



SAWYERS LANDING SELF STORAGE

42 Dodge Rd. @ Sweet Home Rd.
Amherst NY (Buffalo)

**FOR SALE:
APPROVED SELF
STORAGE SITE
\$2,800,000**

# UNITS:	908
GROSS SF:	105,665
NRSF:	81,800



LOCATION

42 Dodge Rd.
@ Sweet Home Rd.
Getzville, NY 14068

FEATURES

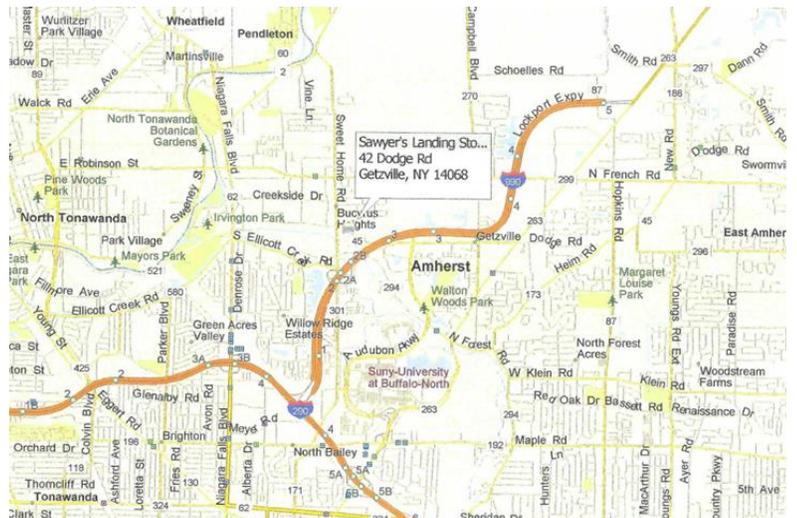
- One Four Story "Big Box" Building
- 27,000 SF Footprint
- Located Nearby UB Amherst Campus
- Project is Part of a 17 Acre Mixed Use Development

EXCLUSIVELY OFFERED BY:

Nick Malagisi, SIOR
Storage Realty Advisors
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SAWYERS LANDING SELF STORAGE EXECUTIVE SUMMARY

Nick Malagisi of Storage Realty Advisors and National Storage Partners is pleased to present a fully approved self storage development site consisting of 2.48 acres land and a 4 story Big Box facility of 105,655 GLA and 81,800 NRSF located in the Buffalo, NY suburb of Amherst at a price of \$2,800,000.

Subject property is further located very close to the University of Buffalo Amherst Campus which houses 6,000 +/- students. The self storage project is part of a 17-acre mixed use project approved by the Town of Amherst and includes 87 2-story townhomes to be built and sold by Ryan Homes and 115 apartments in 2, 4-story buildings to be built, owned and managed by ownership.

The Subject project is located in the "Getzville" neighborhood of the Town of Amherst, a suburb of the City of Buffalo. While there is a strong residential component to the neighborhood with a 2-mile radius population of 33,000 people, there is also a very strong business park component located on the west side of Sweet Home Rd. which carries a traffic count of 17-22,000 ADT.

There are no competitors located within the one-mile radius and only two competitors located within the two-mile radius.

Subject property comes with all site plan and zoning approvals from the Town of Amherst; wetlands delineation; soil borings testing (for piles); engineering and architectural drawings from Mark Dean.

We look forward to your interest in the project.

Nick Malagisi, SIOR

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PROPERTY DESCRIPTION

Subject Property is located at the NE quadrant of Dodge Rd. and Sweet Home Rd. with easy access to the I-990 Interstate via either Sweet Home Rd. to the south or Dodge Rd. to the east. Dodge Rd. is a two-lane arterial with a modest traffic count of 6,329 ADT. "Getzville" is a mixed-use neighborhood with several business type parks nearby with a strong residential backdrop, besides the UB Amherst Campus to the West of the site.

The University of Buffalo is a part of SUNY (State University of New York) higher education system and is the largest such university in the SUNY system. The University of Buffalo had a record enrollment in 2025, due in part to it's engineering school and Enterprise AI curriculum and affordability in comparison to private education as tuition at \$10,782/ year is very affordable.

Subject project is located East of Sweet Home Rd.; South of French Rd.; West of Campbell Blvd.; and North of Audubon Parkway and University of Buffalo Amherst Campus (1,350 acres land).

The ESRI demographic report indicates a 2-mile radius population of 33,000 and a 3-mile radius population of 63,000 people with a positive growth rate.

The ESRI report also reports that the % of renters vs single family home dwellings is equal or 100% within both the one-mile and two-mile radius of the site.

Subject site is a 2.76-acre parcel which is part of a 17 acre approved mixed use development which will include 87 single family townhomes to be built and marketed by Ryan Homes and 115 apartments to be built, owned and managed by Severyn Development, the underlying developer of the 17 acre site.

