



Pine Hills
ALBANY, NY

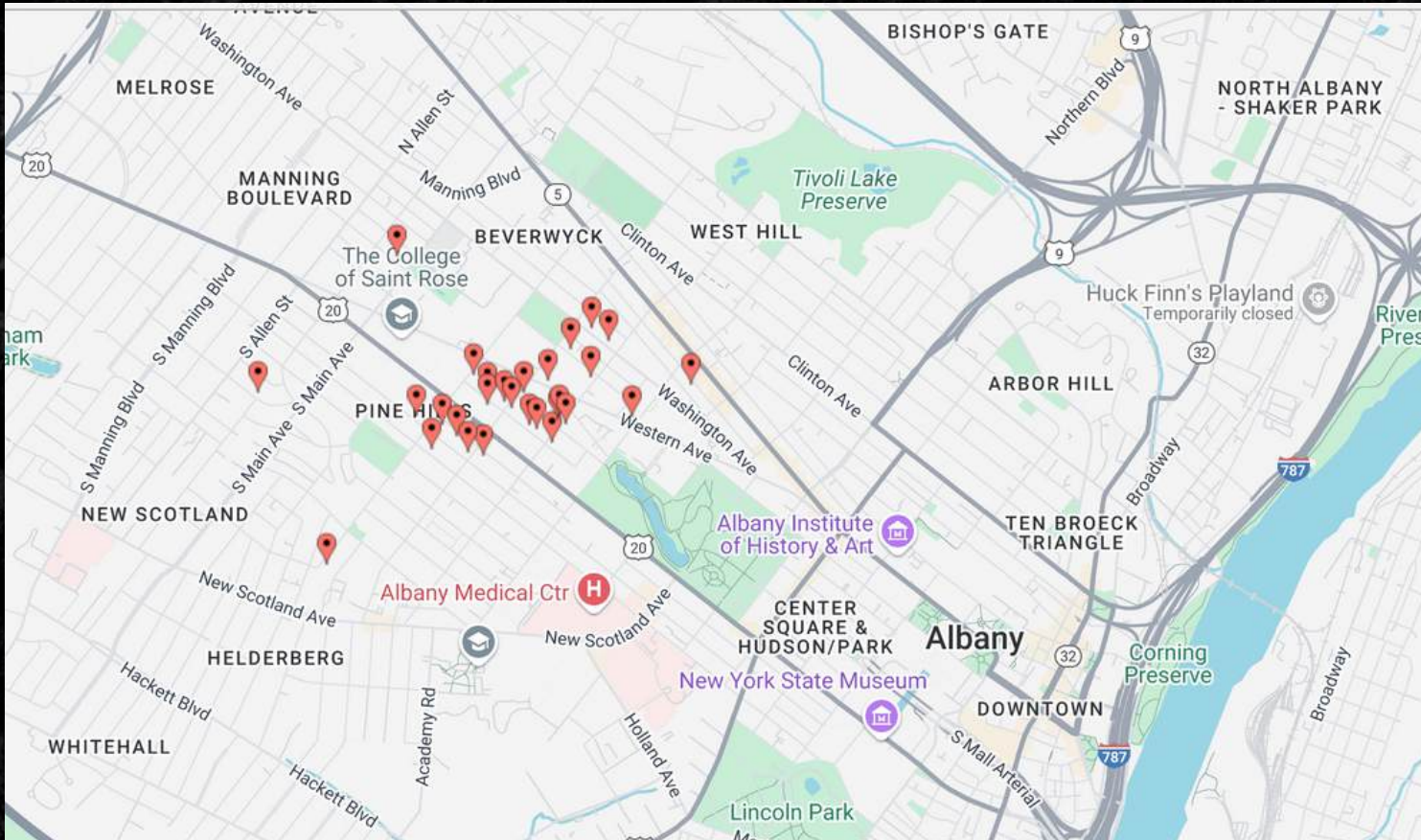
**STUDENT HOUSING
INVESTMENT OPPORTUNITY**



