



MEMORANDUM

# MAPLEWOOD WEST

6266,6262,6281&6285 ROBINSON, LOCKPORT NY 14094



# Maplewood West

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01

**Executive Summary**

Investment Summary

Unit Mix Summary

# MAPLEWOOD WEST



## OFFERING SUMMARY

ADDRESS	6266,6262,6281&6285 Robinson Lockport NY 14094
COUNTY	Niagara
NUMBER OF UNITS	87

## FINANCIAL SUMMARY

PRICE	\$6,150,000
PRICE PER UNIT	\$70,690
OCCUPANCY	95.00%
NOI (CURRENT)	\$541,718
CAP RATE (CURRENT)	8.81%
CASH ON CASH (CURRENT)	13.11%
GRM (CURRENT)	6.84

## PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,230,000
LOAN AMOUNT	\$4,920,000
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$380,412
LOAN TO VALUE	80%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,494	29,336	46,185
2025 Median HH Income	\$54,002	\$63,443	\$71,887
2025 Average HH Income	\$71,889	\$80,876	\$89,973



- Unleash Your Investment Potential: Dive into this exceptional chance featuring 87 units distributed across 4 buildings, crafting a seamless blend of scale and efficiency. The appeal of substantial returns shines brightly, beckoning astute investors to seize this unique moment to amplify their earnings.
- 2 of the 87 units are not included in price due to them needing renovation.
- List of capital Improvements: 4 units are classic, 4 units are currently being renovated, and 79 units are renovated  
Renovations include paint, LVP flooring, new cabinets or painted cabinets, appliances as need, and new fixtures
- Capex by Seller  
Replaced roofs  
Replaced 164 windows  
Replaced 72 glass block windows  
Replaced 8 exterior doors (2 per building)  
Replaced all siding  
Refreshed common areas with paint, flooring, lighting  
Installed all new life safety and fire prevention systems  
Total CapEx spend including renovations since acquisition is \$1,129,671.10



- Prime Investment Opportunity: Discover this flourishing suburban oasis situated in the bustling Town of Lockport, part of the dynamic Buffalo MSA. Embrace the allure of affordable living, a robust workforce, and unwavering rental demand at this property. Boasting impressive occupancy rates and reliable rent escalation, seize this chance for enduring financial prosperity amidst the region's continuous economic evolution.
- Technology / Data Centers

The industrial park also hosts technology / data center operations: e.g., Yahoo! (now part of Verizon/Verizon Media) operates a 60-acre data center / customer experience center in the Town of Lockport Industrial Park, employing over 200 people.  
Town of Lockport, NY

This signals diversification beyond “traditional” manufacturing into tech / back office / data infrastructure.

#### Retail & Commercial Trade

Retail trade is also a significant employer: in 2023, about 1,441 people in the city worked in retail trade.  
Data USA

