | 1 & 2-Bedroom Designs | Professionally "self" managed!



OFFERING MEMORANDUM

EXCLUSIVELY THROUGH:

NETWORK ONE REALTY ADVISORS

Michael Battaglia CCIM

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Networkonerealty@gmail.com



Network One Realty Advisors (“NORA”) a New York licensed real estate broker is pleased to present the **Niagara Multifamily Portfolio**, offering of, three separately deeded apartment communities consisting of 161 garden style rental units, all located in the greater WNY area. Properties are situated in the Town of Niagara and Niagara Falls, New York.

This Offering Memorandum has been prepared by NORA for use by a limited number of recipients. All information contained herein has been obtained from sources other than NORA, and neither the Owner or NORA, (nor their respective equity holders, officers, employees, and agents) make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property, or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

NORA, the Owner’s, equity holders and agents expressly disclaim all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum.

Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and NORA each reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by the Owner, by execution of a written agreement for the purchase of the property.

The recipient (“Recipient”) agrees that; (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public, (b) the Recipient, the Recipient’s employees, agents and consultants (collectively, the “need to know parties”) will hold and treat it in the strictest of confidence. The Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of NORA and the Owner, and c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or NORA or for any purpose other than use in considering whether to purchase the property. Should the Recipient have no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to NORA.

CONFIDENTIALITY AND DISCLAIMER

OFFERING DETAILS:

- ✚ no unauthorized site visits:
- ✚ All showings must be scheduled and accompanied.
- ✚ Executed NDA required prior to all tours.
- ✚ Property is being offered for sale debt free
- ✚ No private financing available through current owner
- ✚ Offers to be presented in the form of a non-binding Letter of Intent, spelling out significant terms and conditions, pricing, due diligence and closing time frame, earnest money deposit, description of debt/equity structure and qualifications to close.
- ✚ Proof of funds and evidence of financing capabilities will be required prior to execution of purchase and sale contract.

FOR TOURS OR ADDITIONAL INFORMATION:

CONTACT

Michael Battaglia CCIM

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office/fax 716/874.3530

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*"Bringing Landlords and Investors
Together"*

Transaction Procedures

Property Overviews

- Appliances: Oven-Range and Refrigerator, are included in all units
- Laundry: common laundry hookups are available
- Parking: Open/surface parking with select garages at specific locations
- Heat & Electric: Utilities are BOTH sub-metered and common. Owner pays water.
- Basements: full basements at all buildings
- Rental office: professionally – self managed by owner, no onsite office(s)
- Year Built: 1965 – 1970's construction.
- Exteriors: Brick, Brick & Frame, Masonry, and concrete Stucco
- Roofs: Asphalt / Pitched & Flat
- Trash: municipal and contracted services
- Public transportation: nearby with easy access to all major roadways
- School districts: Wheatfield and Niagara Falls, both public & private

All assets are close to major roadways, interstates, local schools, parks and recreation facilities, and shopping centers. Access to both Niagara Falls and Buffalo Niagara International Airports. Proximity to both Niagara Falls and Buffalo NY CBDs, as well as 3 Canadian border crossings.

The subject properties are comprised of two-story designs with Town home and 1 & 2-bedroom styles.

Ownership self manages and maintains the properties. The current occupancy is running at 98%. All building locations offer complete rents within the surrounding community and continue to experience the benefits of future "value add" opportunities through rental adjustments.

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Wildwood Acres Townhomes - 86

Located on the northern edge of the Town of Niagara, Wildwood acres is a unique townhome community, located in a quiet yet convenient region of Niagara County N.Y. Wildwood units offer 3-bedroom townhome designs with private basements and sub-metered utilities! Within proximity to public transportation, shopping, schools and colleges, along with parks and recreation. The asset is also within the wheatfield school district and is serviced by two international airports. The community is in a park like setting, and rents are very competitive with strong tenant pipelines. Plenty of room for “value add” with lease trade outs and organic rental rate increases.



