



OFFERING MEMORANDUM

WILLOW VIEW

115 WILLOW ST., LOCKPORT NY 14094

WILLOW VIEW
APARTMENTS
716.251.0556

Willow View

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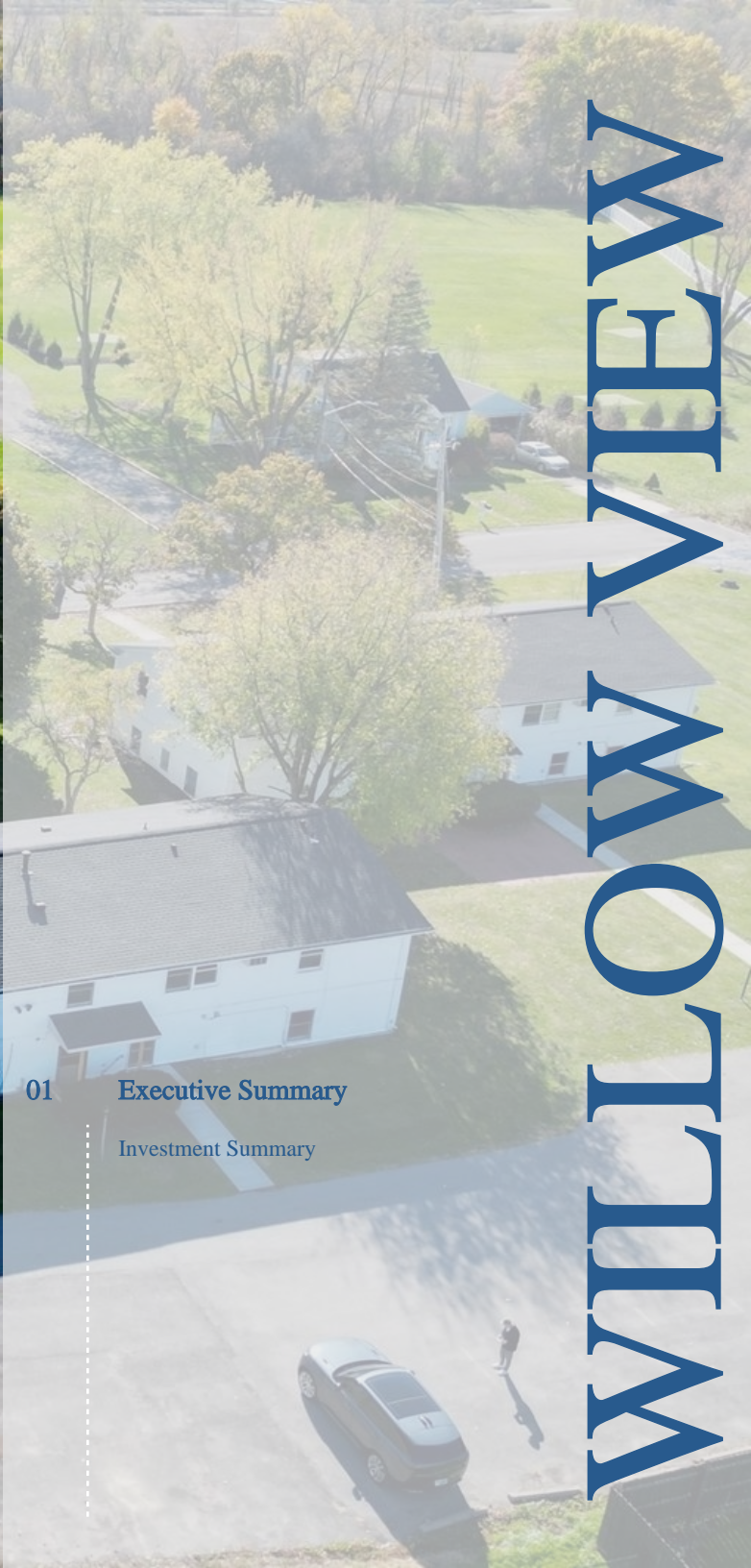
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Exclusively Marketed by:

Chris Greco
Greco Real Estate.com
President
(716) 570-7600
chris@grecorealestate.com
10491210541



Brokerage License No.: 10491210541
www.grecorealestate.com



WILLOW VIEW

01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	115 Willow St. Lockport NY 14094
COUNTY	Niagara
BUILDING SF	4,672 SF
LAND SF	75,359 SF
LAND ACRES	1.73
NUMBER OF UNITS	15

FINANCIAL SUMMARY

PRICE	\$1,150,000
PRICE PSF	\$246.15
PRICE PER UNIT	\$76,667

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	9,454	32,743	43,783
2026 Median HH Income	\$60,226	\$63,504	\$69,612
2026 Average HH Income	\$73,104	\$79,522	\$87,136

- Willow View is a well-maintained 15-unit multifamily property located at 115 Willow Street in Lockport. The asset consists of a desirable unit mix of nine two-bedroom apartments and six one-bedroom apartments. The property is currently 93% occupied with only one vacancy, demonstrating strong in-place demand and stable cash flow. Willow View presents investors with the opportunity to acquire a performing asset with immediate income and limited rollover risk. The balanced unit composition, high occupancy level, and strategic location within the Lockport market position this property as a compelling addition to any multifamily portfolio seeking steady returns and long-term appreciation potential.



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Location

Location Summary

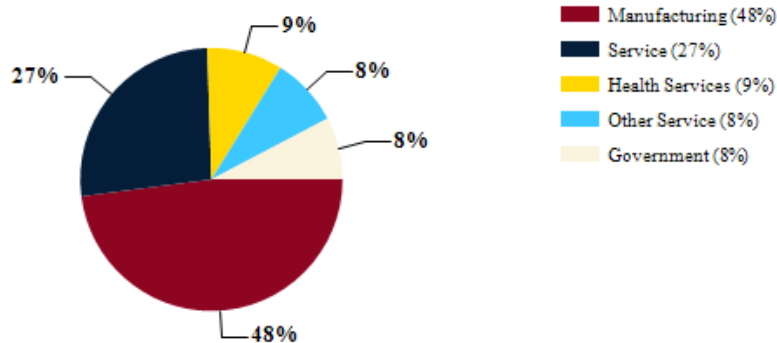
WILLOW VIEW

- Willow View is strategically located at 115 Willow Street in Lockport, the county seat of Niagara County. The property benefits from its proximity to downtown Lockport, offering convenient access to local retailers, restaurants, schools, and employment centers. Lockport is well known for the historic Erie Canal Locks, a regional attraction that contributes to tourism and local economic activity.

The area provides strong connectivity via major transportation routes, including Transit Road and nearby access to Interstate 78, allowing convenient travel to Buffalo and surrounding suburbs. The property’s residential setting offers tenants a quiet neighborhood environment while remaining close to everyday amenities and services.

- Lockport’s stable workforce base, supported by healthcare, education, manufacturing, and public sector employment, provides a consistent tenant pool for multifamily housing. Willow View’s location combines small-city accessibility with proximity to the greater Buffalo–Niagara region, making it an attractive and sustainable rental location.