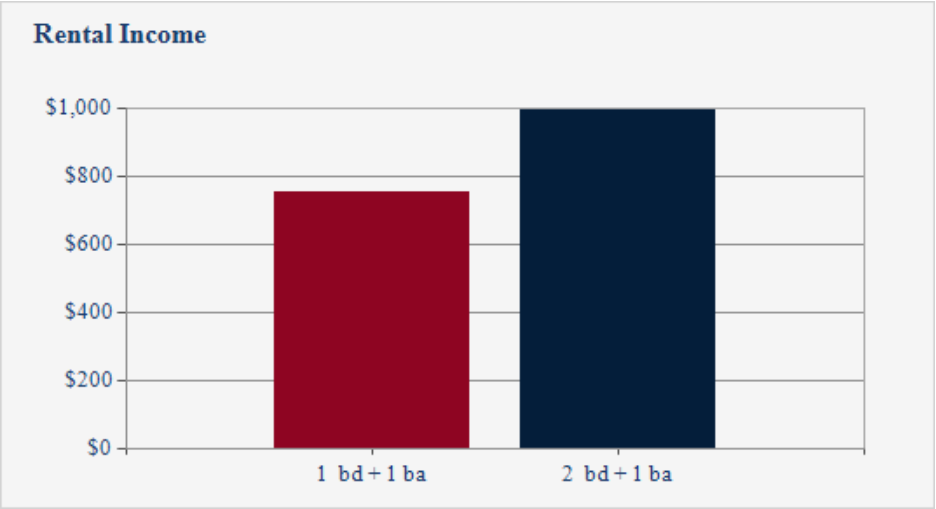
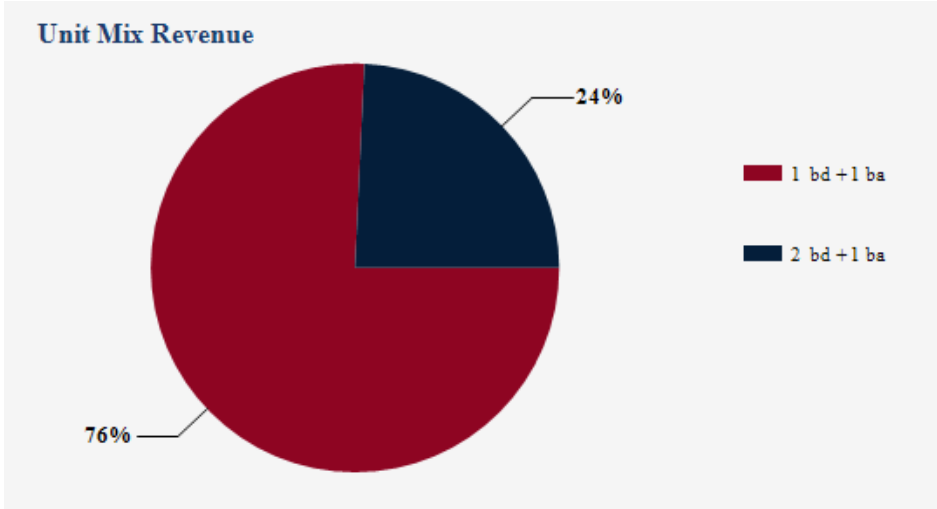
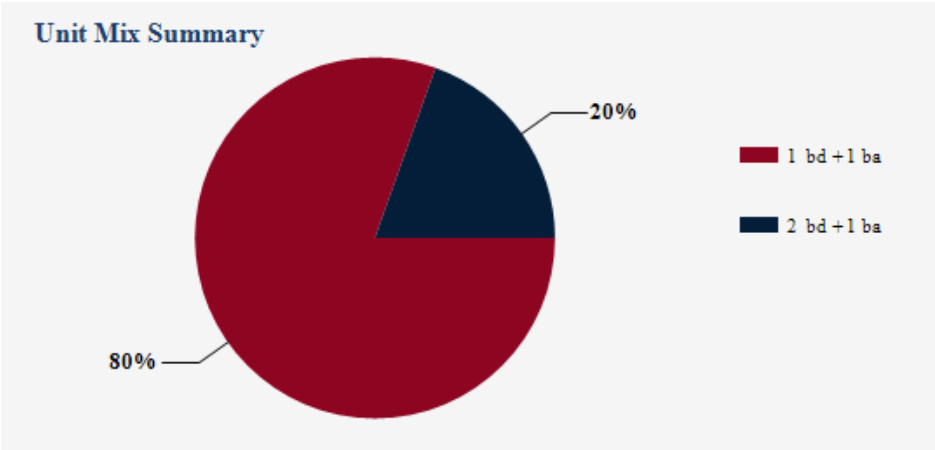
The Town of Lockport has promoted its “Transit North” corridor (Transit Road) as a retail engine serving eastern Niagara County, western Orleans County, and northern Erie County.  
[lockporteconomicdevelopment.com](http://lockporteconomicdevelopment.com)

Commercial investment in downtown Lockport (historic building facelifts, entertainment venues) also supports the economy.  
[lockportny.gov](http://lockportny.gov)





Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	70	\$755	\$52,850
2 bd + 1 ba	17	\$996	\$16,932
Totals/Averages	87	\$802	\$69,782







02

Location

Location Summary

MAPLEWOOD WEST



- Lockport, NY, where the property is located, is a historic city in Niagara County known for its charming small-town atmosphere and rich heritage.
- The property is situated near major highways, including Highway 78 and Highway 31, providing convenient access for tenants and customers.
- Lockport is home to several cultural attractions, such as the Erie Canal Discovery Center and the Lockport Cave & Underground Boat Ride, offering recreational opportunities for residents and visitors.
- The city features a variety of dining options, including local favorites like Scripts Cafe and Cammarata's Restaurant, adding to the area's appeal for potential commercial tenants.
- Lockport boasts a strong sense of community with local events like the Lockport Locks and Erie Canal Cruises, fostering a vibrant and engaging environment for businesses in the area.
- Major Companies / Employers

Here are key companies (private sector) that anchor the economy of the Lockport area, along with brief notes on what they do and how they contribute.

