

OFFERING MEMORANDUM



TAUNTON

577-578 TAUNTON PLACE, BUFFALO NY 14216

Taunton

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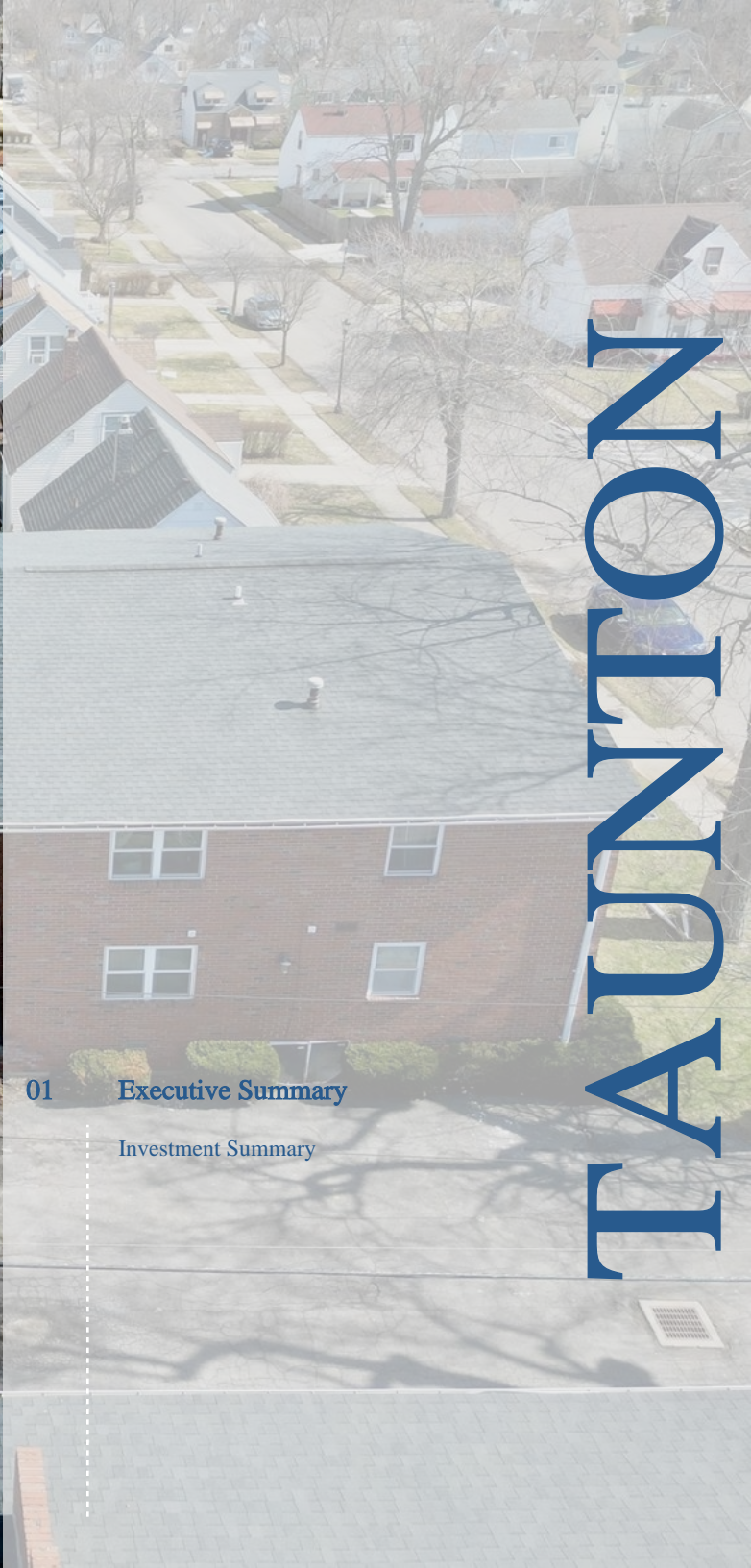
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TAUNTON

- 01 Executive Summary
- Investment Summary

OFFERING SUMMARY

ADDRESS	577-578 Taunton Place Buffalo NY 14216
COUNTY	Erie
BUILDING SF	10,992 SF
LAND SF	19,240 SF
NUMBER OF UNITS	16

FINANCIAL SUMMARY

PRICE	\$1,395,000
PRICE PSF	\$126.91
PRICE PER UNIT	\$87,188

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	27,826	198,575	408,961
2026 Median HH Income	\$77,853	\$64,225	\$59,597
2026 Average HH Income	\$96,321	\$87,126	\$81,336

- Discover a lucrative investment opportunity at 577-578 Taunton Place in Buffalo! This maintained 16-unit multifamily property boasts two charming all-brick buildings, all 16 unit being two-bedrooms. The buildings are topped with durable asphalt roofs, ensuring long-term structural integrity and reducing maintenance costs. Currently, 15 out of the 16 units are occupied, guaranteeing immediate and steady cash flow with minimal vacancies. With high rental demand in the thriving Buffalo market, this property offers a secure investment option for those seeking reliable income and lasting financial security.