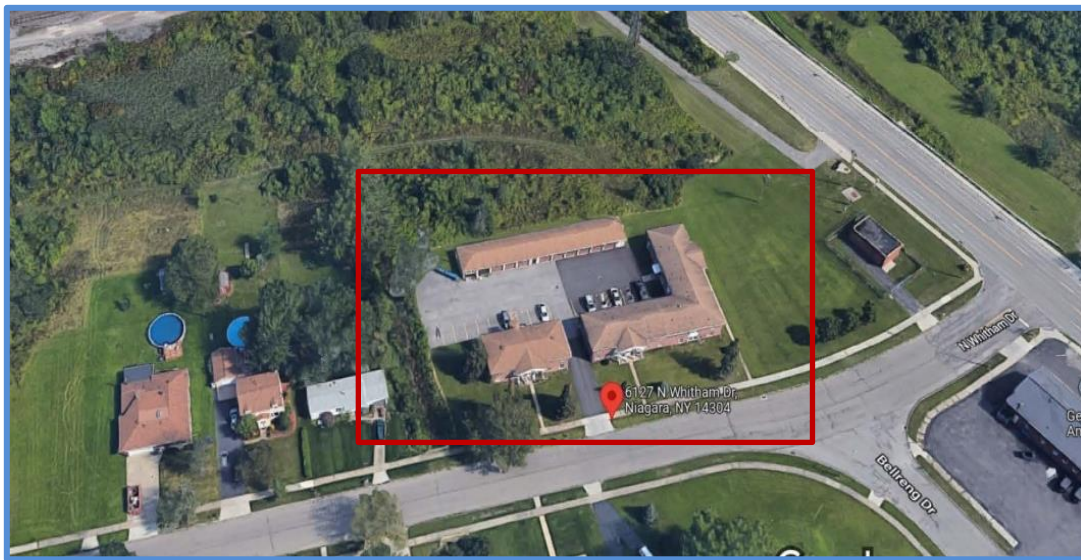
Silver Lake Apartments - 60

Silver Lake is in the Lasalle district of Niagara Falls. Embedded in a strong residential area, near the Niagara Falls factory Outlet, the Lasalle retail power center, the Canadian border and easy access to the greater Buffalo downtown area. Minutes to the Canadian border, all major access roadways, public transportation, the Niagara Falls State Park, and Niagara Falls. Tenants enjoy spacious 1- & 2-bedroom designs, with heat and water included in the rent. Off street parking, storage, and common laundry facilities, all in a park like setting!



Brookside Commons Apartments – 15

Brookside commons in located in the town of Niagara, N.Y. Close to all shopping, major roadway arteries in all directions, 15 min. to the Canadian border, the town of Lewiston and the Niagara Falls CBD. Unit designs are 1- and 2-bedroom, single bath, modern kitchens with appliances, common laundry with heat and water included. There is off-street parking with select garage spaces. Brookside commons is located in a residential setting, with the added convenience of shopping, parks, schools, recreation and local college & University campuses.



PROPERTY DESCRIPTION

PHOTO GALLERY



NIAGARA MULTIFAMILY PORTFOLIO - SUMMARY PAGE

	Silver lake	Brookside Commons	Wildwood- A	Wildwood - B	Totals
# of Units	60	15	72	14	161
Asking Price:	\$ 4,800,000.00	\$ 1,500,000.00	\$ 10,050,000.00	\$ 1,950,000.00	\$ 18,300,000.00
Price Per Square Foot:	\$ 79.01	\$ 89.00	\$ 119.92	\$ 120.85	\$ 102.19
Price Per Unit:	\$ 80,000.00	\$ 100,000.00	\$ 139,583.33	\$ 139,285.71	\$ 114,717.26
In Place CAP Rate:	7.60%	6.30%	6.50%	6.00%	6.60%
Proforma CAP Rate:	8.30%	7.30%	7.40%	8.30%	7.83%
# of Buildings:	6	2	19	14	33
Neighborhood:	NIAGARA FALLS	NIAGARA	NIAGARA	NIAGARA	NIAGARA
Stories:	2	2	2	2	2
Gross SF:	60,753	16,854	83,808	16,136	177,551
Garage Units:	0	11	4	0	15