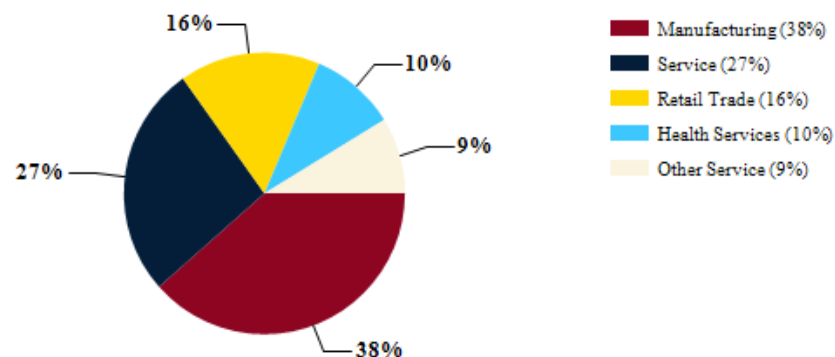
General Motors (GM) – Lockport Components Plant: This is the former Harrison Radiator Company, now part of GM’s component operations. The facility currently produces radiators, condensers, HVAC modules, oil coolers and is transitioning into electric-motor module production. GM plans ~230 new jobs between 2023  
Area Development

MAHLE (formerly Delphi Thermal Systems) – Lockport facility: Automotive component manufacturer, just announced a \$6.8 million expansion to retain ~226 jobs and add R&D/testing.  
Empire State Development

Yahoo! / Verizon Media Data Center – Lockport Industrial Park: Operates a large data center / customer experience center east of Lockport; more than 200 employees.  
[niagaracountybusiness.com](http://niagaracountybusiness.com)

Eastern Niagara Health System / (formerly) Eastern Niagara Hospital

Major Industries by Employee Count







03

## Property Description

Property Features

Property Images

# MAPLEWOOD WEST



PROPERTY FEATURES	
NUMBER OF UNITS	87
# OF PARCELS	4
ZONING TYPE	Multi-family
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	4
WASHER/DRYER	Coin-op
UTILITIES	
WATER	Landlord
TRASH	Landlord
ELECTRIC	Landlord/resident
CONSTRUCTION	
FOUNDATION	Block Wall
EXTERIOR	brick
PARKING SURFACE	Ashphalt
ROOF	Ashphalt











# MAPLEWOOD WEST

## Rent Roll

Rent Roll

04



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date
Unit 6262-01	2/1.00	750	\$1.29	\$969.00	12/01/2023
Unit 6262-02	1/1.00	585	\$1.34	\$785.00	08/20/2025
Unit 6262-03	2/1.00	750	\$1.27	\$950.00	08/29/2025
Unit 6262-04	2/1.00	750	\$1.27	\$950.00	08/29/2025
Unit 6262-05	2/1.00	750	\$1.15	\$865.00	08/29/2025
Unit 6262-06	2/1.00	750	\$1.27	\$950.00	08/20/2025
Unit 6262-07	2/1.00	750	\$1.27	\$950.00	11/01/2023
Unit 6262-08	2/1.00	750	\$1.17	\$880.00	07/30/2025
Unit 6262-09	2/1.00	750	\$1.29	\$965.00	08/08/2025
Unit 6262-10	2/1.00	750	\$1.29	\$969.00	09/15/2023
Unit 6262-11	2/1.00	750	\$1.17	\$880.00	10/18/2024
Unit 6262-12	2/1.00	750	\$1.32	\$990.00	03/01/2025
Unit 6262-13	2/1.00	750	\$1.28	\$960.00	12/15/2023
Unit 6262-14	2/1.00	750	\$1.27	\$950.00	12/15/2023
Unit 6262-15	2/1.00	750	\$1.27	\$950.00	09/13/2024
Unit 6262-16	2/1.00	750	\$1.32	\$992.00	03/08/2025
Unit 6262-17	2/1.00	750	\$1.29	\$969.00	12/01/2023
Unit 6262-18	2/1.00	750	\$1.32	\$992.00	05/01/2025
Unit 6266-01	1/1.00	450	\$1.72	\$775.00	08/26/2025
Unit 6266-03	1/1.00	450	\$1.61	\$724.00	06/16/2025
Unit 6266-04	1/1.00	450	\$1.78	\$799.00	03/29/2025
Unit 6266-05	1/1.00	450	\$1.72	\$775.00	09/10/2025
Unit 6266-06	1/1.00	450	\$1.76	\$790.00	10/21/2024
Unit 6266-07	1/1.00	450	\$1.76	\$790.00	11/08/2024
Unit 6266-08	1/1.00	450	\$1.72	\$775.00	08/25/2025
Unit 6266-09	1/1.00	450	\$1.90	\$855.00	04/01/2024
Unit 6266-10	1/1.00	450	\$1.68	\$755.00	09/02/2025
Unit 6266-11	1/1.00	450	\$1.78	\$800.00	07/28/2023
Unit 6266-12	1/1.00	450	\$1.98	\$890.00	03/01/2025
Unit 6266-13	1/1.00	450	\$1.78	\$799.00	03/22/2025
Unit 6266-14	1/1.00	450	\$1.68	\$755.00	07/21/2025
Unit 6266-15	1/1.00	450	\$1.78	\$800.00	11/02/2024
Unit 6266-16	1/1.00	450	\$1.78	\$799.00	05/01/2025