- Uncover the potential for exceptional ROI at 577-578 Taunton Place! This multifamily gem in Buffalo presents a rare opportunity for investors to capitalize on a low-maintenance property with consistent rental income and long-term stability. The property's strategic location, balanced unit mix, and strong occupancy rate make it a prime choice for those looking to grow their real estate portfolio. Don't miss out on the chance to secure a solid investment in the flourishing Buffalo market – seize the opportunity at 577-578 Taunton Place today!

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Location

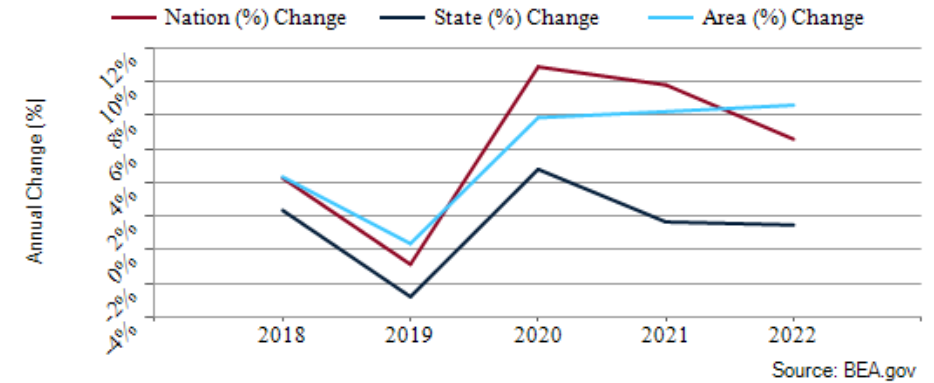
Location Summary

TAUNTON

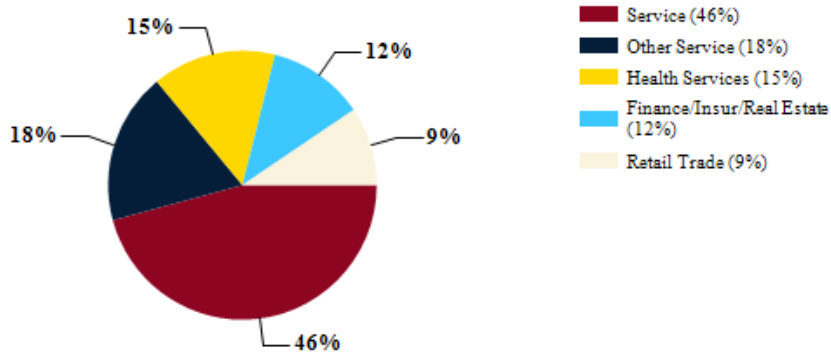
- Located in Buffalo, 576 Taunton Place sits in a well-established residential neighborhood known for its strong rental demand and convenient access to major amenities. The property is just minutes from downtown Buffalo, providing tenants with easy access to employment centers, shopping, dining, and entertainment.

The surrounding area offers close proximity to major roadways, public transportation, and neighborhood conveniences including grocery stores, parks, and local businesses. Nearby institutions such as University at Buffalo and Buffalo State University further contribute to consistent housing demand. With its central location and accessibility, 576 Taunton Place benefits from a stable tenant base and continued demand for quality rental housing in the Buffalo market.

Erie County GDP Trend



Major Industries by Employee Count



Largest Employers

New York State	15,000+
Catholic Health	7,623
M&T Bank	7,400
Tops Friendly Markets	5,374
GEICO	3,250
Kaleida Health	Thousands
University at Buffalo	Thousands
Buffalo Public Schools	Thousands



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Property Description

[Property Features](#)

[Property Images](#)

TAUNTON

PROPERTY FEATURES

NUMBER OF UNITS	16
BUILDING SF	10,992
LAND SF	19,240
# OF PARCELS	2
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	16
WASHER/DRYER	coin op



