



EAGLE HEIGHTS

4822 Hyde Park Blvd
Niagara Falls, NY 14305

OFFERING MEMORANDUM

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4822 HYDE PARK BLVD
NIAGARA FALLS , NY 14305

EXCLUSIVELY PRESENTED BY:



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INVESTMENT SUMMARY

Overview:
Greco Real Estate is pleased to offer a rare opportunity to acquire an 81-unit multifamily portfolio located in Niagara Falls, New York. The two-property package features a balanced mix of studio, one-bedroom, and two-bedroom apartments, providing broad tenant appeal and strong leasing velocity.

Both properties are located within 12 minutes of Niagara County Community College and Niagara University with over 8,000 students combined, benefit from easy access to local retail, public transportation, and major employment centers.



PROPERTY SUMMARY

Offering Price	\$4,800,000.00
Building SqFt	17,166 SqFt
Lot Size (acres)	2.59
Levels	5
Year Built	1957, 1971
Subdivision Name	MILE RESERVE
County	Niagara
Parcel ID / APN	291100 130.10-2-10, 291100 130.10-2-12





INVESTMENT HIGHLIGHTS

■ Key Highlights:

Unit Mix: Studio, 1-Bedroom, and 2-Bedroom Apartments

Off-Street Parking: Ample on-site tenant parking

Strong Location: Conveniently situated near key commercial corridors, public transit, and educational institutions

Updated Building Systems: Eagle Heights (1736 Lafayette) features a recently upgraded heating system, offering improved energy efficiency and reduced maintenance costs

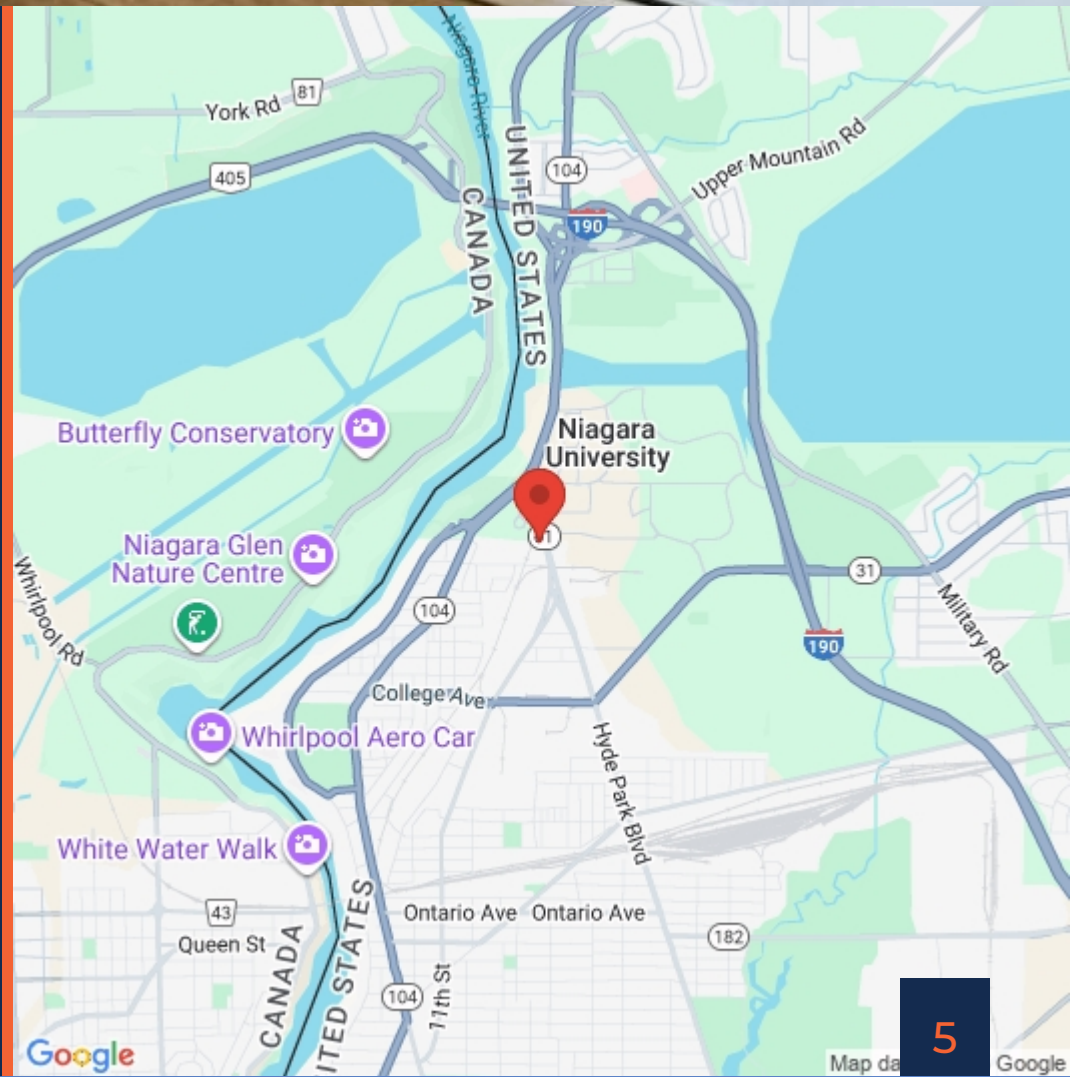
Attractive In-Place Financing:

Interest Rate: 4.2%

Approximate Loan Balance: \$2.68M (assumable)

Lender open to adding a supplemental loan to support value-add strategy

Stabilized Cash Flow: Strong historical occupancy and consistent rental income, with upside potential through minor operational and cosmetic enhancements





LOCATION HIGHLIGHTS

- Both properties are located within 12 minutes of Niagara County Community College and Niagara University College benefit from easy access to local retail, public transportation, and major employment centers.

- Area Highlights:

Proximity to Education:

Niagara County Community College – Approximately 12 minutes away, serving over 4,000 students and generating steady rental demand.

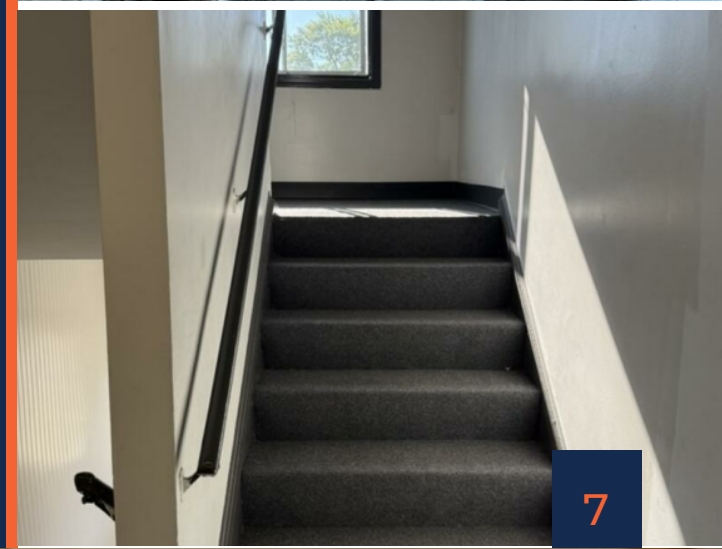
Multiple public and private K-12 schools within a short drive, including Hyde Park Elementary and Niagara Falls High School.

Employment & Major Industries:

Niagara Falls benefits from a diversified economy supported by tourism, healthcare, manufacturing, and higher education.

Key employers include Niagara Falls Memorial Medical Center, Niagara University, Niagara Community College Goodyear Dunlop Tires, Norampac Industries, and hospitality/tourism employers serving the 8 million+ annual visitors to Niagara Falls State Park.

Access to cross-border commerce with Canada via the Lewiston-Queenston Bridge (less than 10 minutes away).