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date
Unit 6266-17	1/1.00	450	\$1.78	\$799.00	05/01/2025
Unit 6266-18	1/1.00	450	\$1.79	\$807.00	04/26/2025
Unit 6266-19	1/1.00	450	\$1.68	\$757.00	10/02/2025
Unit 6266-20	1/1.00	450	\$1.98	\$890.00	08/05/2023
Unit 6266-21	1/1.00	450	\$1.93	\$867.00	08/30/2024
Unit 6266-22	1/1.00	450	\$1.81	\$816.00	08/30/2024
Unit 6266-23	1/1.00	450	\$1.79	\$807.00	05/31/2025
Unit 6266-24	1/1.00	450	\$1.76	\$792.00	09/26/2025
Unit 6281-01	1/1.00	450	\$1.72	\$775.00	08/28/2025
Unit 6281-03	1/1.00	450	\$1.55	\$699.00	08/01/2025
Unit 6281-04	1/1.00	450	\$1.67	\$750.00	
Unit 6281-05	1/1.00	450			
Unit 6281-06	1/1.00	450			
Unit 6281-07	1/1.00	450	\$1.61	\$724.00	06/14/2025
Unit 6281-08	1/1.00	450	\$1.72	\$775.00	09/05/2025
Unit 6281-09	1/1.00	450	\$1.98	\$890.00	02/15/2025
Unit 6281-10	1/1.00	450	\$1.68	\$755.00	07/17/2025
Unit 6281-11	1/1.00	450	\$1.78	\$800.00	04/01/2024
Unit 6281-12	1/1.00	450	\$1.89	\$850.00	03/01/2024
Unit 6281-13	1/1.00	450	\$0.94	\$425.00	09/01/2005
Unit 6281-14	1/1.00	450	\$1.61	\$725.00	08/16/2025
Unit 6281-15	1/1.00	450	\$1.61	\$725.00	08/15/2025
Unit 6281-16	1/1.00	450	\$1.67	\$750.00	
Unit 6281-17	1/1.00	450	\$1.91	\$858.00	01/12/2024
Unit 6281-18	1/1.00	450	\$1.81	\$816.00	07/27/2024
Unit 6281-19	1/1.00	450	\$1.78	\$800.00	03/01/2024
Unit 6281-20	1/1.00	450	\$1.76	\$792.00	08/29/2025
Unit 6281-21	1/1.00	450	\$1.67	\$750.00	
Unit 6281-22	1/1.00	450	\$1.79	\$807.00	01/04/2025
Unit 6281-23	1/1.00	450	\$1.78	\$800.00	03/01/2024
Unit 6281-24	1/1.00	450	\$1.94	\$875.00	03/15/2024
Unit 6285-01	1/1.00	450	\$1.72	\$775.00	09/19/2025
Unit 6285-03	1/1.00	450	\$1.76	\$790.00	11/01/2024



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date
Unit 6285-04	1/1.00	450	\$1.94	\$875.00	10/11/2024
Unit 6285-05	1/1.00	450	\$1.72	\$775.00	09/12/2025
Unit 6285-06	1/1.00	450	\$1.64	\$740.00	10/01/2025
Unit 6285-07	1/1.00	450	\$1.76	\$790.00	10/05/2024
Unit 6285-08	1/1.00	450	\$1.91	\$858.00	06/24/2024
Unit 6285-09	1/1.00	450	\$1.91	\$858.00	07/01/2022
Unit 6285-10	1/1.00	450	\$1.80	\$808.00	06/29/2024
Unit 6285-11	1/1.00	450	\$1.98	\$892.00	08/01/2023
Unit 6285-12	1/1.00	450	\$1.76	\$790.00	09/25/2025
Unit 6285-13	1/1.00	450	\$1.76	\$790.00	06/18/2025
Unit 6285-14	1/1.00	450	\$1.68	\$755.00	10/05/2025
Unit 6285-15	1/1.00	450	\$1.68	\$755.00	10/03/2025
Unit 6285-16	1/1.00	450	\$1.67	\$750.00	10/06/2025
Unit 6285-17	1/1.00	450	\$1.93	\$867.00	08/30/2024
Unit 6285-18	1/1.00	450	\$1.68	\$757.00	09/12/2025
Unit 6285-19	1/1.00	450	\$1.68	\$757.00	09/29/2025
Unit 6285-20	1/1.00	450	\$1.76	\$792.00	06/18/2025
Unit 6285-21	1/1.00	450	\$1.76	\$792.00	08/16/2025
Unit 6285-22	1/1.00	450	\$1.78	\$800.00	07/01/2023
Unit 6285-23	1/1.00	450	\$1.68	\$757.00	07/28/2025
Unit 6285-24	1/1.00	450	\$1.76	\$792.00	07/14/2025
87 Units		0	\$0.00	\$0.00	
<b>Totals / Averages</b>		<b>44,385</b>	<b>\$1.63</b>	<b>\$69,788.00</b>	



## Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

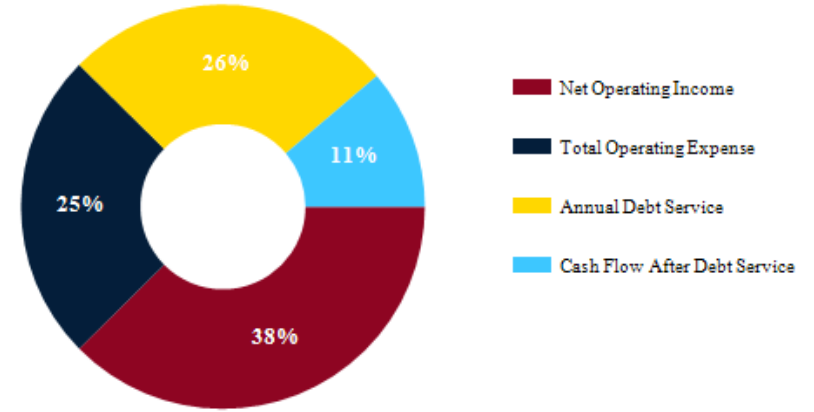


## REVENUE ALLOCATION

CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$837,456
Pet Fee	\$12,300
Laundry	\$7,655
Utility Fee	\$40,969
Storage Income	\$240
General Vacancy *	-5.00%
<b>Effective Gross Income</b>	<b>\$898,620</b>
Less Expenses	\$356,902
<b>Net Operating Income</b>	<b>\$541,718</b>
Annual Debt Service	\$380,412
<b>Cash flow</b>	<b>\$161,306</b>
Debt Coverage Ratio	1.42

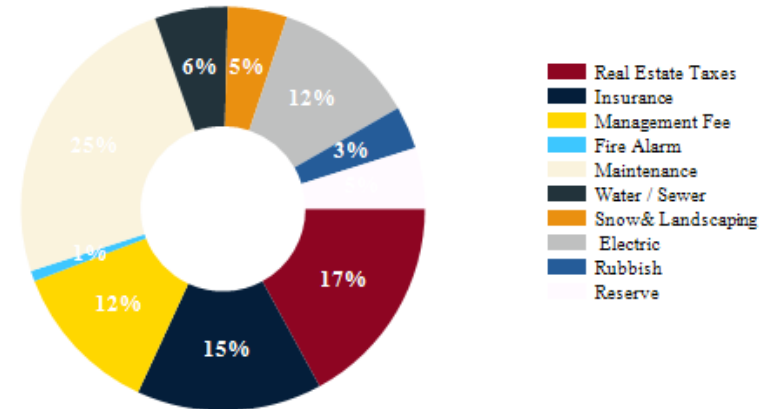
\* vacancy amount factored into gross revenue



EXPENSES	CURRENT	Per Unit
Real Estate Taxes	\$60,866	\$700
Insurance	\$53,000	\$609
Management Fee	\$43,777	\$503
Fire Alarm	\$3,000	\$34
Maintenance	\$87,550	\$1,006
Water / Sewer	\$20,844	\$240
Snow& Landscaping	\$17,000	\$195
Electric	\$41,259	\$474
Rubbish	\$12,206	\$140
Reserve	\$17,400	\$200
<b>Total Operating Expense</b>	<b>\$356,902</b>	<b>\$4,102</b>
Annual Debt Service	\$380,412	
% of EGI	39.71%	

## DISTRIBUTION OF EXPENSES

CURRENT





GLOBAL	
Price	\$6,150,000
MillageRate	0.99000%

## INCOME - Growth Rates

Pet Fee	3.00%
Laundry	3.00%
Utility Fee	3.00%
Storage Income	3.00%

## EXPENSES - Growth Rates

Real Estate Taxes	2.00%
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## PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$1,230,000
Loan Amount	\$4,920,000
Interest Rate	6.00%
Annual Debt Service	\$380,412
Loan to Value	80%
Amortization Period	25 Years



<b>INCOME - Growth Rates</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
Gross Scheduled Rent	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
General Vacancy	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

