

Introducing: Buffalo University Student Housing

Apartment Portfolio: Bulk Sale – Optional Segregation – Owner Equity

23 Buildings • 42 RENTAL UNITS • 166 Beds • \$6,000,000



42

Total Units

+/- 800-2400

Avg. Unit Size SF

\$4,623.00

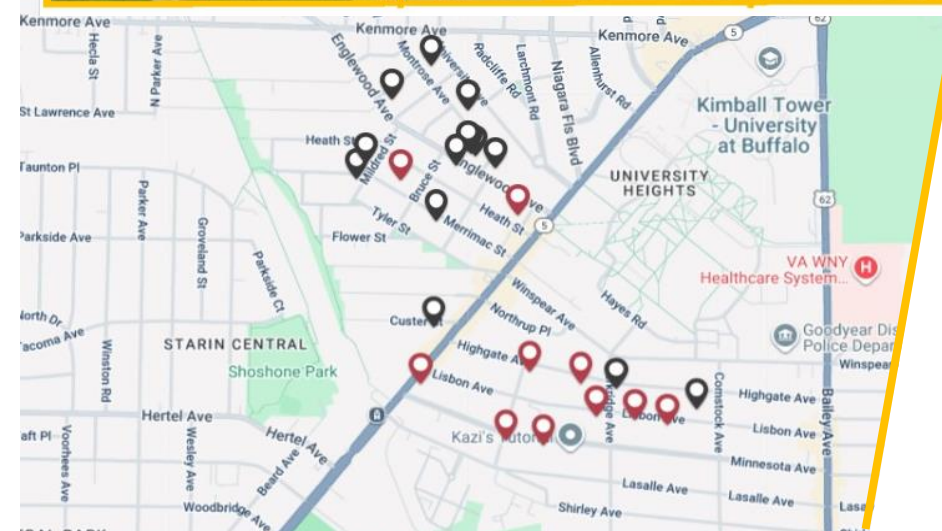
Avg. Leased Rent/ bldg.

\$2.66

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 11.5%**
- 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
- 23 separate buildings

BUFFALO



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