



8-unit on West side of Madison

**Virtual Tour**

Hwy 12/18, South on Whitney Way, West on Russett Rd.

1940616	Active	Multi Family	Price:	\$1,400,000
5726 Russett Rd		City	Madison	W08
Madison WI 53711		County:	Dane	
		Subdivision:	1ST ADDITION TO MEADOWOOD	
Efficiency Units:	0	Total Units:	8	
1 Bedroom Units:	0	Year Built:	1962 Other	
2 Bedroom Units:	4	School District:	Madison	
3+ Bedroom Units:	4	Elementary:	Orchard Ridge	
		Middle School:	Toki	
		High School:	Memorial	
Open House Info				
			Click M for Map:	
			Documents (if any):	
			Calculate Payment:	

Baths				Landlord Pays							UNIT 1		UNIT 2					
Unit	BedRms	Full	Half	Lease Expires	Mo Rent	SqFt	Parking	Elec	Heat	W/S	Living/Great:	M	0x0	M				
1	3	2	0	8/1/2023	1250	1,050	1 Space	No	Yes	Yes	Kitchen:	M	0x0	M				
2	3	2	0	12/31/22	1164	1,050	2 Space	No	Yes	Yes	FormalDining							
3	3	2	0	2/28/23	1249	1,050	1 Space	No	Yes	Yes	Dining Area:	0x0		M				
4	3	2	0	7/2023	1250	1,050	1 Space	No	Yes	Yes	Prim BedRm:	M	0x0	M				
# Stoves: 8											# Units w/AC:	8	# Furnaces:	1	HeatType:	Radiant	Parking Stalls In:	0
# Refrig: 8											# Washers:	0	# Wtr Soft:	0	Heat Fuel:	Natural Gas	Parking Spaces	10
DishWash: 4											# Dryers:	0	# Wtr Htrs:	8				
Parcel #: 0709-313-1030-7															Total Income: \$ 109,992		Net Taxes: \$ 8,922/ 2021	
Zoning: SR-V1															Total Expenses:\$		Est Acres: 0.5400 Assessor	
Lake/River:															Net Op Income:\$		/	
Type	Apartment building, 2 story						Exterior Vinyl, Brick											
Basement	Full, Walkout to yard, Poured concrete foundatn						Legal Documents Lease(s) on file, Condition report on file, Restrictions/Covenants											
Park/Unit	1 space, Outside						Barrier-free Stall shower, Width of hallways 36"+, Width of hallways 42"+, Door openings 29" or more, Low pile or no carpeting											
Water/Waste	Municipal water, Municipal sewer						Energy Efficient/Green Energy Star Appliance(s)											
Utilities	Separate elec meters						Miscellaneous Shared laundry, Close to bus line											
Unit 1	Eat-in kitchen, Balcony/patio, Air conditioning, Range/oven, Refrigerator, Individual heat control, Wood or sim. wood floor, Separate Storage Unit Inc, Shared basement																	
Unit 2	Eat-in kitchen, Balcony/patio, Air conditioning, Range/oven, Refrigerator, Wood or sim. wood floor, Separate Storage Unit Inc, Individual heat control, Shared basement																	
Unit 3	Eat-in kitchen, Balcony/patio, Air conditioning, Range/oven, Refrigerator, Wood or sim. wood floor, Separate Storage Unit Inc, Individual heat control, Shared basement																	
Included:	Refrigerators(8), Stove/Ovens(8), Dishwashers(4), Wall AC Units (8), Water Heaters(8), all landlord owned window treatments																	
Excluded:	Sellers' and Tenants' personal property. Coin Washer (1) & Dryer (1) on site, currently leased on a 50/50 income split.																	
8-Unit investment opportunity! 4 x 3Bd/2Ba and 4 x 2 Bd/1Ba units in well-maintained, brick/vinyl 2-story, updated apts, wood/tile floors. Seller Updates 8/2022: new steel roof, new concrete driveway, resurfaced & striped parking lot. 1 parking space/unit; 2 extra stalls rentable+1 leased coin W/D provides additional income. Separate tenant electric meters, LL shared laundry (building has W/D hookups for 8 units), LL secure/private tenant storage, LL walkout. Within 1 block: bus line, shopping, schools, employment & bike routes. 100% Occupied, long term tenants, turnkey. 1 mo/mo lease for owner to occupy. Current rents below fair market value. RentOMeter average rent for this address is \$1492/3Bd. Great opportunity																		
Sold Price:				Seller Concessions				Closing Date:										
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**Sue Romens**  
**First Weber Inc**  
**Cell: 608-212-0829**  
**RomensRealty@FirstWeber.com**  
**romensrealty.firstweber.com**

