



Network One Realty LLC

MULTIFAMILY ADVISORS



A WORLD OF DIFFERENCE

HILLSIDE PLACE APARTMENTS– SPRINGVILLE, NEW YORK 14141

Newly constructed 54-unit multifamily offering

**Featuring: 2-bedroom single story floor plans with 1.5 & 2 full baths | Stabilized Asset
Modern Finishes | Attached Garages | In-Unit Laundry | Central Air**

Location: Western New York Region | Erie County | Village of Springville, New York.

Pricing: \$12.9M | In place 5.5% Cap Rate | Yr.1 Proforma Cap rate 6.75% | 100% Occupied | Strategic
Rental Pipeline | Below Market Rent /Sq. Ft. | Professionally “self” managed by owner -developer!



OFFERING MEMORANDUM

EXCLUSIVELY THROUGH: NETWORK ONE REALTY ADVISORS

Michael Battaglia CCIM

716-310-9871 direct • 716-874-3530 office-fax • mbattag670@aol.com



Network One Realty Advisors (“NORA”) a New York licensed real estate broker is pleased to present exclusively, the **Hillside Place Apartments, Springville, New York.** This offering is comprised of 54 newly constructed “patio style” apartment homes, located in the Greater WNY Region of Erie County and the Village of Springville, New York.

This Offering Memorandum has been prepared by NORA for use by a limited number of recipients. All information contained herein has been obtained from sources other than NORA, and neither the Owner or NORA, (nor their respective equity holders, officers, employees, and agents) make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein.

Further, the Offering Memorandum does not constitute a representation, that no change in the business or affairs of the property, or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. NORA, the Owner’s, equity holders and agents expressly disclaim all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and NORA each reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by the Owner, by execution of a written contractual agreement for the purchase of the property.

The recipient (“Recipient”) agrees that; (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public, (b) the Recipient, the Recipient’s employees, agents and consultants (collectively, the “need to know parties”) will hold and treat it in the strictest of confidence. The Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of NORA and the Owner, and c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or NORA or for any purpose other than use in considering whether to purchase the property. Should the Recipient have no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to NORA.

OFFERING DETAILS:

- ✚ no unauthorized site visits:
- ✚ All tours must be scheduled and accompanied.
- ✚ Executed NDA required prior to all tours.
- ✚ Property is being offered for sale debt free
- ✚ No private financing available through current owner
- ✚ Offers to be presented in the form of a non-binding Letter of Intent, spelling out significant terms and conditions, pricing, due diligence and closing time frame, earnest money deposit, description of debt/equity structure and qualifications to close.
- ✚ Proof of funds and evidence of financing capabilities will be required prior to the execution of any purchase and sale contract.

FOR TOURS OR ADDITIONAL INFORMATION:

CONTACT

Michael Battaglia CCIM

direct; 716.310.9871

office/fax 716/874.3530

mbattag670@aol.com

*"Bringing Landlords and Investors
Together"*

FEATURES:

- Appliances: Oven-Range and Refrigerator, dishwasher and microwave
- Laundry: in unit laundry in each unit
- Parking: Attached individual garages & surface parking, for each unit.
- Utilities - sub-metered / FHA gas furnaces with C/A.
- Owner pays for water.
- Basements: slab on grade
- Professionally – self managed by owner – developer - offsite
- Year Built: 2025
- Exteriors: Brick veneer, vinyl siding.
- Roofs: Asphalt / Pitched
- Trash: Service provided by municipal contract.
- Public transportation: Accessible
- Easy access to 219 expressway and points north & south
- School districts: Town of Concord N.Y. & Springville village

The asset is close to major roadways, interstates, local schools, parks and recreation facilities, and shopping centers. Quick access from the 219 expressway allows for short drivetimes to buffalo CBD, 1st and 2nd tier suburbs of WNY. Close proximity to the Buffalo Niagara International Airports and the Canadian border crossings.

The current ownership self manages and maintains the property. The current occupancy is 100% and is fully stabilized. All buildings are completed and leased. Current rents at \$1.60/sq.ft. are well below the market competition for newly constructed apartment homes. All units offer approx. 1140 sq. ft. of living space. The Springville N.Y. region is experiencing continued growth and offers an excellent pipeline of potential tenants.

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"We're not Satisfied till everyone's a landlord."

The Hillside Place Apartments – 54

With a compromise of rural living that offers a neighborhood feel along with the conveniences of local shopping and accessibility, look no further. Hillside Place in Springville, NY is the perfect place to call home.

With local shopping, health care facilities and pharmacies all nearby, breweries and restaurants are just minutes away. A quick hop on Route 219 for a trip up to Buffalo and beyond. Just a short distance drive and you have access to year-round outdoor adventures in Ellicottville, N.Y. or hiking through Zoar Valley, and the scenic hills of Allegany State Park.