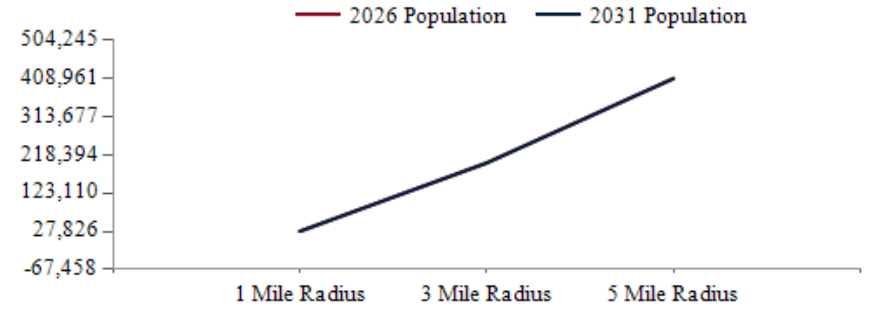
TAUNTON

04 Demographics

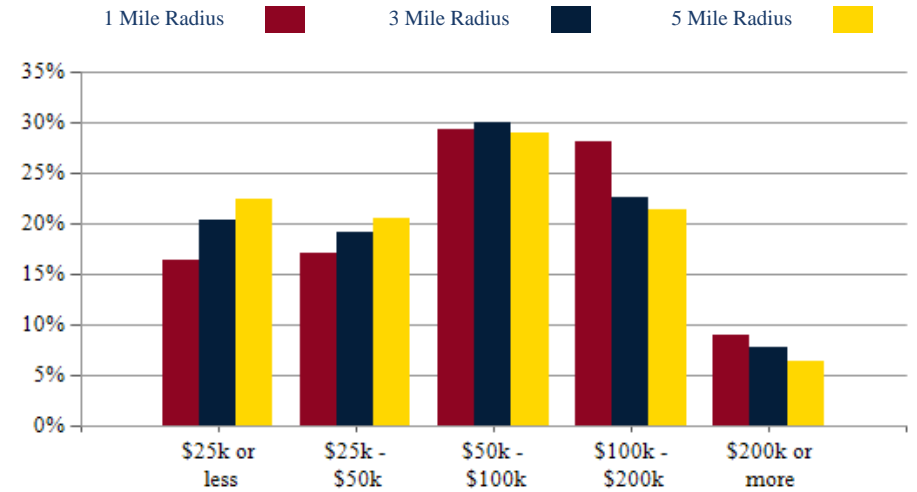
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,536	207,085	421,569
2010 Population	27,805	193,694	390,037
2026 Population	27,826	198,575	408,961
2031 Population	27,888	198,199	408,755
2026 African American	4,053	60,390	109,793
2026 American Indian	121	893	2,146
2026 Asian	1,701	14,361	38,498
2026 Hispanic	1,652	14,661	38,030
2026 Other Race	507	5,426	15,431
2026 White	19,519	104,527	215,268
2026 Multiracial	1,908	12,892	27,615
2026-2031: Population: Growth Rate	0.20%	-0.20%	-0.05%

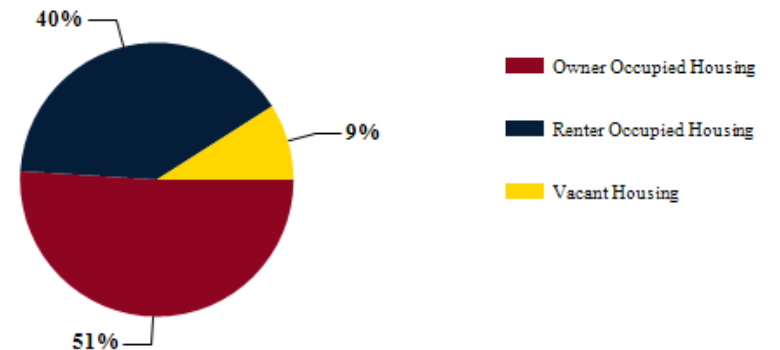
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,504	11,756	26,172
\$15,000-\$24,999	668	5,821	13,738
\$25,000-\$34,999	919	6,330	14,484
\$35,000-\$49,999	1,330	10,140	22,061
\$50,000-\$74,999	1,869	14,463	29,682
\$75,000-\$99,999	1,998	11,349	21,773
\$100,000-\$149,999	2,534	13,668	26,872
\$150,000-\$199,999	1,179	5,808	11,308
\$200,000 or greater	1,180	6,690	11,556
Median HH Income	\$77,853	\$64,225	\$59,597
Average HH Income	\$96,321	\$87,126	\$81,336