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PROPERTY SUMMARY

29 PROPERTIES IN DOWNTOWN ALBANY



29
Properties



55
Units



201
Beds



\$10,500,000
Guiding



\$52,239/
Bed



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PROPERTY DESCRIPTION

Exclusive Offering:
University at Albany Off-Campus Student Housing Portfolio

Presented by Triforce Commercial

Triforce Commercial is pleased to present an exceptional exclusive investment opportunity—a turnkey student housing portfolio strategically located between the University at Albany’s main and downtown campuses. This high-performing portfolio consists of 29 buildings, 55 units, and 201 beds, offering investors a rare chance to acquire a critical mass of well-maintained assets in a high-demand rental market.



INVESTMENT HIGHLIGHTS

Institutionally Located: Positioned in the heart of Albany's student hub, ensuring strong rental demand and sustained occupancy.

- Proven Income Stream: Fully leased properties with one-year leases and personal guarantees (PGs) per tenant, providing financial security and predictable cash flow.
- Turnkey Portfolio: Recent capital improvements, including new roofs, energy-efficient Navien hot water systems, and gas boilers under 10 years old, reducing future maintenance expenses.
- Walkable Lifestyle: Surrounded by restaurants, bars, retail, and entertainment, making it a top-choice living destination for University at Albany students.



PROPERTY OVERVIEW

The portfolio comprises a diverse mix of 1-3 family rental properties, each thoughtfully designed to cater to the student rental market. The properties offer modern amenities that enhance tenant satisfaction and operational efficiency:

- Heating: Gas boilers, all less than 10 years old
- Roofing: Recently replaced roofs across the portfolio
- Hot Water Systems: Multiple properties feature Navien high-efficiency systems



MARKET & LEASING STRENGTH

Albany's off-campus student housing market remains robust, with limited new supply and rising enrollment trends driving demand. The portfolio's prime locations and updated infrastructure position it as a highly competitive option for student tenants.

All leases are structured with personal guarantees, ensuring financial security for ownership.

The leasing price per bed across the portfolio is markedly more affordable than campus built and purpose built student housing with students realizing a greater than 50% savings per month.



ABOUT ALBANY

Albany, New York, is a vibrant city known for its rich history, thriving cultural scene, and status as the capital of New York State. With over 60,000 college students, it is home to a diverse mix of higher education institutions, including the University at Albany (SUNY), Albany Law School, Upstate Medical College, Russel Sage College, and Rensselaer Polytechnic Institute.

The city's location along the Hudson River provides students with a range of recreational opportunities, while its proximity to major cities like New York City, Boston, and Montreal enhances its appeal. Albany's dynamic student population is supported by a strong rental market, with high enrollment numbers and a diverse student body, the demand for modern, convenient, and well-located student housing in the area is on the rise.



THE UNIVERSITY AT ALBANY

The University at Albany, part of the SUNY system, is a premier public research institution founded in 1844. With 17,000 students, it ranks among the nation's top public universities, offering strong programs in public administration, criminal justice, and atmospheric sciences. UAlbany is also known for its impactful research addressing global challenges. Around 40% of students, primarily aged 20-24, live off-campus, reflecting the university's growth and increasing demand for independent housing.



THE UNIVERSITY AT ALBANY

Student Life in Albany

- The university's athletics are a key part of campus life, with competitive teams in the America East Conference.
- UAlbany students can engage in extracurricular activities like lectures, performances, and community service.
- Albany is home to several cultural venues, including the New York State Museum, the Albany Institute of History and Art, and the Palace Theatre.
- The city offers a vibrant nightlife with popular spots on Madison Avenue, Lark Street, and Pearl Street, featuring pubs, clubs, and live music venues.
- Rent in Albany is affordable compared to other major cities, with properties offering amenities like laundry facilities, parking, and public transport access.