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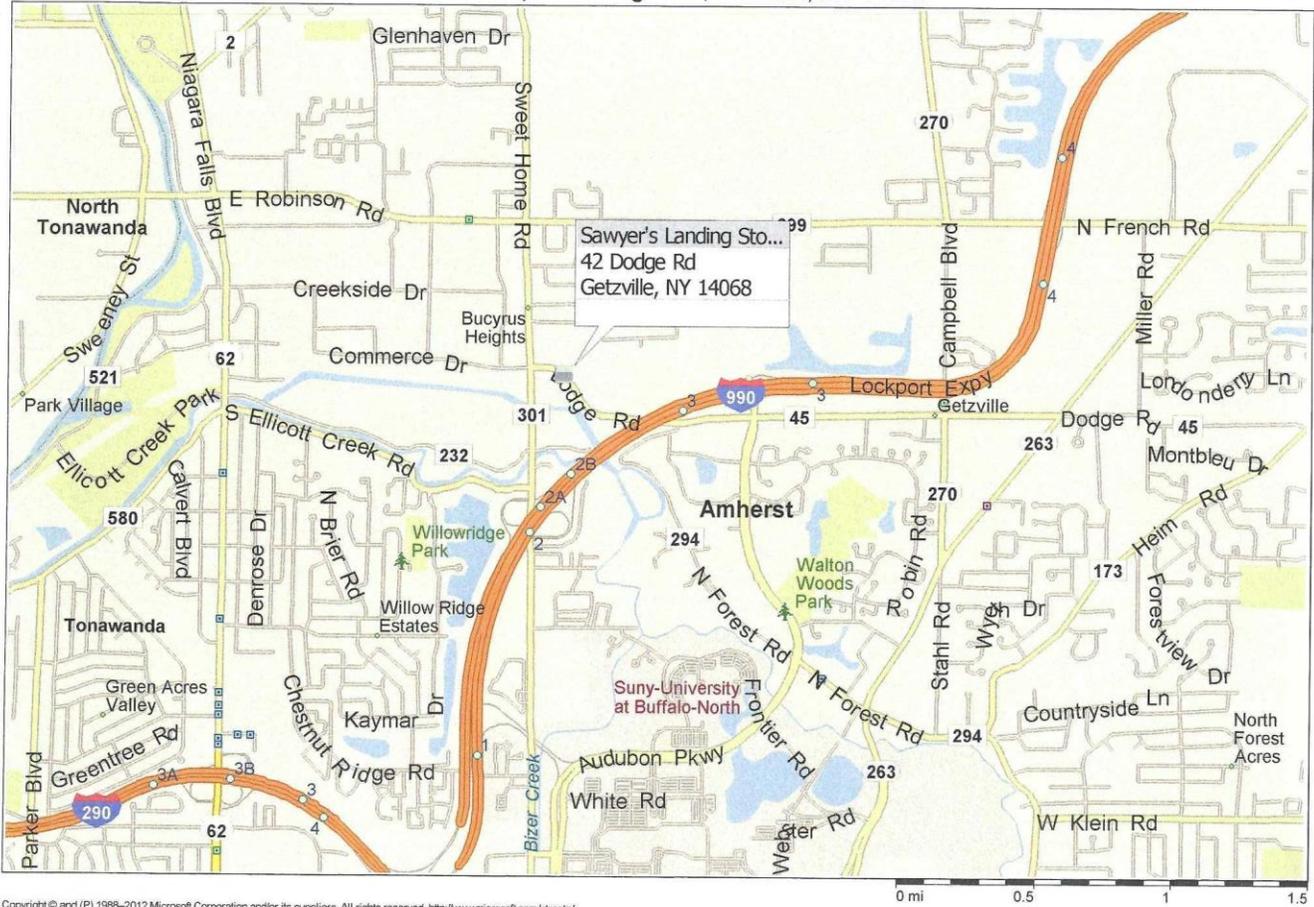
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LOCATION MAP