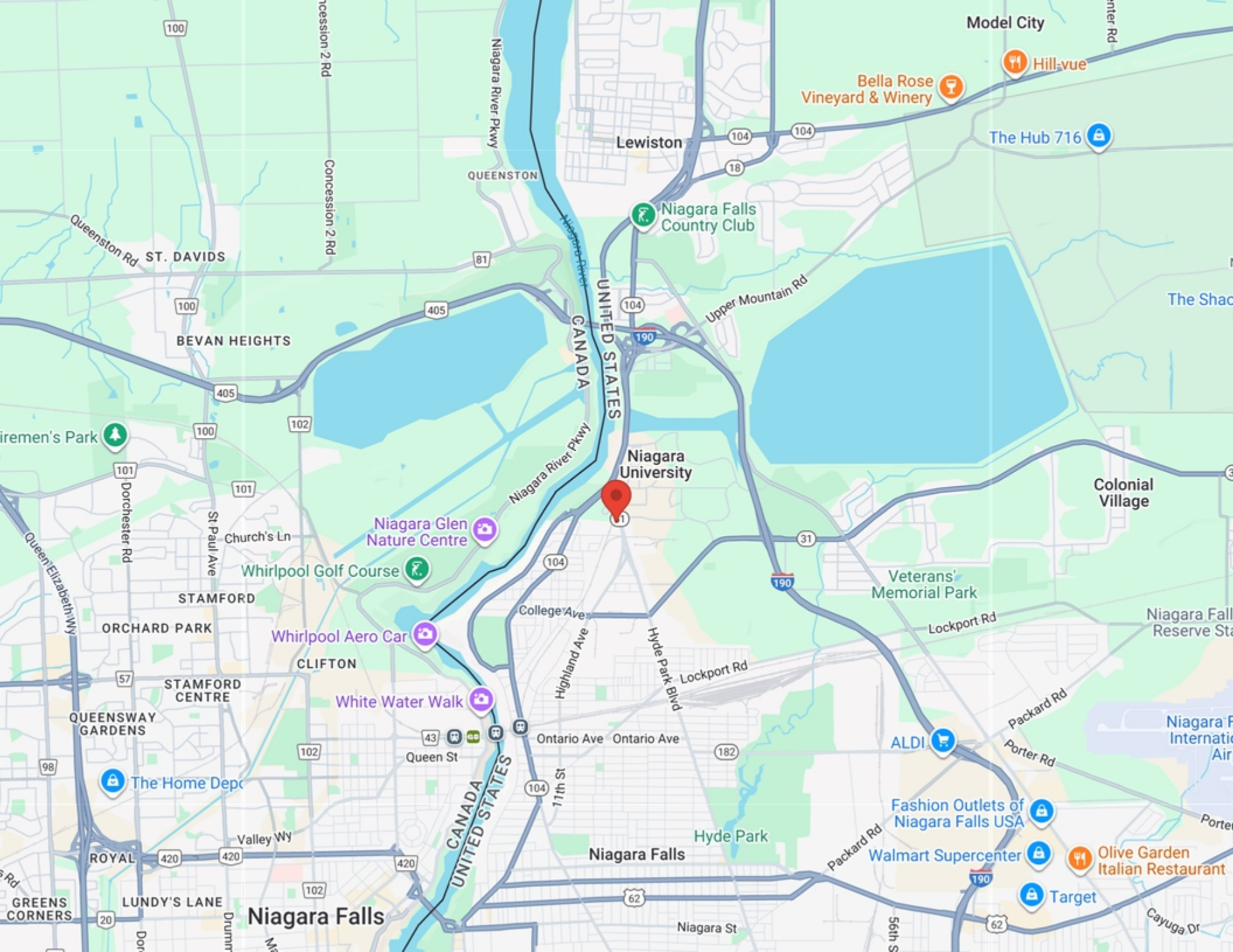
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,343	42,553	68,514
2010 Population	4,198	38,685	62,877
2025 Population	3,878	36,275	59,012
2030 Population	3,833	35,569	57,970
2025-2030 Growth Rate	-0.23 %	-0.39 %	-0.36 %
2025 Daytime Population	3,758	34,837	60,097

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	121	2,829	3,884
\$15000-24999	145	1,799	2,599
\$25000-34999	64	1,414	2,242
\$35000-49999	203	2,220	3,787
\$50000-74999	195	2,514	4,499
\$75000-99999	123	2,294	4,207
\$100000-149999	95	1,412	2,621
\$150000-199999	160	773	1,365
\$200000 or greater	121	888	1,395
Median HH Income	\$ 60,311	\$ 48,243	\$ 53,584
Average HH Income	\$ 89,366	\$ 69,517	\$ 72,352

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,151	17,657	28,572
2010 Total Households	1,208	16,701	27,273
2025 Total Households	1,226	16,143	26,599
2030 Total Households	1,224	16,025	26,501
2025 Average Household Size	2.35	2.14	2.15
2025 Owner Occupied Housing	737	8,098	15,155
2030 Owner Occupied Housing	743	8,128	15,246
2025 Renter Occupied Housing	489	8,045	11,444
2030 Renter Occupied Housing	481	7,897	11,255
2025 Vacant Housing	140	3,017	4,268
2025 Total Housing	1,366	19,160	30,867





CITY OF NIAGARA FALLS

INCORPORATED 3/16/1892

AREA

CITY 16.8 SQ MI
LAND 14.1 SQ MI
WATER 2.7 SQ MI
ELEVATION 614 FT

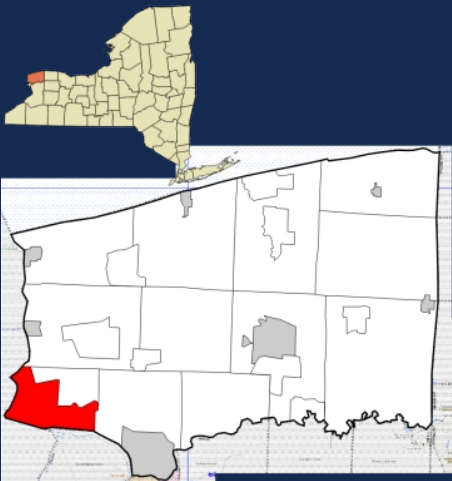
POPULATION

POPULATION 48,671
RANK 2010
DENSITY 3,455.27 SQ MI
URBAN 935,906



ABOUT NIAGARA FALLS

Niagara Falls is a city in Niagara County, New York, United States. As of the 2020 census, the city had a total population of 48,671. It is adjacent to the Niagara River, across from the city of Niagara Falls, Ontario, and named after the famed Niagara Falls which they share.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GRECO REAL ESTATE.COM ADVISOR FOR MORE
DETAILS.**

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