PHOTOS



PHOTOS



[Click for more photos](#)



ADDRESSES

10 Benson Street
104 Bradford Street
149 Western Avenue
203 Partridge Street
435 Partridge Street
261 Western Avenue
689 Myrtle Avenue
711 State Street
781 Lancaster Street
871 Mercer Street

512 Hamilton Street
521 Hamilton Street
461 Hamilton Street
471 Hamilton Street

523 Washington Avenue
527 Washington Avenue
549 Washington Avenue

171 Quail Street
216 Quail Street
219 Quail Street
223 Quail Street
240 Quail Street

242 Ontario Street
262 Ontario Street
269 Ontario Street
313 Ontario Street

482 Yates Street
508 Yates Street
526 Yates Street



OUR TEAM

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ABOUT TRIFORCE CRE

Triforce Commercial Real Estate LLC is a licensed firm operating in New York, New Jersey, Pennsylvania, and Delaware, specializing in commercial real estate brokerage services for nearly a decade. With deep market knowledge and a client-focused approach, the firm has earned a strong reputation in the Northeast for its integrity, innovative solutions, and exceptional customer service.

Triforce serves a wide range of sectors, including but not limited to retail, office, industrial, student housing and multifamily. With a proven track record of success, Triforce is a trusted partner for businesses and investors looking to navigate the complexities of commercial real estate.



OUR MISSION

To provide the most personal commercial real estate service/knowledge possible.

TCRE adheres to the principle that information and people are equally as important as the properties themselves. We value our clients and strive to address their individual needs. Join the family today.

OUR VISION:

For the sun to never set on those we impact – starting from personal relationships formed from commercial real estate needs.



DISCLAIMER

Although information has been obtained from sources deemed reliable, neither Owner nor Triforce Commercial Real Estate LLC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor Triforce Commercial Real Estate LLC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Triforce Commercial Real Estate LLC. All rights reserved.





CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

Whereas, TRIFORCE COMMERCIAL REAL ESTATE LLC wishes to share information about a business proposal with _____ (“Recipient”), for property located across Albany, New York (“Address/es”), with the purposes of discussing mutually beneficial agreements between them,

IT IS HEREBY AGREED AS FOLLOWS:

1. Confidential Nature The parties agree that Discloser is meeting with Recipient to review Discloser’s business proposal to Recipient, and that in the course of presenting its proposal Discloser is going to present proprietary information, information about Disclosers business practices, and other material and confidential information to Recipient (the “Information”). The parties agree that if any recipient of the information provided purchases this real property, regardless of entity or relationship, after the expiration of Triforce Commercial Real Estate LLC’s contract with the Seller, then Triforce Commercial Real Estate LLC is entitled to a commission of 3% of the conveyance price. The parties agree that Discloser would not present this information without receiving Recipient’s representations that Recipient will only use the information provided by Discloser for the purpose of evaluating the possibility of doing business with Discloser.

2. Non-Disclosure. Accordingly, all Information shall be kept confidential by Recipient, its agents, servants, employees (including its attorneys, accountants and financial advisors) and shall be used solely for the purpose of evaluating or implementing a possible transaction between Discloser and Recipient. The Information shall not be used in any manner that is adverse or detrimental to Discloser and shall not be disclosed by Recipient, its agents, servants, or employees and all such agents, servants and employees shall be informed by Recipient of the confidential nature of the Information and shall agree to be bound by the terms and conditions of this Agreement. In the absence of Discloser’s prior written consent, Recipient, Recipient’s agents, servants and employees shall not disclose to a person the fact that the Information has been made available to Recipient or that discussions or negotiations are in progress concerning a possible transaction. All information is deemed accurate, but it submitted subject to errors and the Discloser nor the Discloser’s agent(s) shall be held liable for inaccuracies.

3. Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of New York, without regard to principles of conflicts of laws.

IN WITNESS WHEREOF, the Parties have respectively signed and sealed this CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT the date below

Date: _____

DISCLOSER:

RECIPIENT:
