

5726 Russett Rd

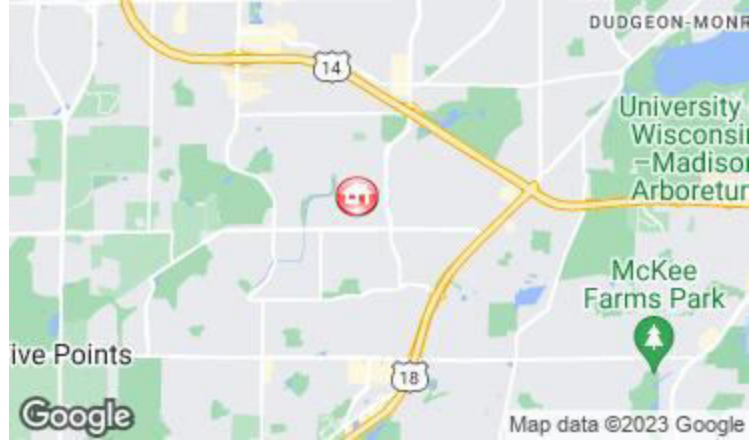
MADISON - C W08

\$1,400,000

Multi Family

Active

1940616



8-unit on West side of Madison

[Virtual Tour](#)[Right click map to zoom](#)

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

Efficiency Units: 0

Two Bedroom Units: 4

Total Units: 8

Unit w/Fireplace:

Documents (if any):

Calculate Payment:

One Bedroom Units: 0

3+ Bedroom Units: 4

Year Built: 1962 Other

Unit w/Garage:

County: Dane

Baths

Landlord Pays

Mailing City: Madison

Unit	BedRms	Full	Half	Lease Expires	Mo Rent	SqFt	Parking	Elec	Heat	W/S	# Furnaces:	# Wtr Htrs:	# Wtr Soft:	HeatType:	Heat Fuel:
1	3	2	0	8/1/2023	\$ 1250	1,050	1 Space	No	Yes	Yes	1	8	0	Radiant	Natural Gas
2	3	2	0	1/1/2024	\$ 1250	1,050	2 Space	No	Yes	Yes					
3	3	2	0	2/28/23	\$ 1249	1,050	1 Space	No	Yes	Yes					
4	3	2	0	8/1/2023	\$ 1250	1,050	1 Space	No	Yes	Yes					
# Stoves: 8	# DishWash: 4	# Washers: 0													
# Refrig: 8	# Units w/AC: 8	# Dryers: 0													

Subdivision: 1ST ADDITION TO MEADOWOOD

Zoning: SR-V1

Parcel #: 0709-313-1030-7

Est. Acres: 0.5400 Assessor

School District: Madison

Elementary: Orchard Ridge

Middle School: Toki

High School: Memorial

Total Income: \$ 112,344

Total Expenses: \$ 39,416

Net Op Income: \$ 69,558 Year 2022

Net Taxes: \$ 9,466 / 2022

Type	Apartment building, 2 story	Exterior	Vinyl, Brick
Basement	Full, Walkout to yard, Poured concrete foundation	Legal	Lease(s) on file, Condition report on file, Restrictions/Covenants
Park/Unit	1 space, Outside	Documents	
Water/Waste	Municipal water, Municipal sewer	Barrier-free	Stall shower, Width of hallways 36"+, Width of hallways 42"+, Door openings 29" or more, Low pile or no carpeting
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) &amp; Dryer (1) on site, currently leased on a 50/50 income split; lease can be cancelled.

BACK ON MARKET due to failed financing. 4x3Bd/2Ba and 4x2 Bd/1Ba units in well-maintained, brick/vinyl 2-story, updated apts, wood/tile floors. Many updates Aug-Oct '22: steel roof, concrete driveway, resurfaced & striped lot, +more. 1 parking space/unit; 2 extra stalls rentable+1 leased coin W/D provides additional income. Separate electric meters, LL shared laundry (W/D hookups exist 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 MM lease, owner can occupy. 3 leases renew Q1 2023. Current rents below fair market value. RentOMeter avg rent in this location is \$1776/3Bd.

Sold Price:

Closing Date:

This information provided courtesy of: First Weber Inc

01/06/2023 02:21 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



**Sue Romens**  
**First Weber Inc**  
**Cell: 608-212-0829**  
**RomensRealty@FirstWeber.com**





**5726 Russett Rd**

**City**

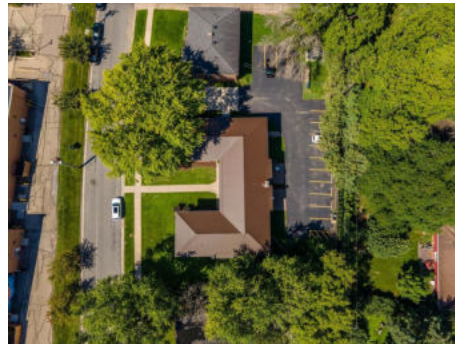
**Madison**



8-unit on West side of Madison



Brand new steel roof 8/2022



Resurfaced private parking lot



New concrete driveway



Amenities nearby for residents



Schools & parks nearby



Secured building



2Bd/1Ba Unit #5



Updated apartment units



Tile & white cabinets





Electric stoves in all units



Dishwashers in all 2Bd units



See 3D tour link



Wall/Window AC units



Full bath



Tub/shower combo



Master bedroom



Fully leased building



2nd Bedroom



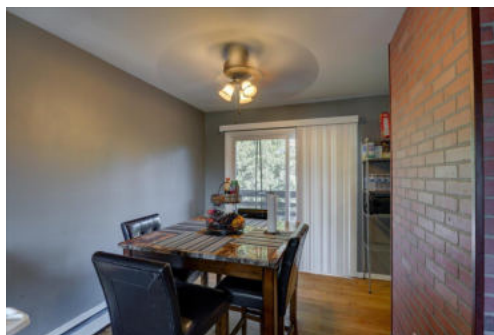
Private balconies on 2nd story



3Bd/2Ba Unit #3



Wood floors



Dining area



No dishwashers in 3Bd units

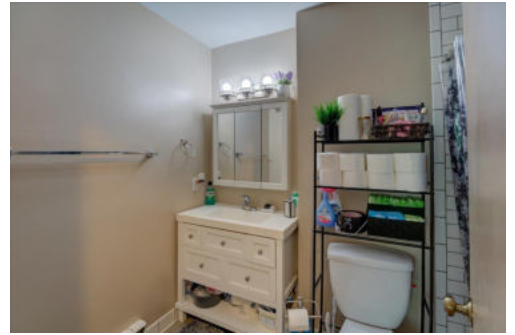




Well-kept units



Tile shower surround



Tile floors Bath #1



Master bedroom w/ #2 Bath



Bath #2, shower only



Bedroom 2



Bedroom 3



Private balcony



Unit #6, 2Bd/1Ba



Tile kitchen



Unit #8, 2Bd/1Ba