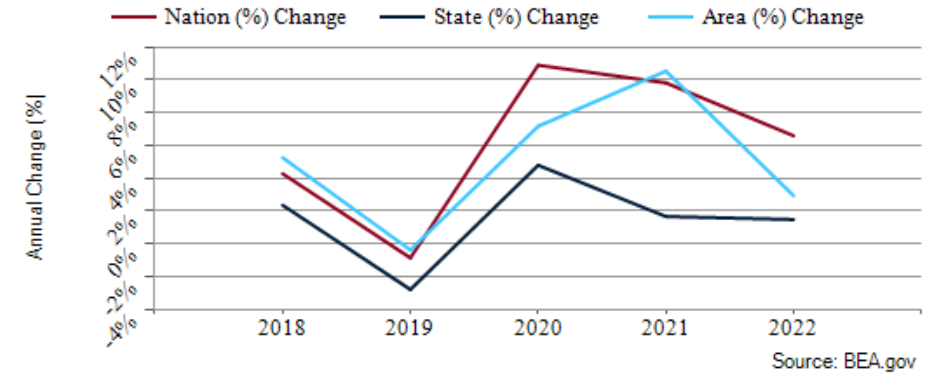
Major Industries by Employee Count



Largest Employers

State of New York	23,600
Federal Executive Board (United States of America)	15,000
Kaleida Health	8,301
M&T Bank	7,400
Catholic Health	7,184
University at Buffalo	7,076
Buffalo City School District	6,528
Tops Markets	5,374

Niagara County GDP Trend



WILLOW VIEW

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Property Description

Property Features



PROPERTY FEATURES

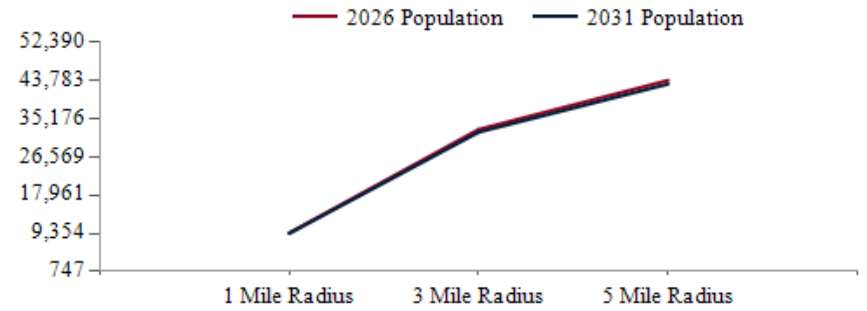
NUMBER OF UNITS	15
BUILDING SF	4,672
LAND SF	75,359
LAND ACRES	1.73
# OF PARCELS	3
NUMBER OF PARKING SPACES	20+
WASHER/DRYER	coin op



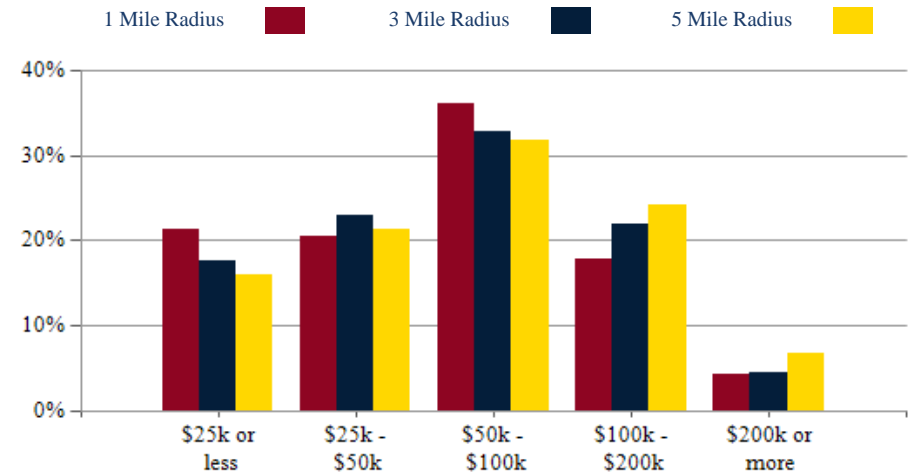
WILLOW VIEW

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,001	34,870	45,364
2010 Population	9,517	33,833	44,984
2026 Population	9,454	32,743	43,783
2031 Population	9,354	32,140	42,982
2026 African American	964	2,502	2,834
2026 American Indian	47	154	191
2026 Asian	81	298	405
2026 Hispanic	629	1,991	2,297
2026 Other Race	191	689	799
2026 White	7,248	26,434	36,331
2026 Multiracial	912	2,651	3,207
2026-2031: Population: Growth Rate	-1.05%	-1.85%	-1.85%

