

Introducing: 97 Linwood Ave. - Apartments

12 residential apartments / Prime Location
Buffalo, NY / Offered at \$1,100,000.00



12

Total Rental Units:

12-apartments / +- 900
Sq. ft.

\$900.00/aptmt.

Avg. Lease Rent / Unit

\$1.18

Avg. Leased Rent / sq.ft.

80%

Leased Occupancy

Investment Highlights:

- 12 – studio & 1 Bedroom / full bath units
- Electric and Water included in rent
- Tenants pay for Gas
- Excellent Medical Corridor location
- “Value Add” Opportunity
- Historical – mansion design
- Possible private financing
- Market Rate Tenancy
- Accessible to Thruways – Public Transportation
- Professionally - Self Managed
- Appliances included with coin laundry on site.
- Some off-street open parking

Exclusively Offered thru:

Network One Realty Advisors

Michael Battaglia CCIM
716-310-9871 direct
716-874-3530 office/fax
mbattag670@aol.com



Pricing:

\$1,100,000

8.0% Cap Rate on in place numbers

For Additional information | Property Tours :

Please Email or Call for NDA

email: mbattag670@aol.com

716-310-9871 direct



97 LINWOOD AVE, BUFFALO, NY



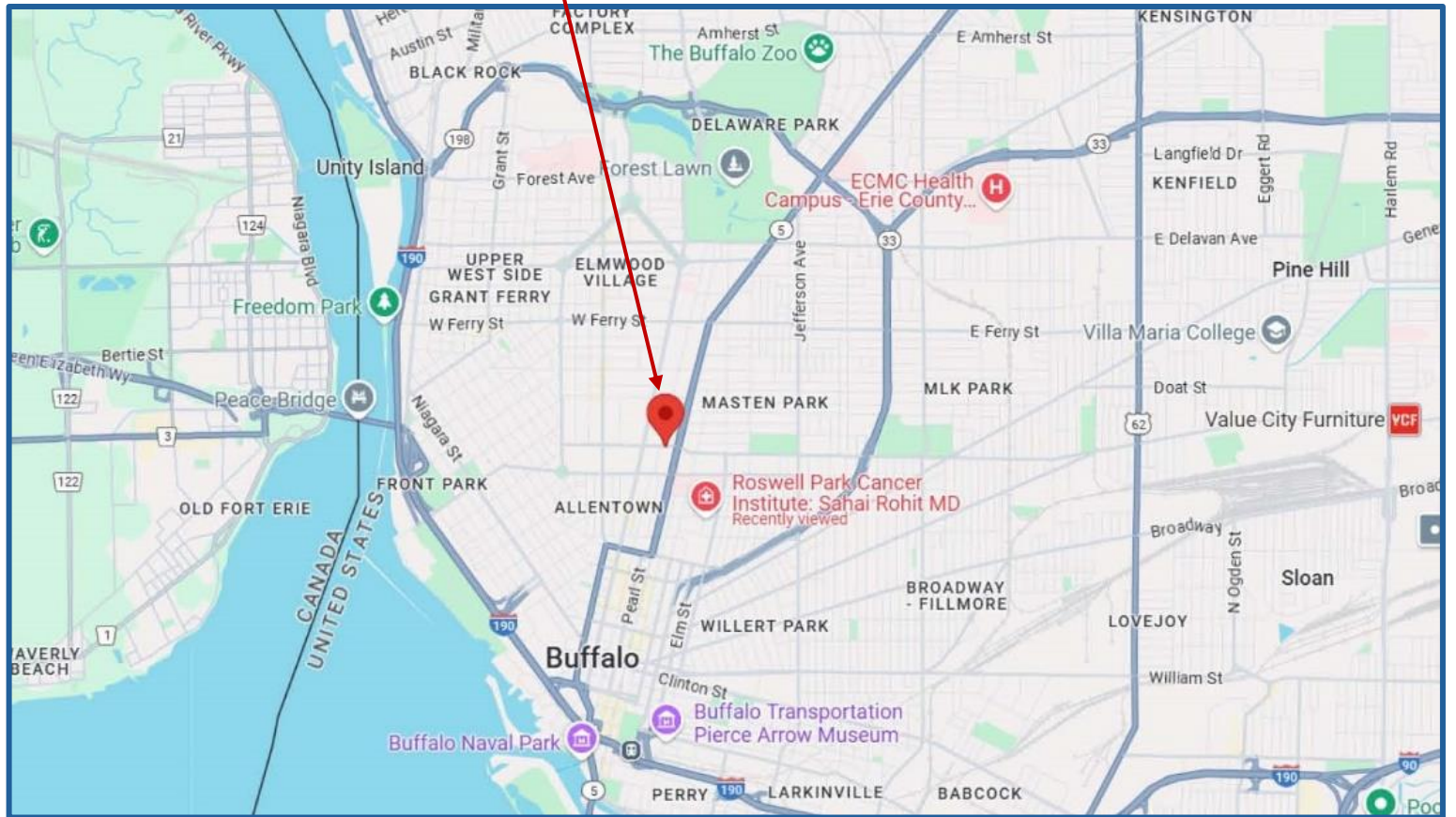
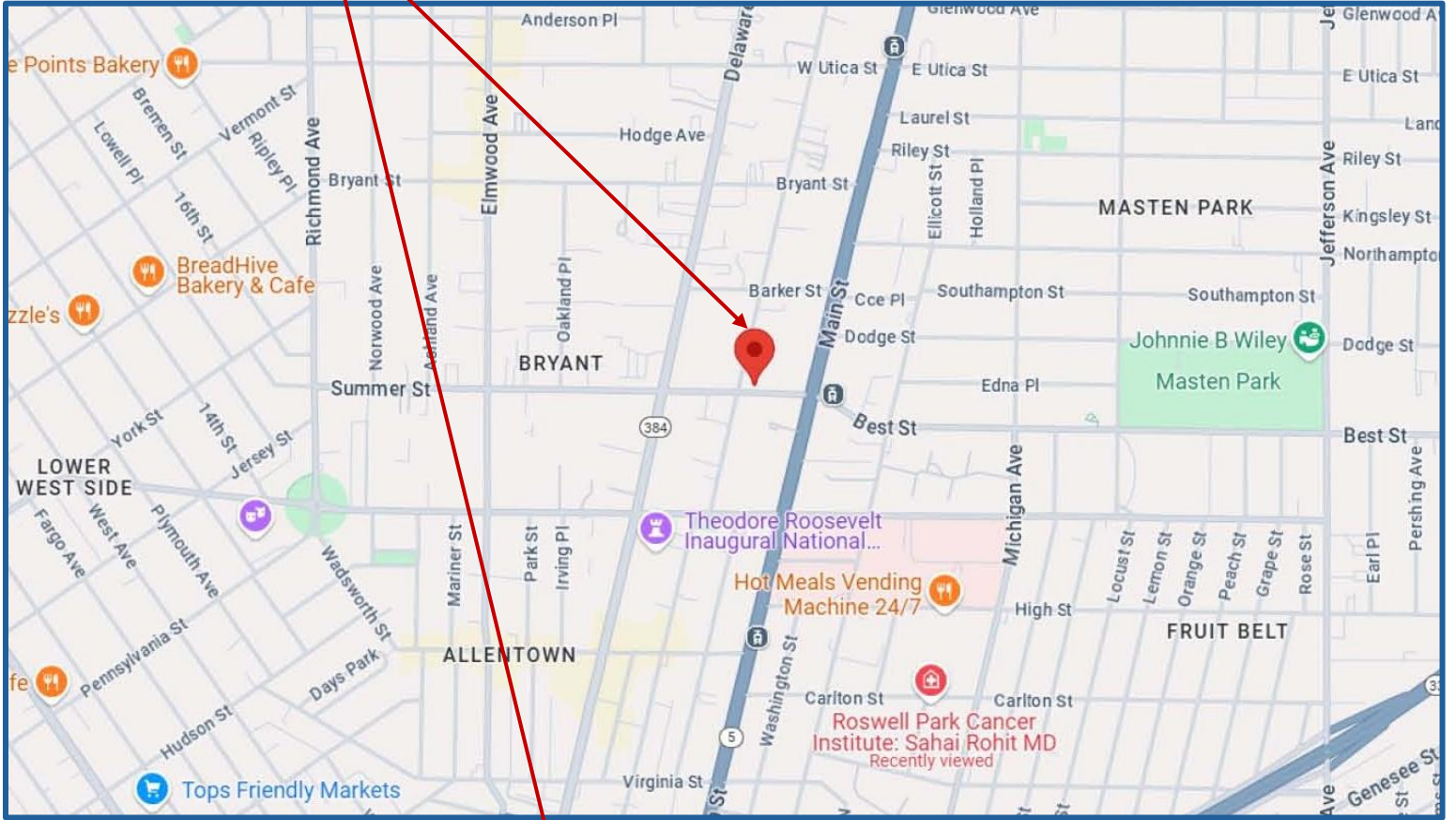
97 LINWOOD AVE. - 12 RENTAL UNITS