<b>EXPENSE - Growth Rates</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
Insurance	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Management Fee	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Fire Alarm	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Maintenance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Water / Sewer	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Snow& Landscaping	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Electric	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Rubbish	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Reserve	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$837,456	\$879,329	\$923,295	\$969,460	\$1,017,933	\$1,068,830	\$1,122,271	\$1,178,385	\$1,237,304	\$1,299,169
Pet Fee	\$12,300	\$12,669	\$13,049	\$13,441	\$13,844	\$14,259	\$14,687	\$15,127	\$15,581	\$16,049
Laundry	\$7,655	\$7,885	\$8,121	\$8,365	\$8,616	\$8,874	\$9,140	\$9,415	\$9,697	\$9,988
Utility Fee	\$40,969	\$42,198	\$43,464	\$44,768	\$46,111	\$47,494	\$48,919	\$50,387	\$51,898	\$53,455
Storage Income	\$240	\$247	\$255	\$262	\$270	\$278	\$287	\$295	\$304	\$313
General Vacancy*	-5.00%	-0.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
<b>Effective Gross Income</b>	<b>\$898,620</b>	<b>\$942,328</b>	<b>\$942,019</b>	<b>\$987,823</b>	<b>\$1,035,877</b>	<b>\$1,086,294</b>	<b>\$1,139,191</b>	<b>\$1,194,689</b>	<b>\$1,252,919</b>	<b>\$1,314,016</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$60,866	\$62,083	\$63,325	\$64,591	\$65,883	\$67,201	\$68,545	\$69,916	\$71,314	\$72,741
Insurance	\$53,000	\$54,060	\$55,141	\$56,244	\$57,369	\$58,516	\$59,687	\$60,880	\$62,098	\$63,340
Management Fee	\$43,777	\$45,966	\$48,264	\$50,677	\$53,211	\$55,872	\$58,665	\$61,599	\$64,679	\$67,912
Fire Alarm	\$3,000	\$3,030	\$3,060	\$3,091	\$3,122	\$3,153	\$3,185	\$3,216	\$3,249	\$3,281
Maintenance	\$87,550	\$91,928	\$96,524	\$101,350	\$106,418	\$111,738	\$117,325	\$123,192	\$129,351	\$135,819
Water / Sewer	\$20,844	\$21,469	\$22,113	\$22,777	\$23,460	\$24,164	\$24,889	\$25,635	\$26,405	\$27,197
Snow& Landscaping	\$17,000	\$17,510	\$18,035	\$18,576	\$19,134	\$19,708	\$20,299	\$20,908	\$21,535	\$22,181
Electric	\$41,259	\$42,084	\$42,926	\$43,784	\$44,660	\$45,553	\$46,464	\$47,394	\$48,341	\$49,308
Rubbish	\$12,206	\$12,450	\$12,699	\$12,953	\$13,212	\$13,476	\$13,746	\$14,021	\$14,301	\$14,587
Reserve	\$17,400	\$17,748	\$18,103	\$18,465	\$18,834	\$19,211	\$19,595	\$19,987	\$20,387	\$20,795
<b>Total Operating Expense</b>	<b>\$356,902</b>	<b>\$368,328</b>	<b>\$380,191</b>	<b>\$392,509</b>	<b>\$405,303</b>	<b>\$418,593</b>	<b>\$432,400</b>	<b>\$446,748</b>	<b>\$461,660</b>	<b>\$477,161</b>
<b>Net Operating Income</b>	<b>\$541,718</b>	<b>\$573,999</b>	<b>\$561,828</b>	<b>\$595,313</b>	<b>\$630,574</b>	<b>\$667,701</b>	<b>\$706,790</b>	<b>\$747,942</b>	<b>\$791,260</b>	<b>\$836,855</b>
Annual Debt Service	\$380,412	\$380,412	\$380,412	\$380,412	\$380,412	\$380,412	\$380,412	\$380,412	\$380,412	\$380,412
<b>Cash Flow</b>	<b>\$161,306</b>	<b>\$193,587</b>	<b>\$181,416</b>	<b>\$214,901</b>	<b>\$250,161</b>	<b>\$287,289</b>	<b>\$326,378</b>	<b>\$367,529</b>	<b>\$410,847</b>	<b>\$456,443</b>