The Developer named the community after the topography of the property, Hillside Place presents a modern farmhouse style exterior with stone front accents, featuring private individual entrances, patio, and attached garages. There are a total of 12 buildings in the community, with designs of two to six apartment homes in each building.

All residences are 1140 square feet designed with modern lifestyles in mind! Units offer both 2-bedroom / 1.5-bath or 2-bedroom / 2-bath layouts. Finishes include beautiful, easy to maintain LVT flooring throughout. Hard surface countertops, stainless steel appliances, an in-unit washer/dryer, with central air. The 2-bath layout offers a full bathroom in the primary suite, with a walk-in shower. Currently Hillside place is a pet friendly community! Water and trash removal is included.



PRECONSTRUCTION - RENDERING

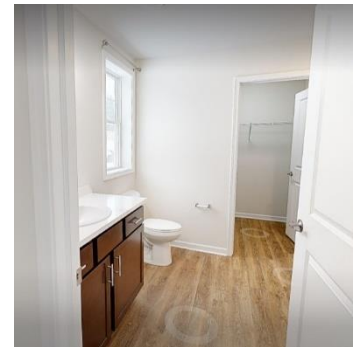
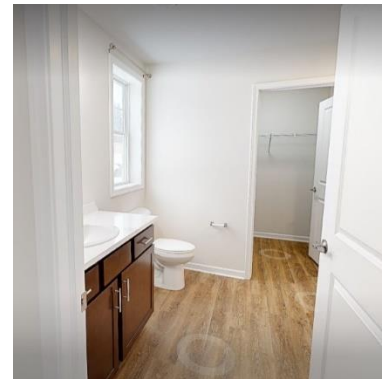


PRECONSTRUCTION COMPLETION

HILLSIDE PLACE APARTMENTS



PHOTO GALLERY



HILLSIDE PALCE APARTMENT HOMES - SUMMARY PAGE

	Colvin Heights	Total Portfolio
Asking Price:	\$12,900,000	\$12,900,000
Price Per Square Foot:	\$209.25	\$209.25
Price Per Unit:	\$239,000	\$239,000
In Place CAP Rate:	5.50%	6.20%
Proforma CAP Rate:	6.75%	8.00%
# of Buildings:	12	12
Stories:	SINGLE	SINGLE
Gross SF:	61,650	61,650
Residential Units:	54	54
Garage Units:	54	54

2026 Projections with In Place Revenue

Gross Revenue:	\$1,161,343.00	
Expenses & Vacancy:	\$473,000.00	
NOI:	\$688,343.00	

Yr. 1 Proforma Revenue

Gross Revenue:	\$1,340,364.00	
Expenses & Vacancy:	\$506,538.00	
NOI:	\$833,826.00	

Residential Unit Mix:

2 BR	54	54
Total Units:	54	54

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FINANCIAL OVERVIEW

HILLSIDE PLACE INCOME AND EXPENSE OVERVIEW - 54 UNITS		
	2026 Projections	Yr. 1 proforma
Total Units	54	
Income		
Monthly income	\$ 100,160.00	\$ 115,700.00
Gross Potential Income	\$ 1,201,920.00	\$ 1,388,400.00
Vacancy 4%	\$ 48,076.80	\$ 55,536.00
Adjusted Gross	\$ 1,153,843.20	\$ 1,332,864.00
Misc. Income -estimated	\$ 7,500.00	\$ 7,500.00
Effective Income	\$ 1,161,343.20	\$ 1,340,364.00
Total Operating Income	\$ 1,161,343.20	\$ 1,340,364.00
Expense		
Management Fees 5%	\$ 58,067.16	\$ 67,018.20
Repairs & Maint. estimate 3	\$ 34,840.30	\$ 40,210.92
Supplies Estimate 1.0%	\$ 11,613.43	\$ 13,403.64
Insurance estimated at \$700/unit	\$ 23,771.00	\$ 39,200.00
Property Taxes / millage rate = 84.61	\$ 205,602.00	\$ 205,602.00
Utilities:		
Common Electricity	\$ 900.00	\$ 900.00
Gas	\$ -	\$ -
Water	\$ 32,000.00	\$ 32,000.00
Landscaping Contract - estimated	\$ 22,000.00	\$ 22,000.00
Snow Removal Contract - estimated	\$ 40,000.00	\$ 40,000.00
Office & Administrative - 1% estimated	\$ 11,613.43	\$ 13,403.64
Accounting & legal - estimated	\$ 3,000.00	\$ 3,000.00
Trash	\$ 29,800.00	\$ 29,800.00
Total Operating Expense	\$ 473,207.32	\$ 506,538.40
NOI - Net Operating Income	\$ 688,135.88	\$ 833,825.60
EXPENSE RATIO	40.75%	37.79%

2026 Network One Realty/ information has been obtained from sources believed reliable. We do not doubt the accuracy; however, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of this property. You should conduct a careful, independent investigation of the property, to determine the suitability of the property for your needs.