Total # Units	2024		projections	
	proforma		Yr. 1	
Monthly Income	\$	10,885.00	\$	11,805.00
Gross Potential Income	\$	130,620.00	\$	141,660.00
Vacancy (4%)	\$	5,224.80	\$	5,666.40
Adjusted Gross Income	\$	125,395.20	\$	135,993.60
Laundry/fee Income	\$	2,500.00	\$	2,500.00
Effective Gross Income	\$	130,620.00	\$	138,493.60
Expenses				
Taxes/sewer	\$	19,733.00	\$	19,733.00
Insurance	\$	6,892.00	\$	6,892.00
Utilities				
gas	\$	1,000.00	\$	1,000.00
electric	\$	6,480.00	\$	6,480.00
water	\$	3,024.00	\$	3,024.00
User Fee/Garbage	\$	843.00	\$	843.00
Landscaping	\$	750.00	\$	750.00
Snow Removal	\$	1,500.00	\$	1,500.00
Management	\$	5,224.80	\$	5,539.74
Repairs & Maint.	\$	6,531.00	\$	6,924.68
Total Expenses	\$	51,977.80	\$	52,686.42
Net Operating Income	\$	78,642.20	\$	85,807.18
NOTES				
2024 income presumes all units at \$900.00/mth with a 4% vacancy				
Yr. 1 income presumes rents at estimated market asking rates				
Utilities estimated, require verification, (use of industry standards)				
R&M calculated at 5%				
Management presumes owner "self" management at 4%				

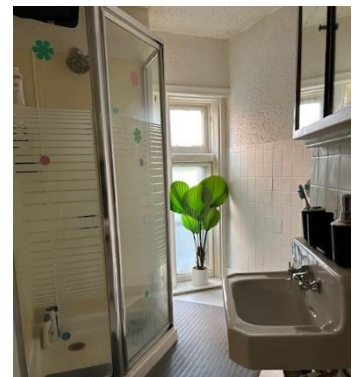


97 linwood ave.									
Apt	# Bedrooms	Tenant	Rent	Estimated Market Rents	Security	Lease Term	Appliances	Utilities Included	
	# Baths						Stove & Frig		
1st flr.	1	1bedrm/1bath	TENANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
	2	studio	TENANT	\$ 900.00	\$ 935.00	TBD	TBD	YES	ELECTRIC & WATER
	3	1bedrm/1bath	VACANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
	4	1bedrm/1bath	TENANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
2nd flr.	5	1bedrm/1bath	TENANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
	6	1bedrm/1bath	TENANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
	7	1bedrm/1bath	VACANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
	8	1bedrm/1bath	VACANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
3rd flr.	9	studio	VACANT	\$ 900.00	\$ 935.00	TBD	TBD	YES	ELECTRIC & WATER
	10	1bedrm/1bath	TENANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
	11	studio	TENANT	\$ 900.00	\$ 935.00	TBD	TBD	YES	ELECTRIC & WATER
	12	1bedrm/1bath	TENANT	\$ 900.00	\$ 1,000.00	TBD	TBD	YES	ELECTRIC & WATER
				\$ 10,885.00	\$ 11,805.00				

97 LINWOOD AVE, BUFFALO, NY



97 LINWOOD AVE, BUFFALO, NY – PHOTO GALLERY



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"Bringing Landlords and Investors Together"

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Network One Realty LLC**

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