

Introducing: Buffalo University Student Housing

Apartment Portfolio: Bulk Sale – Optional Segregation – Owner Equity

8 Buildings • 15 RENTAL UNITS • 61 Beds • **\$2,100,000**



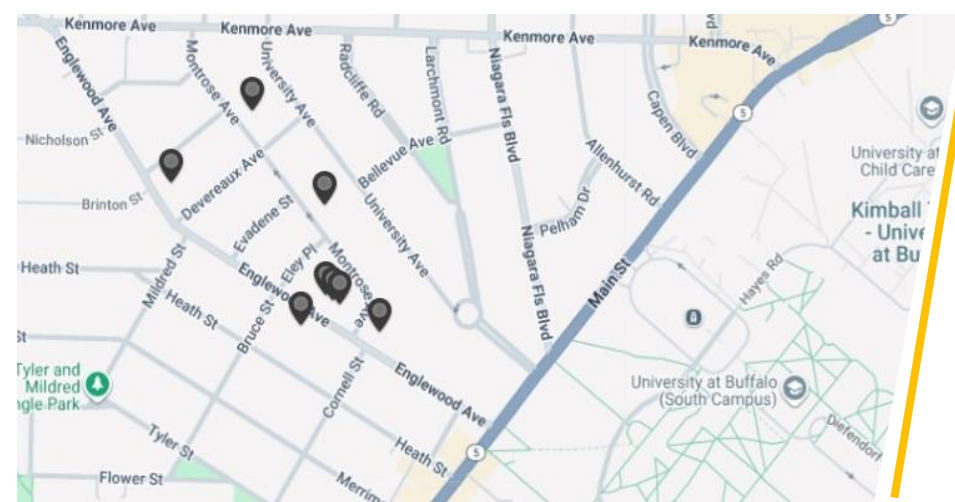
15
Total Units

+ - 800-2400
Avg. Unit Size SF

\$4,738.00
Avg. Leased Rent/ bldg.

\$2.05
Avg. Leased Rent/ nsf

100%
Occupancy



Investment Highlights:

- University Heights District
- All Utilities included
- Single 12 month lease each bldg.
- Extensive Cap Ex. completed
- **In place CAP Rate 8.5%**
- Offered debt free / no private financing
- Strong tenancy, walk to UB main St. campus
- Located just north of the city of Buffalo, NY
- Value -Add opportunity – thru rent increase
- 15 separate buildings



University Heights District , Buffalo, New York 14109
For CA or Offering Memorandum: email: mbattag670@aol.com

716 310-9871 Direct • 716-874-3530 office

Michael Battaglia ccim