STATISTICS OVERVIEW

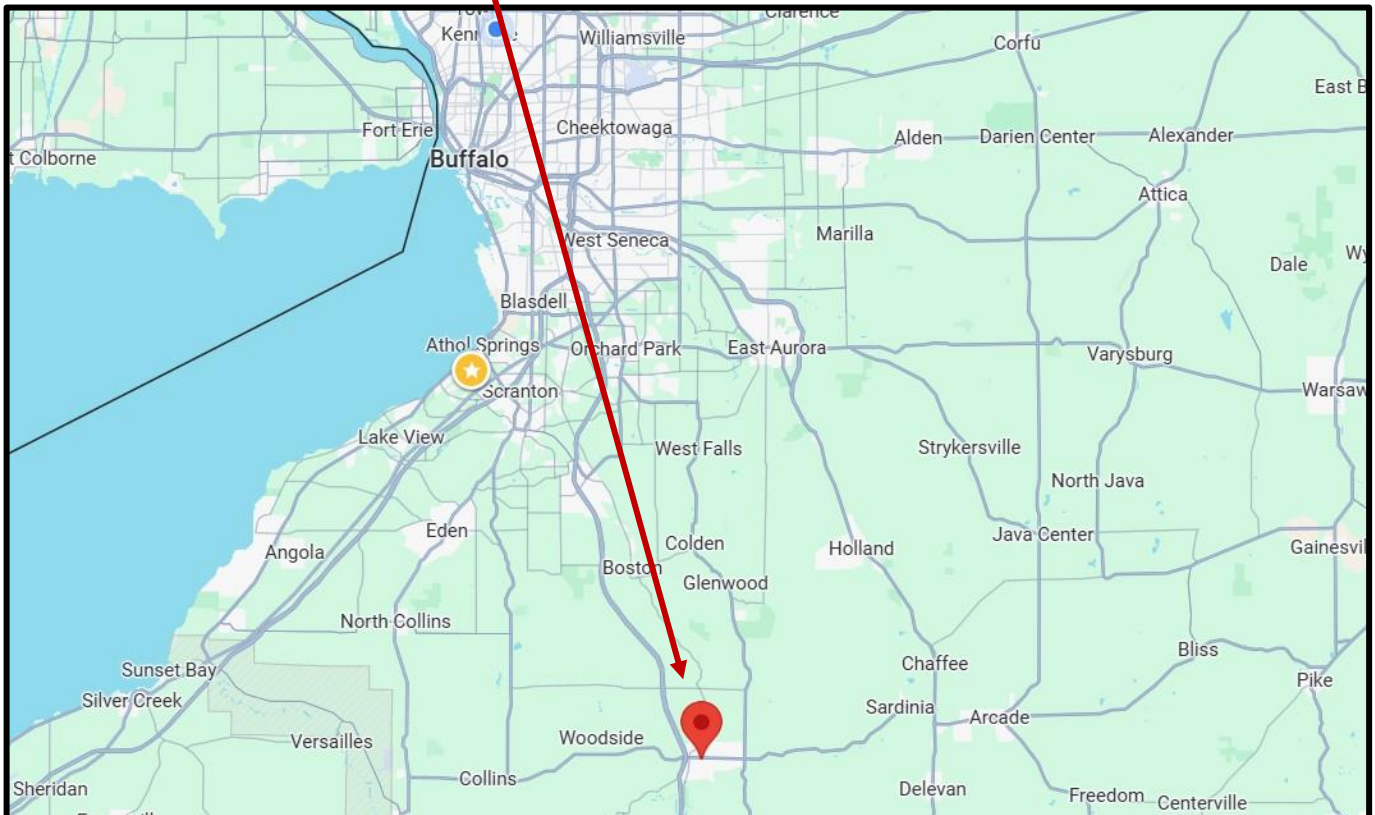
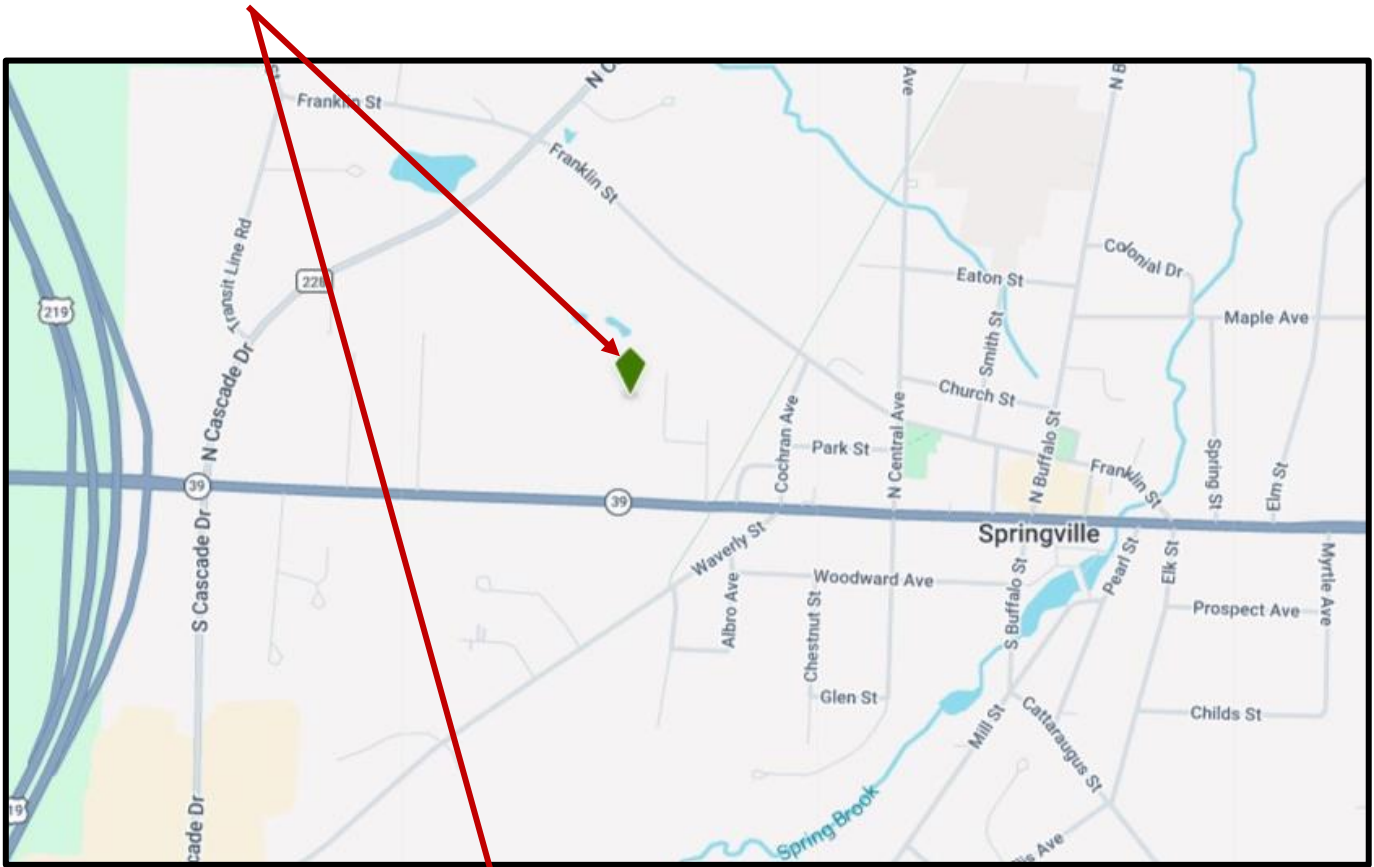
INVESTMENT		CONSTRUCTION	
AGE:	2024-2025 CONSTRUCTION	FOUNDATION:	SLAB ON GRADE
TERMS:	DELIVERED DEBT FREE	FRAMING:	BRICK & WOOD
TOTAL UNITS:	54	EXTERIOR:	MASONRY, BRICK, AND VINYL
OCCUPANCY:	100%	ROOFS:	ASPHALT PITCHED
AVG. RENT PER UNIT:	\$923	PARKING:	SURFACE /ATTACHED GARAGES
AVG. RENT PER SQ. FT:	\$1.60		
AVG. UNIT SIZE:	1140 sq. ft.	POOL:	NONE
# OF BUILDINGS:	12	HVAC:	FHA-NATURAL GAS / C/A
		BASEMENTS:	NONE
SITE		UTILITY & MECHANICALS	
MSA :	SPRINVILLE, NEW YORK	UTILITIES:	METERED & SUB-METERED
COUNTY:	ERIE	WATER/SEWER/TRASH	PROVIDED
SCHOOL DIST.	SPRINGVILLE	UTILTIY SERVICE:	NATURAL GAS - ELECTRIC
TOTAL RENTABLE:	61,650 sq. ft.	LAUNDRY	IN UNIT
COMBINED LOT SIZES:	387,248 sq. ft.	ELECTRICAL:	CIRCUIT BREAKERS
TOTAL BUILDING SIZE:	61,650 sq. ft.	WATER TANKS:	NATURAL GAS INDIVIDUAL
EXECUTIVE SUMMARY			
OWNER:	KENTON COLVIN LLC, SJI KENTON	MANAGEMENT:	OWNER MANAGED
OFFICE:	OFF SITE	LEASES:	ANNUAL
PRIVATE FINANCING:	NONE	TENANTS:	MARKET RATE
APPLIANCES PROVIDED:	STOVE AND FRIG.	UNIT BREAKDOWN:	ALL 2 BEDROOM
GARAGES/PARKING:	1:1 SPACING		
TOTAL COMBINED ACREAGE:	9 A		

