

5726 Russett Rd, Madison WI 53711

8-Unit, 100% Occupied Apartment Building



- All apartments updated: Four 3BD/2BA, Four 2BD/1BA. Wood/Tile flooring, Tile Baths.
- 8 Wall AC units, 2Bed (Apts #5-8) have dishwashers.
- August 2022: New Steel Roof, Resurfaced Private Parking Lot (10 spaces, 1 parking space/unit incl with rent, 2 spaces rentable), New Concrete Driveway.
- 100% Occupied. Long term tenants. 1 Mo-to-Mo lease; opportunity to owner-occupy.
- Owner pays heat (1 boiler) and hot & cold water. 8 gas water heaters.
- Tenants pay electricity, separate meters.
- Owner responsible for lawncare and snow removal.
- Currently only 1 washer and 1 dryer on site, leased w/ 50/50 income split with vendor. Hook ups available for more coin W/D or tenant owned washer/dryers.
- RentOMeter fair market rents (Dec 2022) for this specific address: 3BD/2BA = \$1776/mo. 2BD/1BA = \$1,119/mo+. Effective July 1, 2022, Section 8 max voucher for apartments (not townhouse/duplex) is 3Bd = \$1,760/mo. 2Bd = \$1,317/mo, less tenant paid utilities. 12 mo ave electric utilities = \$63/mo/apartment.
- Walkable to Meadowood Shopping Center, Toki Middle School and Orchard Ridge Elementary. Quick access to US-HWY151-18 and US-HWY151-W Beltline. Downtown Madison 17 mins, Verona 10 mins, West Towne Mall 7 mins.
- Offers to include language "seller may execute a 1031 exchange at no cost to buyer and no closing delay"

3D Virtual Tour of 2 Bedroom and 3 Bedroom

<https://www.zillow.com/view-3d-home/3a2c0c8e-5dd9-4993-b5d4-116c33b0b650>

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