2026 Projections - In Place Revenue

	Silver lake	Brookside Commons	Wildwood- A	Wildwood - B	
Gross Revenue:	\$ 619,479.00	\$ 160,118.00	\$ 1,104,845.00	\$ 199,314.00	\$ 2,083,756.00
Expenses, Vacancy & Misc. Inc.:	\$ 256,149.00	\$ 64,862.00	\$ 450,784.00	\$ 82,800.00	\$ 854,595.00
NOI:	\$ 363,330.00	\$ 95,256.00	\$ 654,061.00	\$ 116,514.00	\$ 1,229,161.00

Yr. 1 Proforma

Gross Revenue:	\$ 702,099.00	\$ 184,918.00	\$1,241,000.00	\$246,400.00	\$ 2,374,417.00
Expenses & Vacancy:	\$ 323,149.00	\$ 76,122.00	\$466,783.00	\$82,800.00	\$ 948,854.00
NOI:	\$ 378,950.00	\$ 108,796.00	\$774,217.00	\$163,600.00	\$ 1,425,563.00

Residential Unit Mix:

1BR			24		24
2 BR			55		55
3 BR			82		82
Total Units:			161		161

\$18,300,000

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2026 Network One Realty/ information has been obtained from sources believed reliable. We do not doubt the accuracy; however, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of this property. You should conduct a careful, independent investigation of the property, to determine the suitability of the property for your needs.

FINANCIAL OVERVIEW

Proposed Mortgage details:

- Lender: TBD
- 1st Mortgage Balance: 70%
- Amortization 0 year
- Term: 5-10 years
- Equity: 30%
- Est. Interest Rate: TBD

Cash Flow Analysis Guidance:

- Asking Price = \$18,300,000
- NOI = \$1,229,161
- Equity: \$5,490,000
- Loan Amt. \$12,810,000
- ADS = estimated = \$873,000
- DCR = 1.39

"The Niagara Multifamily Portfolio" consist of all market rate rental units. Taking into consideration the locations of the 3 assets, their respective competitive rent rates, and the opportunity to escalate income organically, each of the individual properties presents a strong value add opportunity, while enjoying the stability of the region, which continues to experience strong occupancy rates. **Tenancy is outpacing homeownership!** Geographically, the three investments give the investor "economies of scale." regarding oversite and management. Further, the portfolio continues to deliver the benefits of regional and local appreciation, with the continuance of a "value add" strategy through rent increases and unit enhancements".

Offered at \$18,300,000

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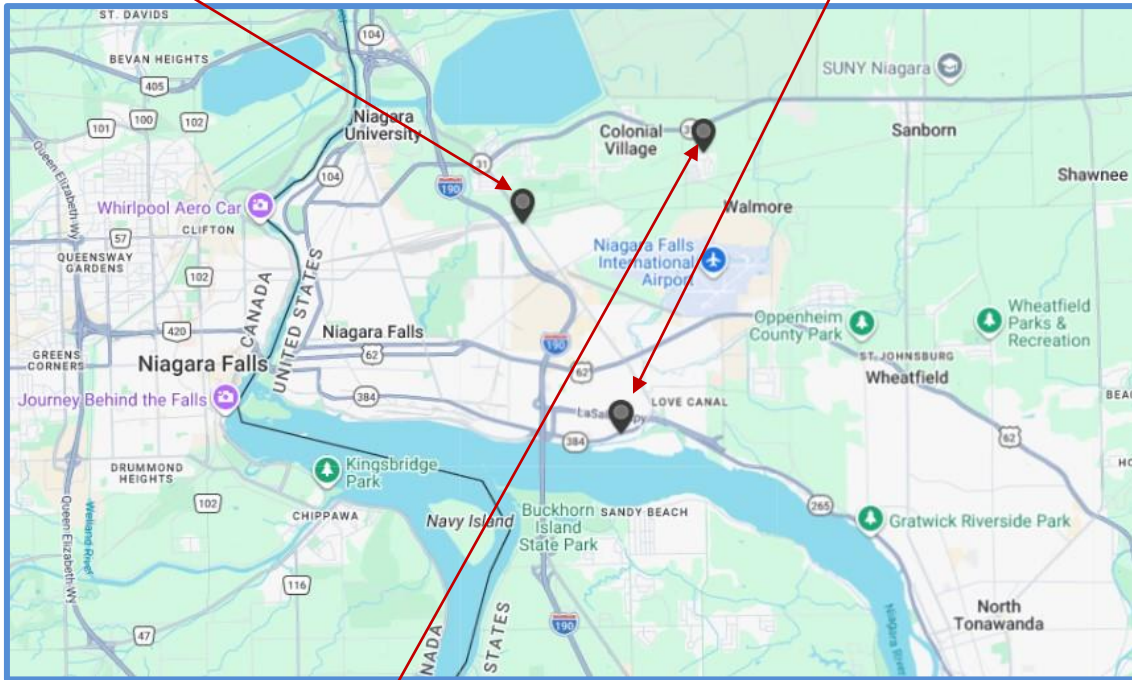
"We're not Satisfied till everyone's a landlord"