Locator Map- 42 Dodge Rd., Amherst, NY 14068



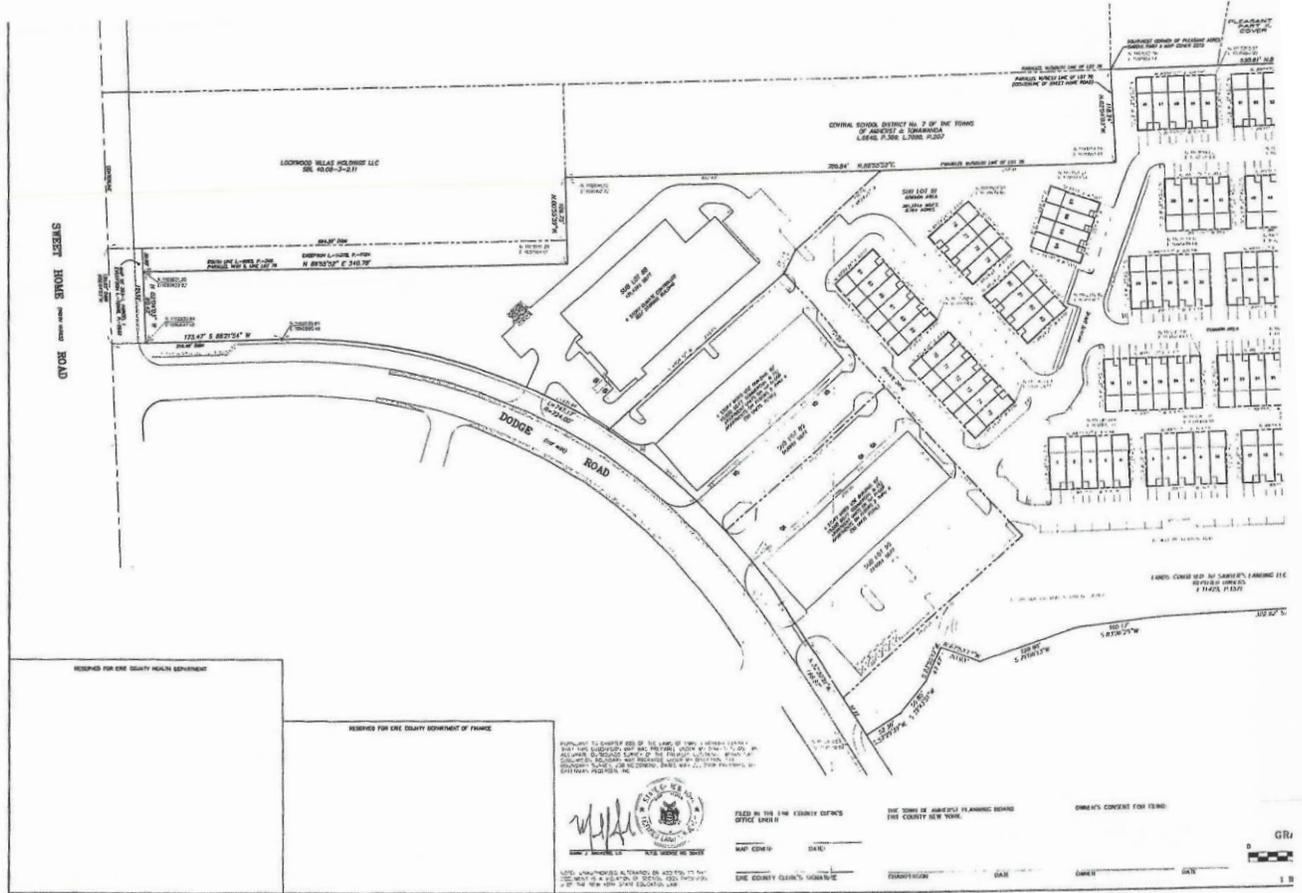
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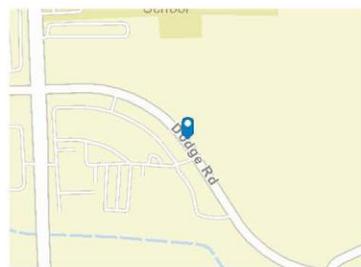
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Traffic Count Map - Close Up

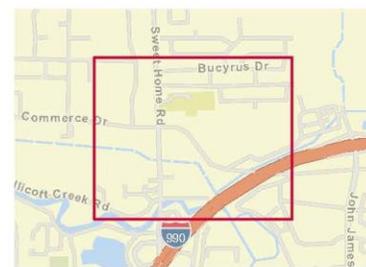
42 Dodge Rd, Getzville, New York, 14068

Rings: 1, 2, 3 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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25-279

Sawyer's Landing LLC
Self Storage Facility
1681 North French Rd.
Amherst, NY

NO.	DATE	BY

TITLE: _____
 DRAWN BY: A. Baruchynski
 CHECKED BY: W. Dell
 DATE: 07/25

RENDERING

G2.3

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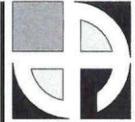
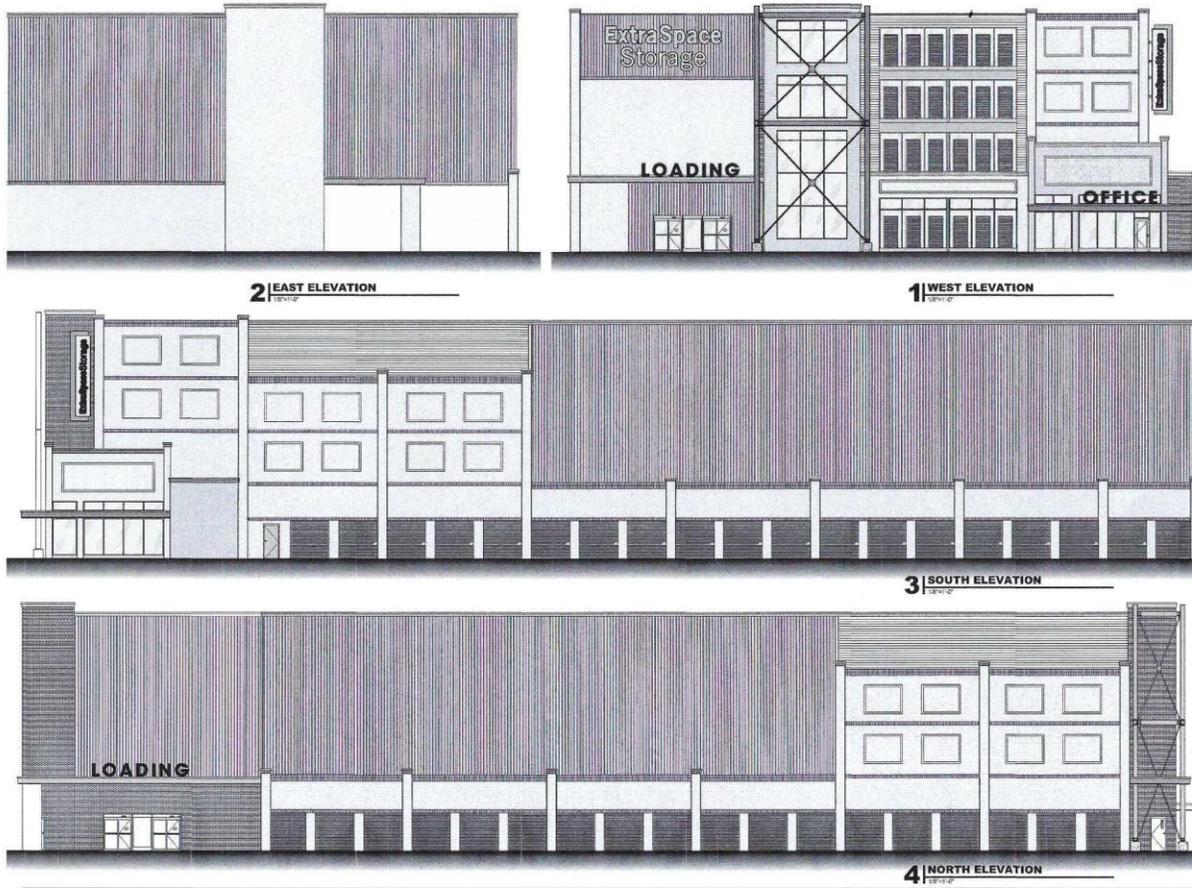
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ELEVATION