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

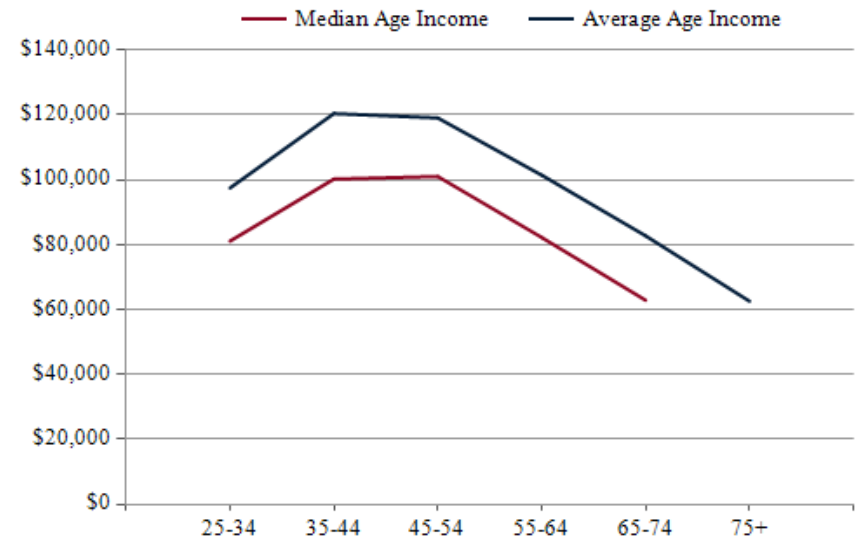
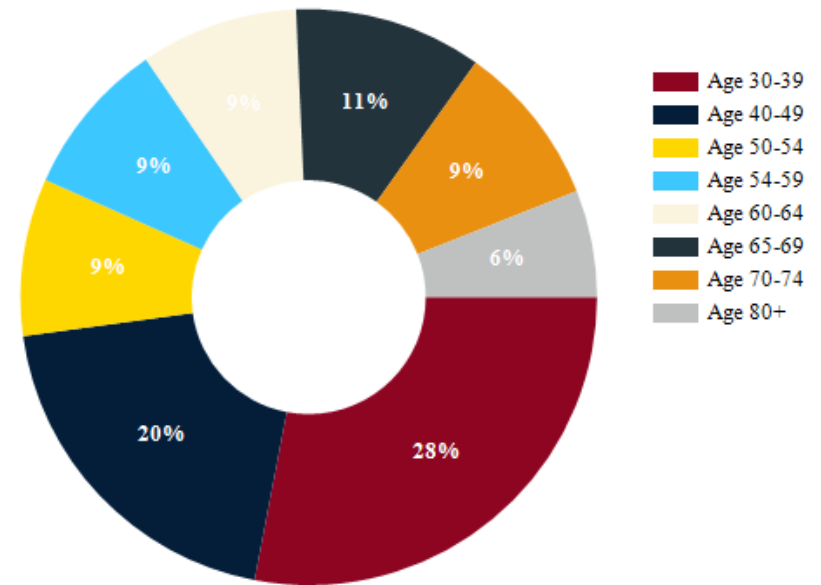


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,548	15,854	32,107
2026 Population Age 35-39	2,152	14,399	28,819
2026 Population Age 40-44	1,844	12,386	24,954
2026 Population Age 45-49	1,482	10,261	20,787
2026 Population Age 50-54	1,483	10,465	21,121
2026 Population Age 55-59	1,472	10,618	21,499
2026 Population Age 60-64	1,484	11,277	23,360
2026 Population Age 65-69	1,768	11,794	23,887
2026 Population Age 70-74	1,536	9,509	19,067
2026 Population Age 75-79	1,008	6,491	12,959
2026 Population Age 80-84	525	3,965	7,963
2026 Population Age 85+	479	3,830	7,861
2026 Population Age 18+	23,274	159,173	327,640
2026 Median Age	38	37	36
2031 Median Age	40	39	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,102	\$71,279	\$65,479
Average Household Income 25-34	\$97,490	\$90,155	\$84,660
Median Household Income 35-44	\$100,232	\$79,412	\$74,524
Average Household Income 35-44	\$120,456	\$102,275	\$96,435
Median Household Income 45-54	\$101,031	\$80,263	\$73,523
Average Household Income 45-54	\$119,095	\$102,001	\$94,651
Median Household Income 55-64	\$82,234	\$67,676	\$61,608
Average Household Income 55-64	\$101,444	\$92,196	\$85,888
Median Household Income 65-74	\$62,867	\$53,115	\$49,156
Average Household Income 65-74	\$82,740	\$76,634	\$71,052
Average Household Income 75+	\$62,568	\$61,514	\$59,200

Population By Age



TAUNTON

05 Company Profile

Advisor Profile



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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