THE NIAGARA MULTIFAMILY PORTFOLIO

Brookside Commons



Silverlake Apts.



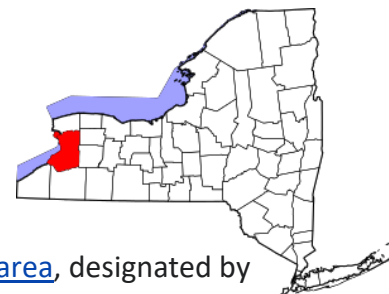
Wildwood Acres Townhomes



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INVESTMENT		CONSTRUCTION	
AGE:	1956-1972	FOUNDATION:	CONCRETE
TERMS:	DELIVERED DEBT FREE	FRAMING:	BRICK & WOOD & STUCCO
TOTAL UNITS:	161	EXTERIOR:	MASONRY, BRICK, AND VINYL
OCCUPANCY:	97%	ROOFS:	PITCHED & FLAT
AVG. RENT PER UNIT:	\$1080	PARKING:	SURFACE / OPEN / GARAGES
AVG. RENT PER SQ. FT:	\$1.02		
AVG. UNIT SIZE:	1102 sq. ft.	POOL:	NONE
# OF BUILDINGS:	33	HVAC:	BOILERS / FHA / BASEBOARD
		BASEMENTS:	PARTIAL / FULL
SITE		UTILITY & MECHANICALS	
MSA :	NIAGARA & NIAGARA FALLS	UTILITIES:	METERED & SUB-METERED
COUNTY:	NIAGARA	WATER/SEWER/TRASH	PROVIDED
SCHOOL DIST.	WHEATFIELD, NIAGARA FALLS	UTILTIY SERVICE:	NATURAL GAS - ELECTRIC
TOTAL RENTABLE: APPROX.	160,000 sq. ft.	LAUNDRY:	COMMON & PRIVATE ON-SITE
COMBINED LOT SIZES:	27,000 sq. ft./12.3 AC.	ELECTRICAL:	CIRCUIT BREAKERS
TOTAL BUILDING SIZES:	177,551 sq. ft.	WATER TANKS:	COMMON & INDIVIDUAL
TENANT STORAGE:	SELECTIVE		
EXECUTIVE SUMMARY			
OWNER: SJI BROOKFIELD LLC SJI SILIVER LAKE LLC BUFFALO 20 LLC.		MANAGEMENT: OWNER SELF MANAGED	
OFFICE:	OFF SITE	LEASES:	BOTH ANNUAL / AND MTM
PRIVATE FINANCING:	NONE	TENANTS W/ RENT ASSISTANCE:	TBD
APPLIANCES PROVIDED:	STOVE AND FRIG.	UNIT BREAKDOWN -	1 & 2 & 3 BEDRM/1 BATH
GARAGES/PARKING:	1:1 SPACING		
TOTAL COMBINED ACREAGE:	12.3 A		



The **Buffalo–Niagara Falls Metropolitan Statistical Area** is a [metropolitan area](#), designated by the [United States Census Bureau](#), encompassing two counties — [Erie](#) and [Niagara](#) in [Western New York](#). It has a population of almost 1.2 million people. It is the [second-largest metropolitan area](#) in the state of New York, centering on the [urbanized area](#) of [Buffalo](#).

As of April 1, 2020, the [metropolitan statistical area](#) (MSA) had a population of 1,166,902; the [combined statistical area](#) (CSA), which adds [Cattaraugus](#), had a population of 1,215,826 inhabitants. It is part of the [Great Lakes Megalopolis](#), which contains an estimated 54 million people. The larger [Buffalo Niagara Region](#) is an economic zone consisting of eight counties in Western New York.

The **Buffalo Niagara Region** is an economic region that is part of the [Great Lakes region](#) of [North America](#), comprising much of [Western New York](#) in the [United States](#). The Regional Institute of the [University at Buffalo](#) has defined the region as including the eight westernmost counties in New York.

The 8 counties in the region, as defined by Invest Buffalo Niagara, are:^[1]

- [Allegany County, New York](#)
- [Cattaraugus County, New York](#)
- [Chautauqua County, New York](#)
- [Erie County, New York](#)
- [Genesee County, New York](#)
- [Niagara County, New York](#)
- [Orleans County, New York](#)
- [Wyoming County, New York](#)

Erie County is a county along the shore of [Lake Erie](#) in western [New York State](#). As of the [2020 census](#), the population was 954,236.^[1] The [county seat](#) is [Buffalo](#), which makes up about 28% of the county's population.^[2] Both the county and Lake Erie were named for the regional [Iroquoian language](#)-speaking [Erie tribe](#) of Native Americans, who lived in the area before 1654. They were later pushed out by the more powerful Iroquoian nations tribes.

Erie County, along with its northern neighbor [Niagara County](#), makes up the [Buffalo-Niagara Falls metropolitan area](#), the second largest in New York State behind [New York City](#). The county's southern part is known as the [South towns](#).^[3] The county has seen one of the highest growth rates of any county in New York State from the 2010 to 2020 census.

When counties were established by the English colonial government in the [Province of New York](#) in 1683, present-day Erie County was part of Indian territory occupied by Iroquoian-speaking peoples. It was administered as part of New York colony. Significant European-American settlement did not begin until after the United States had gained independence with the end of the American Revolutionary War in 1783.

According to the [U.S. Census Bureau](#), the county has a total area of 1,227 square miles (3,180 km²), of which 1,043 square miles (2,700 km²) (85%) is land and 184 square miles (480 km²) (15%) is water.^[8]

Erie County is in the western portion of upstate New York, bordering on the [lake](#) of the same name. Part of the industrial area that has included Buffalo, it is the most populous county in upstate New York outside of the New York City metropolitan area. The county also lies on the international border between the United States and Canada, bordering the Province of [Ontario](#).

The northern border of the county is Tonawanda Creek. Part of the southern border is Cattaraugus Creek. Other major streams include Buffalo Creek ([Buffalo River](#)), [Cayuga Creek](#), [Cazenovia Creek](#), [Scajaquada Creek](#), [Eighteen Mile Creek](#) and [Ellicott Creek](#). The county's northern half, including Buffalo and its suburbs, is known as the Northtowns and is relatively flat and rises gently up from the lake. The southern half, known as the Southtowns,^[3] is much hillier. It has the northwesternmost foothills of the [Appalachian Mountains](#). The highest elevation in the county is a hill in the Town of Sardinia that tops out at around 1,940 feet (591 m) above sea level. The lowest ground is about 560 feet (171 m), on Grand Island at the Niagara River. The [Onondaga Escarpment](#) runs through the northern part of Erie County.

As of the [2020](#),^[13] there were 954,236 people living in the county. The [population density](#) was 915 people per square mile (353/km²). There were 438,747 housing units at an average density of 421 per square mile (162/km²). The racial makeup of the county was 72.6% [White](#), 14.1% [Black](#) or [African American](#), 0.6% [Native American](#), 4.9% [Asian](#), 0.03% [Pacific Islander](#), 2.3% from [other races](#) and 5.4% from two or more races. 6.3% of the population were [Hispanic](#) or [Latino](#) of any race. 19.6% were of [German](#), 17.2% [Polish](#), 14.9% [Italian](#), 11.7% [Irish](#) and 5.0% [English](#) ancestry according to [Census 2000](#). 91.1% spoke [English](#), 3% [Spanish](#) and 1.6% [Polish](#) as their first language.

There were 380,873 households, out of which 29.6% had children under the age of 18 living with them, 46.5% were [married couples](#) living together, 13.7% had a female householder with no husband present and 36.1% were non-families. 30.5% of all households were made up of individuals, and 12.5% had someone living alone who was 65 years of age or older. The average household size was 2.41 and the average family size was 3.04. In the county, the population was spread out, with 24.3% under 18, 8.7% from 18 to 24, 28.4% from 25 to 44, 22.7% from 45 to 64 and 15.9% older than 65. The median age was 38 years. For every 100 females, there were 91.6 males. For every 100 females age 18 and over, there were 87.8 males.

The median income for a household in the county was \$38,567 and the median income for a family was \$49,490. Males had a median income of \$38,703 versus \$26,510 for females. The [per capita income](#) for the county was \$20,357. About 9.2% of families and 12.2% of the population were below the [poverty line](#), including 17.3% of those under 18 and 7.8% of those older than 65.

Niagara County is in the [U.S. state](#) of [New York](#). As of the [2020 census](#), the population was 212,666.^[2] The [county seat](#) is [Lockport](#).^[3] The county name is from the [Iroquois](#) word *Onguiaahra*; meaning *the strait or thunder of waters*.^[4]

Niagara County is part of the [Buffalo–Niagara Falls metropolitan area](#), and across the [Canada–US border](#) is the province of [Ontario](#).

It is the location of [Niagara Falls](#) and [Fort Niagara](#), and has many parks and lake shore recreation communities. In the summer of 2008, Niagara County celebrated its 200th birthday with the first settlement of the county, of [Niagara Falls](#).

According to the [U.S. Census Bureau](#), the county has a total area of , of which 522 square miles (1,350 km²) is land and 617 square miles (1,600 km²) (54%) is water.^[45]

Niagara County is in the most western part of New York State, just north of [the city Buffalo](#) and 1,140 square miles (3,000 km²) bordering [Lake Ontario](#) on its northern border, and the [Niagara River Canada](#) on its western border.^[16]

The county's primary geographic feature is [Niagara Falls](#), the riverbed of which has eroded seven miles south over the past 12,000 years since the [last ice age](#). The Niagara River and Niagara Falls, are in effect, the drainage ditch for four of the [Great Lakes](#) which constitute the world's largest supply of [fresh water](#).^[17] The water flows north from [Lake Erie](#), then through the Niagara River, goes over Niagara Falls, and then on to Lake Ontario and the St. Lawrence River, eventually emptying into the North Atlantic Ocean.^[18] Today, tourists and visitors to the Falls see a diminished flow of water over the Falls, since a portion of the flow has been diverted for hydroelectric power purposes. Both the American and Canadian side of the Niagara River have massive electrical power plants.^[19]

The [Niagara Gorge](#) is the path Niagara Falls has taken over thousands of years as it continues to erode.^[20] Niagara Falls started at the [Niagara Escarpment](#) which cuts Niagara County in half in an east–west direction. North of the Escarpment lies the Lake Ontario plain, which is a fertile flatland used to grow grapes, apples, peaches and other fruits and vegetables. The grape variety [Niagara](#), source of most American white grape juice but not esteemed for wine, was first grown in the county, in 1868. [Viticulture](#), or wine culture has begun to take place, with several wineries below the escarpment. This has helped to improve the depressed economy of the region.

Major highways

- **190** [Interstate 190 \(Niagara Section\)](#) passes through the western part of town from the Buffalo city line to the South Grand Island Bridges onto Grand Island north to [Niagara Falls, NY](#), and [Niagara Falls, Ontario](#).
- **290** [Interstate 290](#) (Youngman) travels through the town from I-190 to US 62 and beyond to [Amherst](#).
- **62** [U.S. Route 62](#), north-south highway that marks the east town line as Niagara Falls Blvd.
- **265** [New York State Route 265](#) (Military Rd.), north-south highway through western part of town from the Buffalo city line to the city of Tonawanda line.
- **266** [New York State Route 266](#) (River Rd.), north-south roadway paralleling the Niagara River in the town from the Buffalo city line to the city of Tonawanda line.
- **324** [New York State Route 324](#) (Sheridan Dr., Grand Island Blvd.), east-west highway through the town from Niagara Falls Blvd. (US 62) to River Rd. (NY 266) where it crosses the South Grand Island Bridge onto [Grand Island](#).
- **325** [New York State Route 325](#) (Sheridan Dr.), north-south road from Sheridan Dr./Grand Island Blvd. (NY 324) to River Rd. (NY 266). It is the only part of Sheridan Drive not signed as NY 324 and continues as Sheridan westward from where it NY 324 becomes Grand Island Boulevard.
- **384** [New York State Route 384](#) (Delaware Ave.), north-south highway in the town from the Kenmore village line to the city of Tonawanda line.
- **425** [New York State Route 425](#) (Twin Cities Memorial Hwy.), north-south highway in the northern part of town beginning at the I-290 and Colvin Blvd interchange that heads north into the city of Tonawanda by way of the Twin Cities Memorial Highway

The [Buffalo & Niagara](#) regions economy, consists of a mix of industrial, light manufacturing, high technology, and service-oriented private sector companies. Instead of relying on a single industry or sector for its economic future, the region has taken a diversified approach that has the potential to create opportunities for growth and expansion in the 21st century. ^[1] Wikipedia



Major companies located in Buffalo Niagara metro area

This is an incomplete list of notable companies with major operations or headquarters in Buffalo or within the [surrounding area](#).

References: ^[37]^[38] Wikipedia

DEMOGRAPHIC SUMMARY

This is an incomplete list of notable companies with major operations or headquarters in Buffalo or within the [surrounding area](#).

References: ^[37]^[38]

- [Alfred State College](#)
- [Alfred University](#)
- [Astronics Corporation](#)
- [Aurubis](#)
- [Bank of America](#)
- [Blue Cross Blue Shield \(Western NY headquarters\)](#)
- [The Buffalo News in Canalside](#)
- [Computer Task Group](#)
- [University at Buffalo](#)
- [Canisius College](#)
- [Catholic Health](#)
- [Charter Communications](#)
- [Citigroup](#)
- [Cummins](#)
- [Cutco in Olean \(headquarters\)](#)
- [Delaware North in downtown \(headquarters\)](#)
- [Dresser-Rand Group](#)
- [DuPont](#)
- [Ellicott Development Co.](#)
- [Empire Genomics \(headquarters\)](#)
- [Fisher-Price in East Aurora](#)
- [Ford Motor Company \(Buffalo Stamping Plant\)](#)
- [GEICO in Amherst](#)
- [General Mills in Canalside](#)
- [General Motors \(Tonawanda Engine\)](#)
- [HSBC Bank USA in downtown](#)
- [Ingram Micro](#)
- [Kaleida Health](#)
- [Keybank in Larkinville](#)
- [Labatt Brewing Company in downtown \(U.S. headquarters\)](#)
- [Life Storage in Williamsville, NY](#)
- [Linde](#)
- [Mighty Taco](#)
- [Moog Inc. in East Aurora \(headquarters\)](#)
- [M&T Bank in downtown \(headquarters\)](#)
- [New Era Cap Company in downtown \(headquarters\)](#)
- [National Fuel Gas in Williamsville \(headquarters\)](#)
- [Nestlé Purina PetCare](#)
- [Niagara Falls Memorial Medical Center in Niagara Falls](#)
- [Niagara University in Lewiston](#)
- [NOCO Energy Corporation in Tonawanda \(headquarters\)](#)
- [OnCore Golf \(headquarters\)](#)
- [Pegula Sports and Entertainment in Canalside \(headquarters\)](#)
- [People Inc.](#)
- [Perry's Ice Cream](#)
- [Rich Products \(headquarters\)](#)
- [Republic Steel in Blasdell](#)
- [Roswell Park Comprehensive Cancer Center](#)
- [Seneca Gaming Corp.](#)
 - [Seneca Niagara Casino](#)
 - [Seneca Buffalo Creek Casino](#)
 - [Seneca Allegany Casino](#)
- [Saint-Gobain Corp.](#)
- [Solar Liberty](#)
- [Sumitomo Rubber USA LLC](#)
- [Synacor \(headquarters\)](#)
- [Tesla, Inc./SolarCity in South Buffalo \(Gigafactory 2\)](#)
- [Tops Markets in Williamsville \(headquarters\)](#)
- [Univera Healthcare](#)
- [Wegmans](#)

OFFERING MEMORANDUM

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