DEAN
ARCHITECTS

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NOT FOR
CONSTRUCTION



23284 WALTON AVENUE
DEPOW, NEW YORK 14243
PHONE: 716.633.9601
FAX: 716.633.9603

23-432

SAWYERS LANDING
Climate Controlled
Self Storage Facility
1281 North French Rd.
Amherst, NY

No.	Description	Date	By

0-3-2024
DESIGNED BY: M. Kozlowski
DRAWN BY: M. Dean

SCALE: 1/8"=1'-0"
ELEVATION

A5.0
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information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its correctness.



COMPETITION

The Radius report for this site indicates No competitors located within one mile radius although there is a 16,000 SF all single-story project approved nearby. There are only two competitors located within the 2 mile radius, both of which are Public Storage owned facilities that do Not offer climate control units

The Radius report indicates a 2.0 SF per person existing supply within 3 mile radius.

Attached to this Offering Memorandum is the Radius Compass Supply/Demand page with the full report on file in the Drop Box along with other due diligence items. In addition, note the Competition Chart with names, size, address of competitors and Competition Map.



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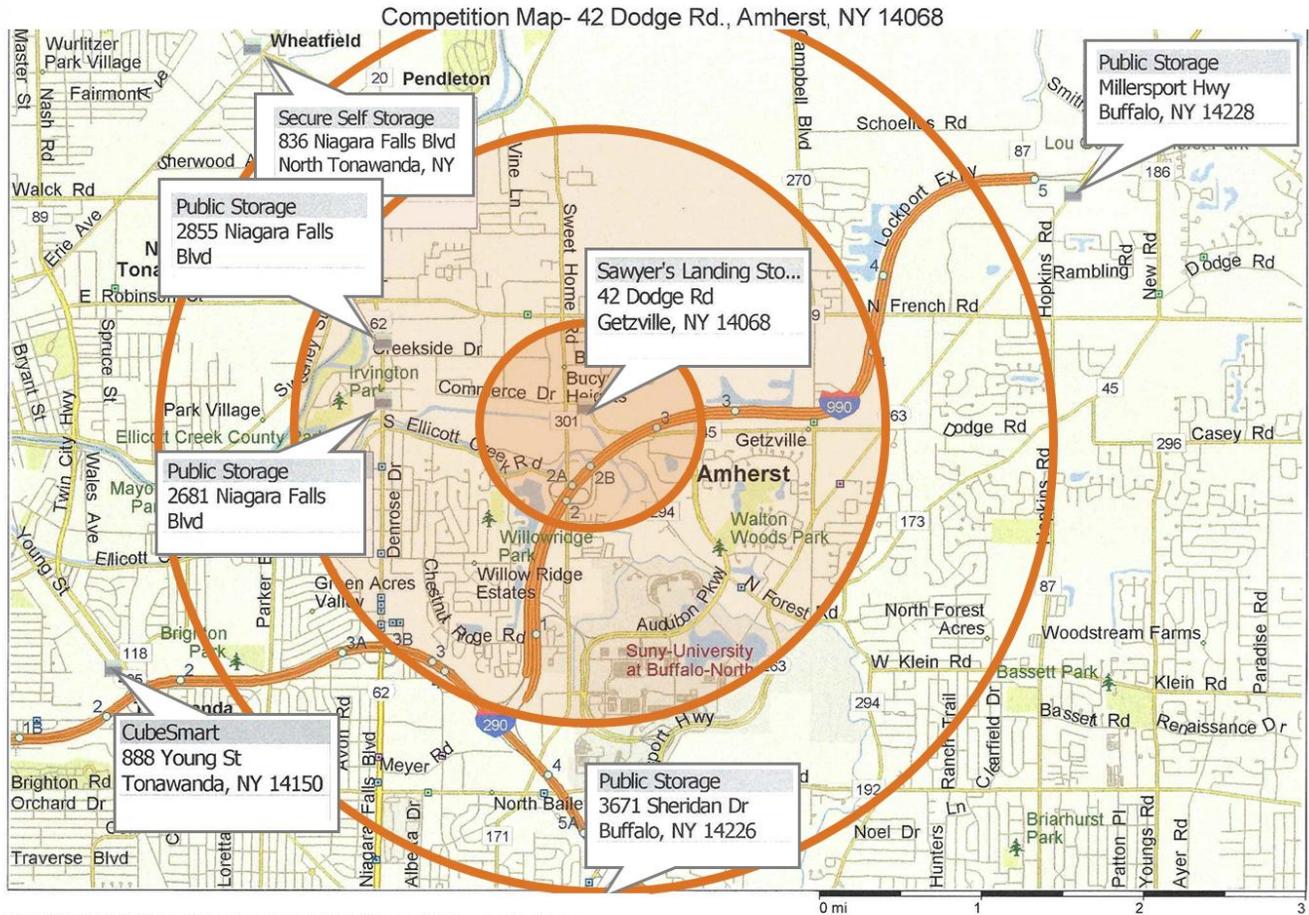
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COMPETITION MAP 1,2,3 MILE