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HILLSIDE PLACE APARTMENTS

297 W. MAIN ST., SPRINGVILLE, N.Y.

SITE LOCATION

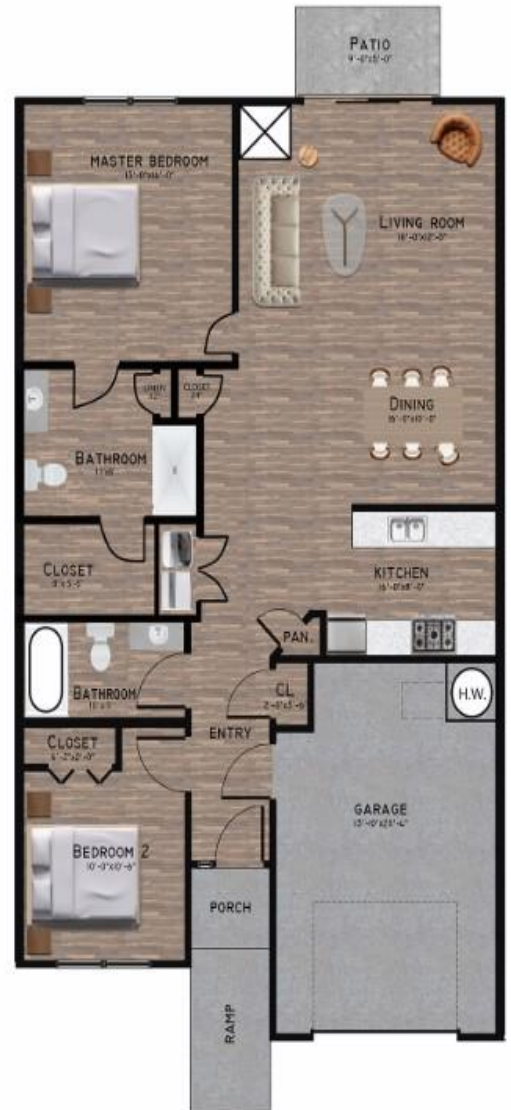


FLOOR PLANS

Floor Plan:



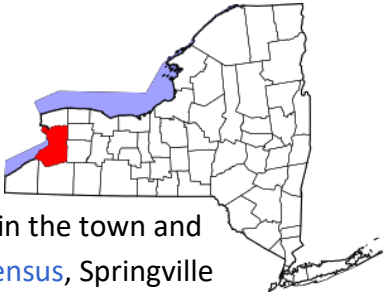
Floor Plan (2 Baths):



HILLSIDE PLACE APARTMENTS

RENT ROLL

Hillside Place Apartments Rent Roll						
Units: 54						
As of: 08/01/2026						
Unit	BD/BA	Tenant	Status	sq. ft.	Rent	yr. 1
BLDG. A						
1	2/1.5	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,150.00
2	2/1.5	OCCUPANT	Current	1140	\$ 1,770.00	\$ 2,150.00
3	2/1.5	OCCUPANT	Current	1140	\$ 1,725.00	\$ 2,150.00
4	2/1.5	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,150.00
BLDG. B						
1	2/1.5	PENDING	Current	1140	\$ 1,875.00	\$ 2,150.00
2	2/1.5	OCCUPANT	Current	1140	\$ 1,725.00	\$ 2,150.00
3	2/1.5	OCCUPANT	Current	1140	\$ 1,725.00	\$ 2,150.00
4	2/1.5	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,150.00
BLDG. C						
1	2/1.5	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,150.00
2	2/1.5	OCCUPANT	Current	1140	\$ 1,795.00	\$ 2,150.00
3	2/1.5	OCCUPANT	Current	1140	\$ 1,725.00	\$ 2,150.00
4	2/1.5	OCCUPANT	Current	1140	\$ 1,770.00	\$ 2,150.00
5	2/1.5	OCCUPANT	Current	1140	\$ 1,770.00	\$ 2,150.00
6	2/1.5	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,150.00
BLDG. D						
1	2/1.5	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,150.00
2	2/1.5	OCCUPANT	Current	1140	\$ 1,725.00	\$ 2,150.00
3	2/1.5	OCCUPANT	Current	1140	\$ 1,770.00	\$ 2,150.00
4	2/1.5	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,150.00
BLDG. E						
1	2/2.0	OCCUPANT	Current	1140	\$ 1,875.00	
2	2/2.0	OCCUPANT	Current	1140	\$ 1,820.00	\$ 2,200.00
3	2/2.0	OCCUPANT	Current	1140	\$ 1,775.00	\$ 2,200.00
4	2/2.0	OCCUPANT	Current	1140	\$ 1,775.00	\$ 2,200.00
5	2/2.0	OCCUPANT	Current	1140	\$ 1,775.00	\$ 2,200.00
6	2/2.0	OCCUPANT	Current	1140	\$ 1,920.00	\$ 2,200.00
BLDG. F						
1	2/2.0	OCCUPANT	Current	1140	\$ 1,875.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 1,775.00	\$ 2,200.00
3	2/2.0	OCCUPANT	Current	1140	\$ 1,845.00	\$ 2,200.00
4	2/2.0	OCCUPANT	Current	1140	\$ 1,945.00	\$ 2,200.00
BLDG. G						
1	2/2.0	OCCUPANT	Current	1140	\$ 1,925.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
3	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
4	2/2.0	OCCUPANT	Current	1140	\$ 1,895.00	\$ 2,200.00
5	2/2.0	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,200.00
6	2/2.0	OCCUPANT	Current	1140	\$ 1,925.00	\$ 2,200.00
BLDG. H						
1	2/2.0	OCCUPANT	Current	1140	\$ 2,020.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
3	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
4	2/2.0	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,200.00
5	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
6	2/2.0	OCCUPANT	Current	1140	\$ 1,995.00	\$ 2,200.00
BLDG. I						
1	2/2.0	OCCUPANT	Current	1140	\$ 1,925.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
3	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
4	2/2.0	OCCUPANT	Current	1140	\$ 1,925.00	\$ 2,200.00
BLDG. J						
1	2/2.0	OCCUPANT	Current	1140	\$ 1,975.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 2,020.00	\$ 2,200.00
BLDG. K						
1	2/2.0	OCCUPANT	Current	1140	\$ 1,925.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 1,825.00	\$ 2,200.00
3	2/2.0	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,200.00
4	2/2.0	OCCUPANT	Current	1140	\$ 1,965.00	\$ 2,200.00
5	2/2.0	OCCUPANT	Current	1140	\$ 1,870.00	\$ 2,200.00
6	2/2.0	OCCUPANT	Current	1140	\$ 1,925.00	\$ 2,200.00
BLDG. L						
1	2/2.0	OCCUPANT	Current	1140	\$ 2,020.00	\$ 2,200.00
2	2/2.0	OCCUPANT	Current	1140	\$ 1,975.00	\$ 2,200.00
GMI					\$ 100,160.00	\$ 115,700.00
GPI					\$ 1,201,920.00	\$ 1,388,400.00



Springville is a [village](#) in the southeastern section of the [town](#) of [Concord](#) in [Erie County, New York](#), United States. Springville is the principal community in the town and a major business location in the "[southtowns](#)" of Erie County. As of the [2020 census](#), Springville had a population of 4,225.^[2] It is part of the [Buffalo-Niagara Falls metropolitan area](#). Springville was originally named "Fiddler's Green" before it was renamed "Springville". Springville is well known for being home to [Glenn "Pop" Warner](#), an important figure in American Football history.

History

The **Buffalo–Niagara Falls Metropolitan Statistical Area** is a [metropolitan area](#), designated by the [United States Census Bureau](#), encompassing two counties — [Erie](#) and [Niagara](#) in [Western New York](#). It has a population of almost 1.2 million people. It is the [second-largest metropolitan area](#) in the state of New York, centering on the [urbanized area](#) of [Buffalo](#).

As of April 1, 2020, the [metropolitan statistical area](#) (MSA) had a population of 1,166,902; the [combined statistical area](#) (CSA), which adds [Cattaraugus](#), had a population of 1,215,826 inhabitants. It is part of the [Great Lakes Megalopolis](#), which contains an estimated 54 million people. The larger [Buffalo Niagara Region](#) is an economic zone consisting of eight counties in Western New York.

The **Buffalo Niagara Region** is an economic region that is part of the [Great Lakes region](#) of [North America](#), comprising much of [Western New York](#) in the [United States](#). The Regional Institute of the [University at Buffalo](#) has defined the region as including the eight westernmost counties in New York.