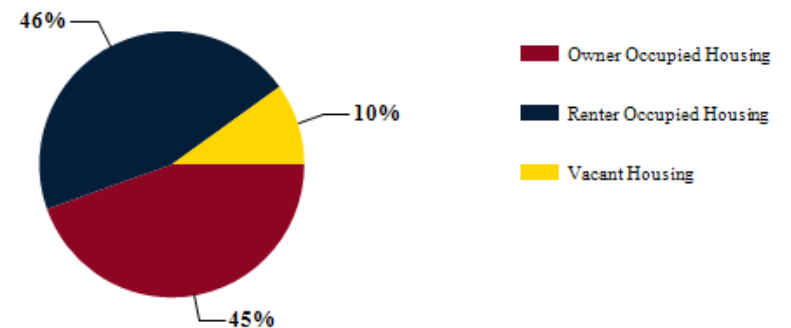
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	555	1,525	1,729
\$15,000-\$24,999	393	1,120	1,385
\$25,000-\$34,999	320	1,120	1,294
\$35,000-\$49,999	595	2,324	2,835
\$50,000-\$74,999	786	2,387	3,016
\$75,000-\$99,999	823	2,527	3,163
\$100,000-\$149,999	565	2,044	2,800
\$150,000-\$199,999	232	1,256	1,891
\$200,000 or greater	187	681	1,299
Median HH Income	\$60,226	\$63,504	\$69,612
Average HH Income	\$73,104	\$79,522	\$87,136



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

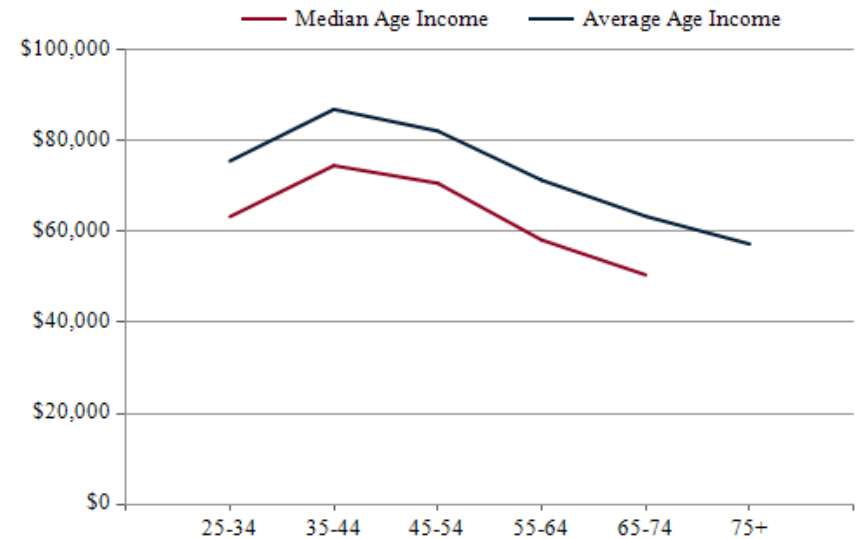
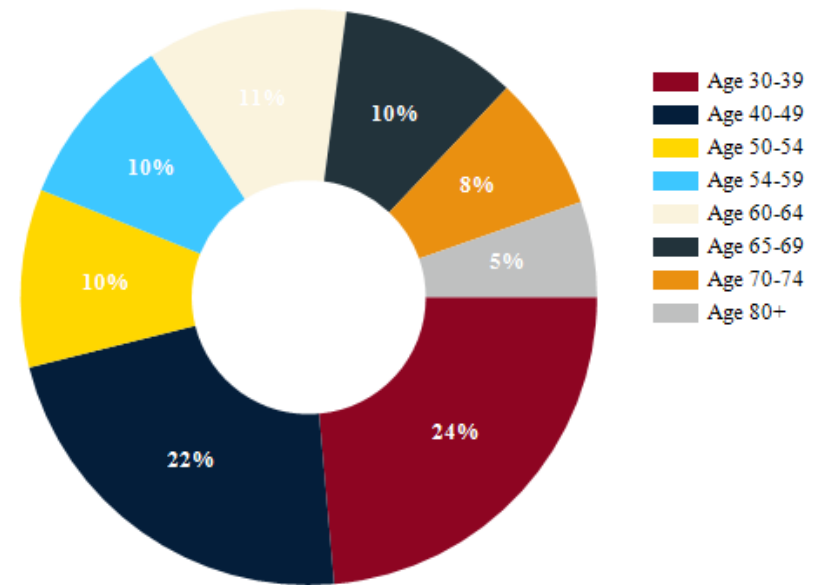