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COMPETITION ANALYSIS

Competition Analysis – <Sawyers Landing Storage>

Survey Date: November 9, 2025

Property Name	Subject Site	Public Storage	Public Storage	Public Storage	Public Storage	Secure Self Storage	CubeSmart Self Storage
Property Address	42 Dodge Rd. Getzville 14228	2681 Niagara Falls Blvd. 14230	2855 Niagara Falls Blvd. 14228	2750 Millersport 14228	3671 Sheridan Dr. 14226	836 Niagara Falls Blvd. 14120	888 Young St. Tonawanda 14150
No. of Units	908						
NRSF	81,800	29,950	32,080	65,700	43,650	80,390	50,915
Distance from Subject	-	2 mi. 6 min.	2 mi. 6 min.	2 mi. 6 min.	5 miles, 10 min.	2 mi. 5 min.	5 mi. 9 min.
Non-Climate							
5x5	x	n/a	21 (36)		30 (40)	24 (46)	x
5x10	x	n/a	32 (59)			40 (72)	x
5x15	x	n/a	50 (90)		(8x10) 64(86)	50 (90)	x
10x10	x	n/a	69 (122)			100 (160)	x
10x15	x	n/a	94 (169)			116 (204)	x
10x20	x	n/a				124 (219)	x
10x25	x	n/a		166 (276)	163 (277)		x
10x30	x	n/a	194 (299)				x
Climate Control							
5x5		x	x	57 (75)	x	30 (55)	35 (59)
5x10		x	x		x	27 (50)	48 (80)
5x15		x	x		x	54 (97)	75 (100)
10x10		x	x	72 (120)	x	72 (130)	91 (152)
10x15		x	x		x	104 (83)	130 (217)
10x20		x	x		x	129 (227)	
10x25		x	x		x	176 (280)	
10x30		x	x		x	224 (332)	
Administration Fee		\$29	\$29	\$29	\$29	\$29	\$29

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NOTES To Competition Chart and Map

Public Storage/Millersport Hwy 14068

All single story; partial climate control; gate entry and perimeter fence; limited # units available

Public Storage/2855 Niagara Falls Blvd. 14228

All single story; no climate control units; No on-site mgr.; gate entry and perimeter fence; 40 year old project

Public Storage/3671 Sheridan Dr. 14226

All single-story construction; no climate control units; gate entry and perimeter fence; 45-year-old project

EXR/2681 Niagara Falls Blvd. 14230

Former Life Storage; All single-story construction; no climate control units; gate entry and perimeter fence.

CubeSmart 888 Young St. Tonawanda 14150

Conversion building; 100% climate units

Secure Self Storage (EXR Managed) 836 Niagara Falls Blvd. 14120

All single-story construction; partial climate control; gate entry and perimeter fence;

Approved Self Storage/ 19,000 SF All single-story @ 321 Commerce Dr. Amherst

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RADIUS⁺

Compass Report

On-demand feasibility analysis
for self-storage professionals

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Existing Supply

	1-mile	3-mile	5-mile	10 min drive	CBSA
Number of facilities	0	3	16	12	134
Net rentable ft ²	0	125,730	822,341	698,822	5,059,054
CC net rentable ft ²	0	31,194	439,533	388,618	3,001,298
NCC net rentable ft ²	0	94,536	382,808	310,204	2,057,756
Net rentable ft ² / person	0.0	2.0	4.1	5.8	4.3
Net rentable ft ² / house	0.0	5.1	9.8	14.0	10.1

Active Development Pipeline

	1-mile	3-mile	5-mile	10 min drive	CBSA
Planning/Permitted	2	2	3	2	18
Under Construction	0	0	0	0	2
Expansions	0	0	0	0	12
Total Projects	2	2	3	2	32
Total Net Rentable ft ²	70,500	70,500	115,500	70,500	1,022,641

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Market intelligence on another level

Thank you for purchasing the compass report for:
42 Dodge Rd, Getzville, NY 14068, USA

Demographics

	1-mile	3-mile	5-mile	10 min drive	CBSA
Population 2024	6,828	63,388	199,564	121,460	1,166,952
Population 2029	7,082	63,964	198,559	121,240	1,160,624
1 Year Population Growth	0.46%	0.92%	0.46%	1.08%	-
3 Year Population Growth	1.96%	7.16%	2.42%	3.39%	-
Population Density (people per sq.m)	2,187	2,256	2,557	2,314	736
Households	2,882	24,657	84,073	49,891	499,440
Renter Occupied (%)	1,627 (56%)	9,444 (38%)	25,628 (30%)	15,552 (31%)	183,192 (37%)
Average Household Income	\$101,337	\$119,283	\$128,617	\$124,483	\$112,817
Median Household Income	\$75,007	\$93,410	\$100,070	\$97,816	\$87,586
2024-2029 Population	0.73%	0.18%	-0.1%	-0.04%	-0.11%
2024-2029 Households	3.56%	0.94%	0.3%	0.34%	0.15%
2024-2029 Median HH Income	3.12%	2.27%	2.28%	2.33%	2.2%
2024-2029 Per Capita Income	5.06%	3.27%	3%	3.1%	2.9%

Demographics supplied by ESRI

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DODGE RD & SWEETHOME RD.

