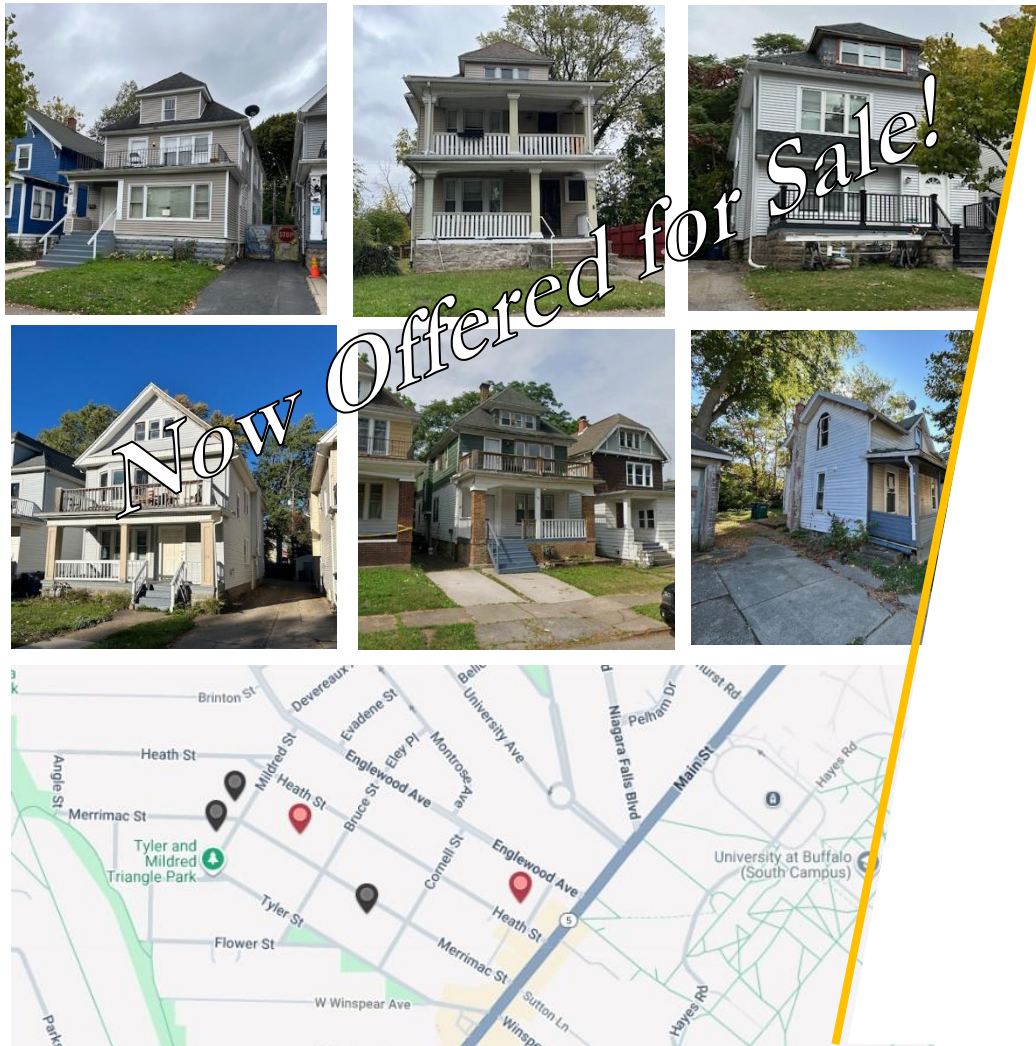


Introducing: Buffalo University Student Housing

Apartment Portfolio: Bulk Sale – Optional Segregation – Owner Equity

6 Buildings • 11 RENTAL UNITS • 44 Beds • **\$1,500,000**



11

Total Units

+ - 800-2400

Avg. Unit Size SF

\$4,658.00

Avg. Leased Rent/ bldg.

\$2.09

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

BUFFALO

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