\* vacancy amount factored into gross revenue

# MAPLEWOOD WEST

## Demographics

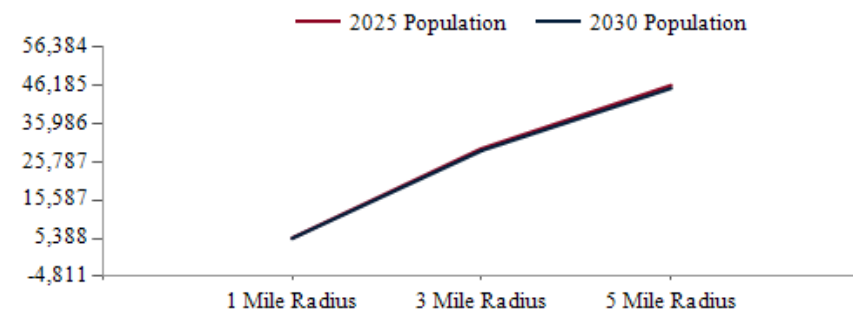
General Demographics

06

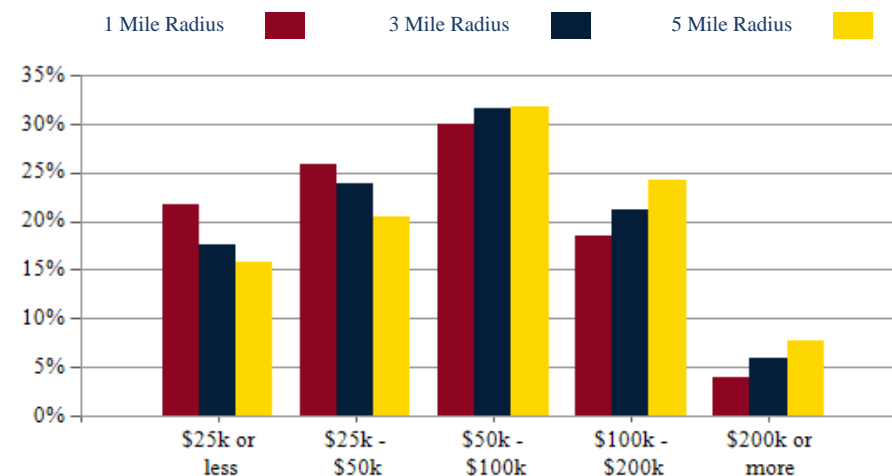


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,150	29,816	46,194
2010 Population	5,267	29,952	46,662
2025 Population	5,494	29,336	46,185
2030 Population	5,388	28,802	45,412
2025 African American	330	2,080	2,850
2025 American Indian	35	139	183
2025 Asian	76	317	536
2025 Hispanic	415	1,720	2,378
2025 Other Race	176	624	835
2025 White	4,452	23,887	38,404
2025 Multiracial	422	2,273	3,362
2025-2030: Population: Growth Rate	-1.95%	-1.85%	-1.70%

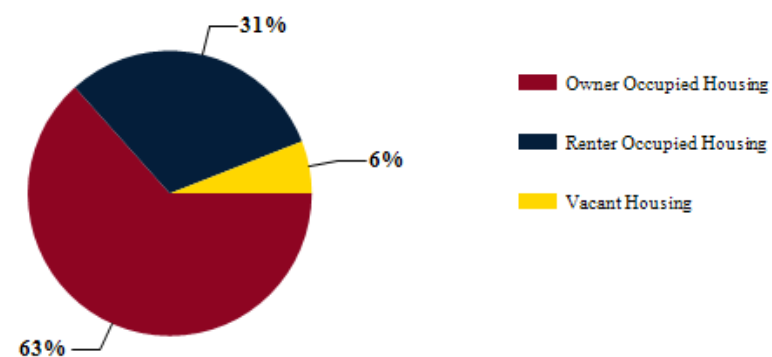
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	325	1,339	1,768
\$15,000-\$24,999	263	1,033	1,439
\$25,000-\$34,999	263	963	1,342
\$35,000-\$49,999	439	2,247	2,826
\$50,000-\$74,999	458	2,000	3,123
\$75,000-\$99,999	354	2,272	3,346
\$100,000-\$149,999	291	1,801	3,048
\$150,000-\$199,999	210	1,048	1,880
\$200,000 or greater	107	787	1,580
Median HH Income	\$54,002	\$63,443	\$71,887
Average HH Income	\$71,889	\$80,876	\$89,973



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius

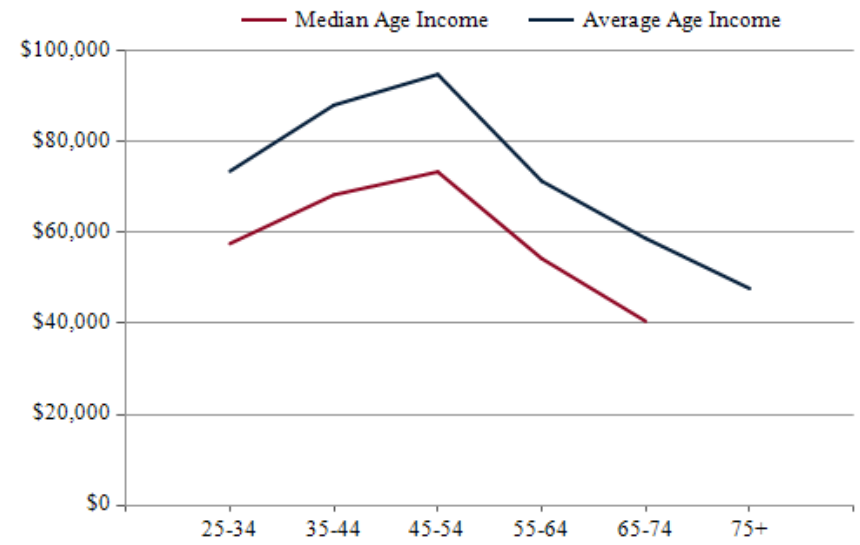
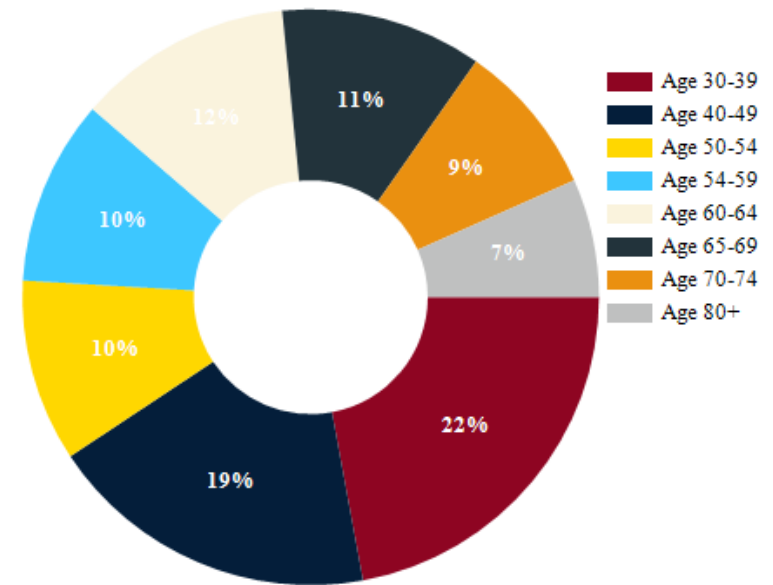