The 8 counties in the region, as defined by Invest Buffalo Niagara, are:^[1]

Erie County is a county along the shore of [Lake Erie](#) in\ western [New York State](#). As of the [2020 census](#), the population was 954,236.^[1] The [county seat](#) is [Buffalo](#) which makes up about 28% of the county's population.^[2] Both the county and Lake Erie were named for the Regional [Iroquoian language](#)-speaking [Erie tribe](#) of Native Americans, who lived in the area before 1654. They were later pushed out by the more powerful Iroquoian nations tribes. Erie County, along with its northern neighbor [Niagara County](#), makes up the [Buffalo-Niagara Falls metropolitan area](#), the second largest in New York State behind [New York City](#). The county's southern part is known as the [South towns](#).^[3] The county has seen one of the highest growth rates of any county in New York State from the 2010 to 2020 census. According to the [U.S. Census Bureau](#), the county has a total area of 1,227 square miles (3,180 km²), of which 1,043 square miles (2,700 km²) (85%) is land and 184 square miles (480 km²) (15%) is water.^[8]

- [Allegany County, New York](#)
- [Cattaraugus County, New York](#)
- [Chautauqua County, New York](#)
- [Erie County, New York](#)
- [Genesee County, New York](#)
- [Niagara County, New York](#)
- [Orleans County, New York](#)
- [Wyoming County, New York](#)

Erie County is in the western portion of upstate New York, bordering on the [lake](#) of the same name. Part of the industrial area that has included Buffalo, it is the most populous county in upstate New York outside of the New York City metropolitan area. The county also lies on the international border between the United States and Canada, bordering the Province of [Ontario](#).

The northern border of the county is Tonawanda Creek. Part of the southern border is Cattaraugus Creek. Other major streams include Buffalo Creek ([Buffalo River](#)), [Cayuga Creek](#), [Cazenovia Creek](#), [Scajaquada Creek](#), [Eighteen Mile Creek](#) and [Ellicott Creek](#). The county's northern half, including Buffalo and its suburbs, is known as the Northtowns and is relatively flat and rises gently up from the lake. The southern half, known as the Southtowns,^[3] is much hillier. It has the northwesternmost foothills of the [Appalachian Mountains](#).

As of the [2020](#),^[13] there were 954,236 people living in the county. The [population density](#) was 915 people per square mile (353/km²). There were 438,747 housing units at an average density of 421 per square mile (162/km²).

The [Buffalo](#) area economy consists of a mix of industrial, light manufacturing, high technology, and service-oriented private sector companies. Instead of relying on a single industry or sector for its economic future, the region has taken a diversified approach that has the potential to create opportunities for growth and expansion in the 21st century. ^[1] [Wikipedia](#)

Major highways

-  [Interstate 190](#) ([Niagara Section](#)) passes through the western part of town from the Buffalo city line to the South Grand Island Bridges onto Grand Island north to [Niagara Falls, NY](#), and [Niagara Falls, Ontario](#).
-  [Interstate 290](#) (Youngman) travels through the town from I-190 to US 62 and beyond to [Amherst](#).
-  [U.S. Route 62](#), north-south highway that marks the east town line as Niagara Falls Blvd.
-  [New York State Route 265](#) (Military Rd.), north-south highway through western part of town from the Buffalo city line to the city of Tonawanda line.
-  [New York State Route 266](#) (River Rd.), north-south roadway paralleling the Niagara River in the town from the Buffalo city line to the city of Tonawanda line.
-  [New York State Route 324](#) (Sheridan Dr., Grand Island Blvd.), east-west highway through the town from Niagara Falls Blvd. (US 62) to River Rd. (NY 266) where it crosses the South Grand Island Bridge onto [Grand Island](#).
-  [New York State Route 325](#) (Sheridan Dr.), north-south road from Sheridan Dr./Grand Island Blvd. (NY 324) to River Rd. (NY 266). It is the only part of Sheridan Drive not signed as NY 324 and continues as Sheridan westward from where it NY 324 becomes Grand Island Boulevard.
-  [New York State Route 384](#) (Delaware Ave.), north-south highway in the town from the Kenmore village line to the city of Tonawanda line.
-  [New York State Route 425](#) (Twin Cities Memorial Hwy.), north-south highway in the northern part of town beginning at the I-290 and Colvin Blvd interchange that heads north into the city of Tonawanda by way of the Twin Cities Memorial Highway