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	693	2,247	2,921
2026 Population Age 35-39	658	2,216	2,866
2026 Population Age 40-44	730	2,217	2,881
2026 Population Age 45-49	557	1,907	2,560
2026 Population Age 50-54	573	1,919	2,644
2026 Population Age 55-59	559	2,008	2,767
2026 Population Age 60-64	644	2,250	3,142
2026 Population Age 65-69	571	2,231	3,095
2026 Population Age 70-74	434	1,817	2,481
2026 Population Age 75-79	307	1,368	1,856
2026 Population Age 80-84	152	766	1,023
2026 Population Age 85+	144	732	910
2026 Population Age 18+	7,451	26,222	35,083
2026 Median Age	40	42	43
2031 Median Age	41	43	44

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,314	\$66,700	\$72,681
Average Household Income 25-34	\$75,581	\$80,041	\$87,030
Median Household Income 35-44	\$74,562	\$78,672	\$84,740
Average Household Income 35-44	\$86,957	\$94,881	\$104,452
Median Household Income 45-54	\$70,689	\$79,750	\$87,164
Average Household Income 45-54	\$82,188	\$94,437	\$106,309
Median Household Income 55-64	\$58,181	\$68,397	\$76,295
Average Household Income 55-64	\$71,358	\$82,307	\$91,907
Median Household Income 65-74	\$50,487	\$51,743	\$56,500
Average Household Income 65-74	\$63,401	\$70,442	\$75,644
Average Household Income 75+	\$57,307	\$57,190	\$59,770

Population By Age



WILLOW VIEW

Company Profile

Advisor Profile

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Chris Greco
President

Chris Greco is a seasoned Investment Real Estate Broker with a distinguished career spanning nearly four decades. Since beginning his practice in 1987, Chris has specialized in commercial and multifamily properties, earning a reputation for his deep market knowledge, strategic insight, and proven results.

A Buffalo, New York native, Chris began assisting investors with real estate acquisitions at just 19 years old. His early start laid the foundation for a career marked by leadership, professionalism, and a strong commitment to client success.

Throughout his career, Chris has held notable positions within the industry, including serving as Executive Vice President of the National Apartment Owners Association and being inducted into the Exchangers Hall of Fame in 1997. As a distinguished member of the New York State Commercial Association of REALTORS® (NYSCAR), he has consistently been recognized for achieving some of the region's largest sales, completing multiple multi-million-dollar transactions across Upstate New York in recent years.

In addition to his brokerage achievements, Chris is a Certified Exchange Advisor with extensive experience in 1031 Exchanges, offering specialized guidance for investors seeking to optimize their portfolio performance. In 2005, he expanded his credentials by obtaining his Florida Real Estate Broker's License, enabling him to assist Northeastern and Midwestern clients in acquiring secondary and vacation properties throughout the state.

Beyond representing investors, Chris has personally participated in real estate ownership and development, providing him with firsthand understanding of both the opportunities and challenges within the market.

Chris's approach to real estate is grounded in expertise, integrity, and practical experience. He is dedicated to helping clients navigate complex transactions with confidence, offering a comprehensive understanding of both investment and vacation real estate strategies. Passionate about the industry, Chris continues to guide clients through an ever-evolving market, helping them maximize value and capitalize on long-term investment opportunities.

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Greco Real Estate.com
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