Amherst, NY 14228



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,317	32,906	62,868
Average Age	40	37	40
Average Age (Male)	38	35	38
Average Age (Female)	42	38	41
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,771	11,481	24,411
# of Persons per HH	2.3	2.9	2.6
Average HH Income	\$81,660	\$89,005	\$100,904
Average House Value	\$326,565	\$292,824	\$291,324

Demographics data derived from AlphaMap

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PROFORMA

Storage Realty Advisors Prepared by Nick Malagisi 716-310-8314	Sawyer's Storage 42 Dodge Road, Getzville, NY 14068					Date Prepared: 11/24/2025 Total NRSF: 81,800 Total Parking Spaces: - Total # of Units: 908
2026 BUDGET & PROFORMA		Loan term - 5 years				
Physical Occupancy	40%	65%	80%	92%	92%	
Economic Occupancy	35%	60%	80%	92%	92%	
	Budget	PROFORMA	PROFORMA	PROFORMA	PROFORMA	
	Year 1	Year 2	Year 3	Year 4	Year 5	
100% Climate Controlled Self Storage - GLA 105,665 sf @ \$21 Per Sf	\$1,717,800	\$1,717,800	\$1,717,800	\$1,803,690	\$1,893,875	
Vacancy (Based On Economic Occupancy)	(\$1,116,570)	(\$687,120)	(\$343,560)	(\$144,295)	(\$151,510)	
GROSS ADJUSTED INCOME	\$601,230	\$1,030,680	\$1,374,240	\$1,659,395	\$1,742,365	
OPERATING EXPENSES: (2) (% of GAI)						
Payroll & Benefits @ 9.6%	\$57,718	\$59,450	\$131,927	\$159,302	\$167,267	
Marketing & Advertising @ 6%	\$36,074	\$37,156	\$82,454	\$99,564	\$104,542	
Property Insurance @ 2%	\$24,000	\$24,000	\$27,485	\$33,188	\$34,847	
Office Expense - Software @ 2.8%	\$16,834	\$17,339	\$38,479	\$46,463	\$48,786	
Repairs / Maintenance / Landscape @ 3%	\$18,037	\$18,578	\$41,227	\$49,782	\$52,271	
Utilities - Water & Sewer (3)	\$28,955	\$29,824	\$30,718	\$31,640	\$32,589	
Real Estate Taxes @ \$2/Sf	\$75,000	\$125,000	\$211,330	\$217,670	\$224,200	
485-B tax abatement (filed after C/O obtained)	\$0	-\$24,901	-\$22,411	-\$19,921	-\$17,431	
Professional Fees						
Off-Site Management Fee @ 5%	\$30,000	\$30,000	\$68,712	\$82,970	\$87,118	
Misc	\$1,500	\$1,545	\$1,500	\$1,545	\$1,591	
Total Expenses	\$288,118	\$317,991	\$611,422	\$702,202	\$735,781	
	47.9%	30.9%	44.5%	42.3%	42.2%	
Net Operating Income	\$313,112	\$712,689	\$762,818	\$957,193	\$1,006,584	
Un-Leveraged Internal Rate of Return Calculation						
Estimated Development Costs	\$15,130,451	Years 1 - 5 NOI + sale of Asset at end of 5th year				All Cash IRR
		\$313,112	\$712,689	\$762,818	\$957,193	\$19,308,103
		5TH YEAR CAP RATE				5.50%
Leveraged Internal Rate of Return Calculation						
5 Year Fixed Rate Loan based on loan terms below		Years 1 - 5 NOI after debt + sale of Asset proceeds at end of 5th year				Leveraged IRR
New Loan Amount	\$9,834,793	(\$227,802)	\$171,776	\$221,905	\$196,804	\$8,341,784
Owner / Investor Equity	\$5,295,658	0.58	1.32	1.41	1.26	1.32
EBITDA After Debt		172.8%	75.9%	70.9%	56.5%	53.7%
Debt Service Coverage (DSC)						
Loan to Value (LTV)						
LOAN TERMS		IRR Calculation / Assumptions				
Interest Only	Amortizing	Total Cash Flow (5-years)				\$608,878
Loan Amount	\$9,834,793	5th yr. Sale Price based on Cap Rate	5.50%			\$18,301,519
Loan To Cost	65.0%	Selling Cost @	4.0%			(\$732,061)
Interest Rate	5.50%	Sale Proceeds				\$17,569,458
Amortization	Interest Only	25				
Term	3	2				
Loan Balloon Payment		\$9,473,869				(\$9,473,869)
Annual Debt Service	\$540,914	\$760,389				
Cash On Cash - Year 4		3.72%				
FOOTNOTES		Net Sale Proceeds				
(1) Gross Potential Income increases 5% per year beginning in 4th year		\$8,095,589				
(2) Expenses are based on a % of GAI as indicated on the expense line		Total Cash Flow less Repayment of Equity				
(3) No Electricity as facility is equipped with a "Community Solar" package		(\$4,686,780)				
		5-year Profit after Debt and Equity repayment				
		\$3,408,809				
		Leveraged IRR after sale in 5th year				
		10.5%				
<i>Above IRR Calculation includes estimated Selling Costs Analysis does not include cost segregation benefits</i>						