Major companies located in Buffalo Niagara Metro area

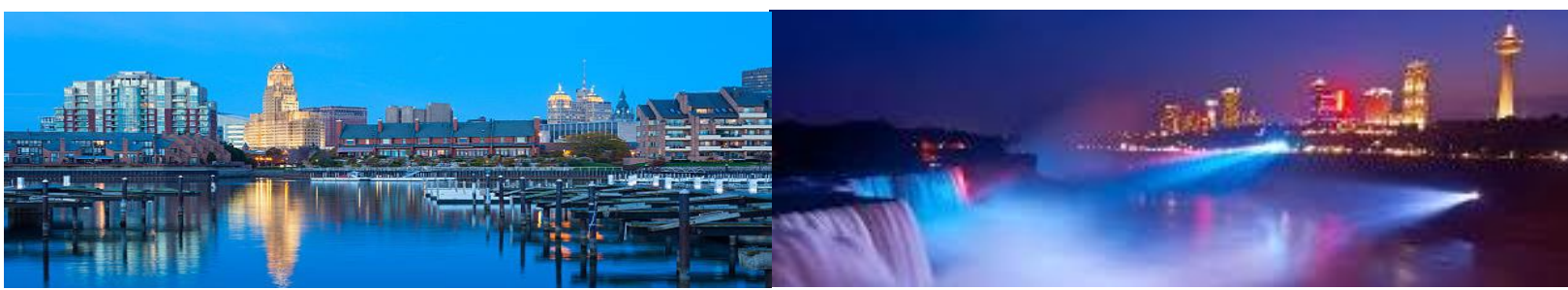
This is an incomplete list of notable companies with major operations or headquarters in Buffalo or within the [surrounding area](#).

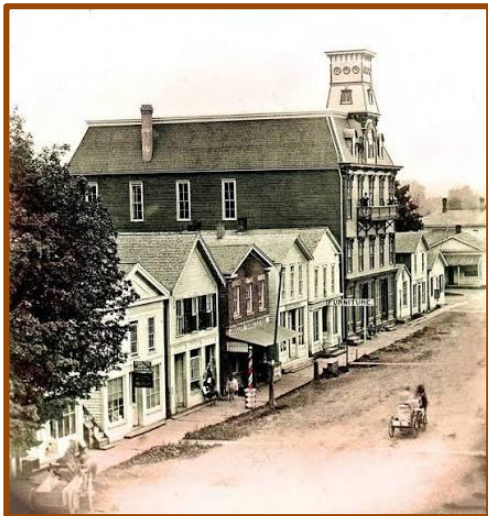
References:^{[37][38]} Wikipedia

This is an incomplete list of notable companies with major operations or headquarters in Buffalo or within the [surrounding area](#).

References:^{[37][38]}

- [Alfred State College](#)
- [Alfred University](#)
- [Astronics Corporation](#)
- [Aurubis](#)
- [Bank of America](#)
- [Blue Cross Blue Shield \(Western NY headquarters\)](#)
- [The Buffalo News in Canalside](#)
- [Computer Task Group](#)
- [University at Buffalo](#)
- [Canisius College](#)
- [Catholic Health](#)
- [Charter Communications](#)
- [Citigroup](#)
- [Cummins](#)
- [Cutco in Olean \(headquarters\)](#)
- [Delaware North in downtown \(headquarters\)](#)
- [Dresser-Rand Group](#)
- [DuPont](#)
- [Ellicott Development Co.](#)
- [Empire Genomics \(headquarters\)](#)
- [Fisher-Price in East Aurora](#)
- [Ford Motor Company \(Buffalo Stamping Plant\)](#)
- [GEICO in Amherst](#)
- [General Mills in Canalside](#)
- [General Motors \(Tonawanda Engine\)](#)
- [HSBC Bank USA in downtown](#)
- [Ingram Micro](#)
- [Kaleida Health](#)
- [Keybank in Larkinvile](#)
- [Labatt Brewing Company in downtown \(U.S. headquarters\)](#)
- [Life Storage in Williamsville, NY](#)
- [Linde](#)
- [Mighty Taco](#)
- [Moog Inc. in East Aurora \(headquarters\)](#)
- [M&T Bank in downtown \(headquarters\)](#)
- [New Era Cap Company in downtown \(headquarters\)](#)
- [National Fuel Gas in Williamsville \(headquarters\)](#)
- [Nestlé Purina PetCare](#)
- [Niagara Falls Memorial Medical Center in Niagara Falls](#)
- [Niagara University in Lewiston](#)
- [NOCO Energy Corporation in Tonawanda \(headquarters\)](#)
- [OnCore Golf \(headquarters\)](#)
- [Pegula Sports and Entertainment in Canalside \(headquarters\)](#)
- [People Inc.](#)
- [Perry's Ice Cream](#)
- [Rich Products \(headquarters\)](#)
- [Republic Steel in Blasdell](#)
- [Roswell Park Comprehensive Cancer Center](#)
- [Seneca Gaming Corp](#)
 - [Seneca Niagara Casino](#)
 - [Seneca Buffalo Creek Casino](#)
 - [Seneca Allegany Casino](#)
- [Saint-Gobain Corp.](#)
- [Solar Liberty](#)
- [Sumitomo Rubber USA LLC](#)
- [Synacor \(headquarters\)](#)
- [Tesla, Inc./SolarCity in South Buffalo \(Gigafactory 2\)](#)
- [Tops Markets in Williamsville \(headquarters\)](#)
- [Univera Healthcare](#)
- [Wegmans](#)





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Together"*

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