

10-Unit Residential Portfolio

Buffalo & Niagara Falls, NY

Stabilized, Income-Producing Single-Family & Duplex Rental Portfolio

Executive Summary

This is a rare opportunity to acquire a stabilized, cash-flowing 11-unit residential portfolio located across Buffalo and Niagara Falls, New York. The package consists of fully leased single-family homes and duplexes, professionally managed and situated in established, high-demand rental neighborhoods.

- Asking Price: \$1,245,000
- Net Operating Income (NOI): \$116,921
- Cap Rate: 9.39%
- Occupancy: 100%
- Asset Composition: 6 Single-Family Homes & 2 Duplexes (10 Units Total)
- Ownership: Fee Simple

Investment Highlights

- 10-unit portfolio across Buffalo & Niagara Falls
- Fully occupied with long-term tenants in place
- Professionally managed if required (10% management fee would be added)
- Separate utilities – most tenant-paid (owner covers water for Buffalo properties)
- Significant capital improvements and renovations completed
- Immediate cash flow with upside potential through rent increases
- Strong market fundamentals with low vacancy and high rental demand
- Excellent candidate for 1031 exchange or portfolio expansion

Market Overview

Buffalo and Niagara Falls are among New York's most promising secondary markets, offering strong cash flow and affordability. The Buffalo, NY housing market is experiencing a notable surge in 2025, earning recognition as the nation's hottest real estate market for the second consecutive year. This distinction, awarded by Zillow, highlights Buffalo's robust economic growth, affordability, and high demand, positioning it as a prime location for both buyers and sellers. Rental demand remains high due to:

- Proximity to major universities and hospitals
- Expanding healthcare, logistics, and tourism industries
- Undersupplied affordable housing inventory

These cities have seen rising interest from both local and out-of-state investors looking for value-add and buy-and-hold strategies.

Portfolio Overview

Address	City, State ZIP	Sq Ft	Beds/Baths	Monthly Rent	Occupied	Renovated	Asset Type
35 Crane St	Depew, NY 14043	1,657	3/2	\$2,400	Yes	2024	Duplex
2413 North Ave	Niagara Falls, NY 14305	1,386	4/1	\$1,200	Yes	2018	Single- Family
415 23rd St	Niagara Falls, NY 14303	1,408	4/2	\$1,500	Yes	2013	Duplex
2207 Michigan Ave	Niagara Falls, NY 14305	1,188	3/1	\$1,200	Yes	2013	Single- Family
104 Newfield St	Buffalo, NY 14207	1,200	3/1	\$1,600	Yes	2025	Single- Family
117 Mayer Ave	Buffalo, NY 14207	1,404	4/1.5	\$1,600	Yes	2025	Single- Family
45 Shirley Ave	Buffalo, NY 14215	1,271	4/1	\$1,200	Yes	2013	Single- Family
2456 South Ave	Niagara Falls, NY 14305	1,380	3/1	\$1,600	Yes	2025	Single- Family

Financial Summary

Income

- Total Monthly Rent: \$12,500
- Total Annual Gross Income: \$150,000
- Other Income (late fees, application fees): Minimal or N/A
- Total Potential Gross Income: \$150,000

Operating Expenses (Annual Estimates)

- Property Taxes: \$17,729
- Insurance: \$4,350
- Repairs & Maintenance: \$7,500
- Utilities: \$3,500
- Total Operating Expenses: \$33,079

Net Operating Income (NOI)

- NOI: \$116,921
- Cap Rate: 9.39%

Per-Unit Metrics

- Average Monthly Rent per Unit: \$1,250
- Annual NOI per Unit: \$11,692
- Price per Unit: \$124,500

Property Gallery

2413 North Ave



117 Mayer Ave



45 Shirley



35 Crane



104 Newfield St



2207 Michigan Ave



2456 South Ave

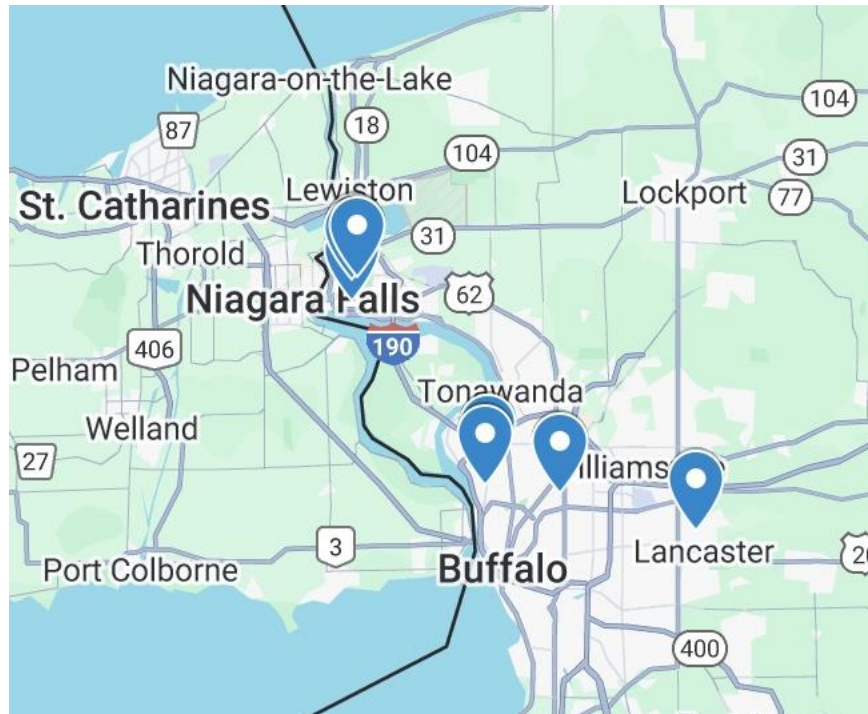


415 23rd St



Location Map

<https://www.google.com/maps/d/u/4/edit?mid=1LypFU6kRVG-fyNuf-OGM8sYU87f6IU4&ll=43.036063484628485%2C-78.89479833378905&z=11>





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