Information presented for discussion purposes only

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WIKIPEDIA
The Free Encyclopedia

Amherst, New York

Amherst (/ˈæmhərst/ [ⓘ]^[3]) is a town in Erie County, New York, United States. It is a suburb of Buffalo. As of 2020, the town had a total population of 129,595.^[4] This represents an increase from 122,366 as reported in the 2010 census.^[5] It is the 14th most populated municipality in New York.

The second-largest in area and the most populous suburb of Buffalo, the town of Amherst encompasses the village of Williamsville as well as the hamlets of Eggertsville, Getzville, Snyder, Swormville, and East Amherst. The town is in the northern part of Erie County and borders a section of the Erie Canal.

Amherst is home to the north campus of the University at Buffalo, a campus of Erie Community College, a satellite campus of Bryant & Stratton College, and Daemen University.

History

Amherst was created by the State of New York on April 10, 1818, from part of the town of Buffalo (later the city of Buffalo), which itself had previously been created from the town of Clarence. Amherst was named after Lord Jeffrey Amherst, commander-in-chief of the British army in North America from 1758 to 1763. Timothy S. Hopkins was elected the first supervisor of the town in 1819. Part of Amherst was later separated to form the town of Cheektowaga on March 22, 1839.^[6]

The opening of the Erie Canal in 1825 spurred Amherst's growth, bringing with it with new settlers and increased commerce. German immigrants settled in the northern part of the town as farmers, attracted by the fertile land in the area. The town's water resources encouraged the development of grist mills, saw mills, and other factories

Amherst, New York

Town



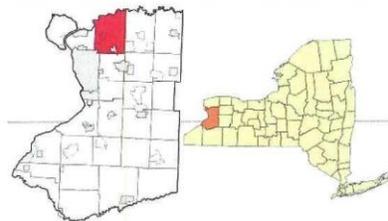
Amherst Municipal Building



Flag



Seal



Location of Amherst in Erie County, New York (left) and of Erie County in New York state (right)



Storage Realty Advisors

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855-304-0443 | P. 716.633.9601 | M. 716.310.8314

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along Ellicott Creek.^[7] Several communities and hamlets started to develop around this time, such as Williamsville (1810s), Eggertsville and Snyder (1830s), East Amherst and Swormville (1850s), and Getzville (1860s).

Geography

According to the United States Census Bureau, the town has a total area of 53.6 square miles (138.8 km²), of which 53.2 square miles (137.8 km²) is land and 0.39 square miles (1.0 km²), or 0.73%, is water.^[8]

Much of Amherst was originally floodplain and marshland, portions of which have been drained in recent years to facilitate development of new homes and businesses. The central and southern parts of the town are heavily suburbanized. Despite this development, the hamlets of Eggertsville and Snyder and the village of Williamsville have managed to retain much of their original character. The northern part of the town is still relatively undeveloped, with the prominent exception of the portions along Niagara Falls Boulevard (U.S. Route 62) bordering the towns of Tonawanda and Wheatfield.

Amherst is bordered on the north by Tonawanda Creek and Niagara County. Ellicott Creek flows through the town.

Adjacent cities and towns

- Niagara County, Town of Pendleton - north
- Niagara County, City of North Tonawanda - northwest
- Town of Tonawanda - west
- City of Buffalo - southwest
- Town of Lancaster - southeast
- Town of Cheektowaga - south
- Town of Clarence - east

- Show map of New York
- Show map of the United States
- Show map of North America
- Show all

Coordinates: 42°58′42″N 78°48′00″W

Country	 United States
State	 New York
County	Erie
Incorporated	April 10, 1818
Named after	Jeffery Amherst, 1st Baron Amherst
Government	
• Type	Town council
• Supervisor	Brian Kulpa (D)
• Deputy Supervisor	Deborah Bruch Bucki (D)
• Councilmembers	List
• Clerk	Francina J. Spoth
Area ^[1]	
• Total	53.58 sq mi (138.78 km ²)
• Land	53.20 sq mi (137.78 km ²)
• Water	0.39 sq mi (1.00 km ²) 0.73%
Elevation	594 ft (181 m)
Population (2020)	
• Total	▲ 129,595
• Estimate (2019) ^[2]	126,082
• Density	2,364.6/sq mi (912.96/km ²)
Time zone	UTC-5 (EST)
• Summer (DST)	UTC-4 (EDT)
ZIP Codes	14068, 14221, 14226, 14228, 14231, 14260, 14261 (Amherst) 14051 (East Amherst)
Area code	716
FIPS code	36-029-02000
Website	www.amherst.ny.us (http://www.amherst.ny.us)

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Neighborhoods

Areas within Amherst are referred to by the former post office station names and are not legally incorporated. During the 1990s, many of these regional post offices were closed and consolidated into the central Amherst 14226 post office on Bailey Avenue, leaving only a Williamsville (14221) post office on Sheridan Drive, (a Getzville (14068) post office on Millersport Highway) and an East Amherst (14051) post office on Transit Road. Mailing addresses to areas within the town are Amherst, East Amherst, Eggertsville, Getzville, Snyder, and Williamsville. These postal districts are still recognized by the post office and widely referred to by citizens.

The areas listed below are governed and run by the Town of Amherst except for the Village of Williamsville, an independent political entity.

- **Eggertsville** -- a hamlet in the southwest part of the town, bordering on Buffalo and centered around Eggert Road. Daemen College is located on Main Street (Route 5). The community is named after early postmaster Christian Eggert.
- **Getzville** -- a location near the center of the town adjacent to Campbell Boulevard (Route 270) and Dodge Road. The name comes from early resident Joseph Getz.
- **Audubon** - A location in the center of the town situated around John James Audubon Parkway. The town police, courthouse, and main library are located here.
- **East Amherst** (formerly **Transit Station**) -- An unincorporated community, or hamlet, in the eastern part of the town, shared with the Town of Clarence.
- **North Bailey** -- A location at the junction of Bailey Avenue and Maple Road.
- **Snyder** (originally **Snyderville** after postmaster Michael Snyder) -- A suburban community located between Eggertsville and the village of Williamsville.
- **Swormville** - A hamlet in the eastern part of the town, shared with the Town of Clarence. Named for Adam Schworm, prominent landowner and businessman.
- **Williamsville** - an incorporated village within Amherst, located in the southern part of the town.

Climate

Average high temperatures from May through October range from 60 to 81 degrees. Average high temperatures from November through March range from 31 to 47 degrees.^[9]

Demographics

Historical population		
Census	Pop.	%±
1820	768	—
1830	2,489	224.1%
1840	2,451	-1.5%
1850	4,153	69.4%

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1860	5,086	22.5%
1870	5,265	3.5%
1880	4,319	-18.0%
1890	4,014	-7.1%
1900	4,223	5.2%
1910	4,629	9.6%
1920	6,286	35.8%
1930	13,181	109.7%
1940	19,356	46.8%
1950	31,407	62.3%
1960	57,439	82.9%
1970	90,734	58.0%
1980	108,706	19.8%
1990	111,740	2.8%
2000	116,510	4.3%
2010	122,366	5.0%
2020	129,595	5.9%

Historical Population Figures ^{[10][11]}

Economy

In July 2010, CNNMoney ranked Amherst 42nd in a list of the Top 100 Best Places to Live in America.^[14] In 2012, CNNMoney.com ranked Amherst 50th.^[15] In 2011 and 2012, Amherst was selected as one of America's 100 Best Communities for Young People by America's Promise Alliance.^[16]

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Arts and culture

Many festivals are celebrated in Amherst throughout the year. The town is home to the Buffalo Niagara Heritage Village.

Sports



University at Buffalo Stadium

Amherst is home to the University at Buffalo Stadium, Alumni Arena, and Amherst Audubon Field, all utilized by the University at Buffalo Buffalo Bulls.

The Northtown Center is the town's ice hockey arena. The arena is the home of the Buffalo Beauts of the National Women's Hockey League, the University at Buffalo Bulls men's ice hockey team, and the Buffalo Wings, a professional inline hockey team competing in Major League Roller Hockey.

Government

Crime and public safety

Amherst has been ranked as the "Safest City in America" 1996–1998, 2000–2003, and 2010. In many other years it ranked in the top 5. The ranking is based on annual reports by the FBI, including crime statistics in six categories: murder, rape, robbery, aggravated assault, burglary, and auto theft.



Town of Amherst police Ford Taurus

In 2006, Amherst was ranked the second safest city in the United States, after Brick Township, New Jersey.^[20] In 2011, it ranked 6th safest out of 400 cities.^[21] Most recently in 2014, Amherst was ranked the #1 Safest City in America with a population between 100,000 and 500,000.^[22]

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Nicholas J. Malagisi, SIOR
Storage Realty Advisors/ National Storage Partners

Nick Malagisi, SIOR, is the principal broker for Storage Realty Advisors, a specialty practice commercial real estate company and Consultancy of self storage properties, primarily on the east coast & Canada. Malagisi began his self storage career with industry leader, Public Storage, where he was responsible for site acquisition and development of new properties as well as acquisition of existing storage properties. Recently, he has begun working on the development of RV/Campers/Boat Storage properties. Malagisi has served as National Director of Self Storage for SVN Commercial Real Estate Advisors for 18 years until his recent departure to form Storage Realty Advisors & affiliation with National Storage Partners.



Malagisi has participated in the disposition of hundreds of properties from single assets to portfolio sales as a specialist in this asset class. In addition, he works as a Consultant in preparing feasibility studies for new developments, testifying in court as an expert witness for condemnation cases, creating Joint Venture opportunities, and preparing BOV reports for clients.

Malagisi is a 30+ year veteran of the self storage industry, a member of SIOR, a member of NAR/SIOR, the Self Storage Association, a founding member of NYS Commercial Association of Realtors, is a current Board member on the NYS Self Storage Association and is a member of AHEPA, an institutional philanthropic organization and participates in the American Humane “Pups for Patriots” program.

Malagisi is a graduate of the Whitman School of Business at Syracuse University and a veteran of the US Army. He shares his time between his home in West Palm Beach and Buffalo, NY area.

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