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	403	1,999	3,047
2025 Population Age 35-39	361	1,924	2,973
2025 Population Age 40-44	333	1,958	3,028
2025 Population Age 45-49	310	1,738	2,742
2025 Population Age 50-54	354	1,813	2,792
2025 Population Age 55-59	360	1,829	2,944
2025 Population Age 60-64	418	2,070	3,293
2025 Population Age 65-69	391	2,029	3,242
2025 Population Age 70-74	298	1,609	2,573
2025 Population Age 75-79	230	1,198	1,973
2025 Population Age 80-84	124	661	1,082
2025 Population Age 85+	87	588	966
2025 Population Age 18+	4,405	23,461	36,944
2025 Median Age	42	42	43
2030 Median Age	43	43	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,613	\$66,527	\$75,449
Average Household Income 25-34	\$73,564	\$81,971	\$90,524
Median Household Income 35-44	\$68,339	\$79,650	\$86,796
Average Household Income 35-44	\$88,109	\$97,545	\$108,234
Median Household Income 45-54	\$73,418	\$82,336	\$89,985
Average Household Income 45-54	\$94,874	\$100,704	\$111,048
Median Household Income 55-64	\$54,328	\$67,829	\$77,869
Average Household Income 55-64	\$71,385	\$82,753	\$95,176
Median Household Income 65-74	\$40,515	\$50,137	\$57,677
Average Household Income 65-74	\$58,759	\$68,850	\$76,660
Average Household Income 75+	\$47,726	\$56,211	\$60,693

Population By Age





# MAPLEWOOD WEST

## Company Profile

Advisor Profile

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Chris Greco  
President

Chris Greco is a seasoned Investment Real Estate Broker with a distinguished career spanning nearly four decades. Since beginning his practice in 1987, Chris has specialized in commercial and multifamily properties, earning a reputation for his deep market knowledge, strategic insight, and proven results.

A Buffalo, New York native, Chris began assisting investors with real estate acquisitions at just 19 years old. His early start laid the foundation for a career marked by leadership, professionalism, and a strong commitment to client success.

Throughout his career, Chris has held notable positions within the industry, including serving as Executive Vice President of the National Apartment Owners Association and being inducted into the Exchangers Hall of Fame in 1997. As a distinguished member of the New York State Commercial Association of REALTORS® (NYSCAR), he has consistently been recognized for achieving some of the region's largest sales, completing multiple multi-million-dollar transactions across Upstate New York in recent years.

In addition to his brokerage achievements, Chris is a Certified Exchange Advisor with extensive experience in 1031 Exchanges, offering specialized guidance for investors seeking to optimize their portfolio performance. In 2005, he expanded his credentials by obtaining his Florida Real Estate Broker's License, enabling him to assist Northeastern and Midwestern clients in acquiring secondary and vacation properties throughout the state.

Beyond representing investors, Chris has personally participated in real estate ownership and development, providing him with firsthand understanding of both the opportunities and challenges within the market.

Chris's approach to real estate is grounded in expertise, integrity, and practical experience. He is dedicated to helping clients navigate complex transactions with confidence, offering a comprehensive understanding of both investment and vacation real estate strategies. Passionate about the industry, Chris continues to guide clients through an ever-evolving market, helping them maximize value and capitalize on long-term investment opportunities.



# Maplewood West

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*Exclusively Marketed by:*

### **Chris Greco**

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