

# Introducing: 97 Linwood Ave. - Apartments

12 residential apartments / Prime Location  
Buffalo, NY / Offered at \$999,900.00



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:

- 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
- 12 rental apartments
- 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](mailto:mbattag670@aol.com)



Pricing: \$999,900

Best "Value Add" opportunity

For Additional information | Property Tours :

Please Email or Call for NDA  
email: [mbattag670@aol.com](mailto:mbattag670@aol.com)

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# LINWOOD AVE. APARTMENTS OVERVIEW



Welcome to 97 Linwood Ave., located on one of the most prestigious streets in Buffalo N.Y. With historical heritage stemming from ownership by Grover Cleveland, this stately mansion serves home to 12 residential rental unit.

The units feature single bedroom and studio designs with individual kitchens and full baths.

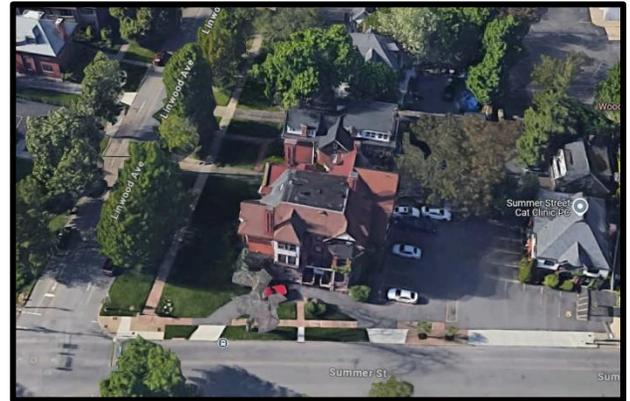
3 levels of living space, plus modified basement areas for common laundry, recreation and a potential for additional living space!

Utilities are partially sub-metered, and tenants pay heat!

There is off-street parking for 9 vehicles, walking distance to the Buffalo Medical campus, Elmwood Village district and easy access to direct public transportation.

Units are unique by design and feature hard wood flooring and appliances.

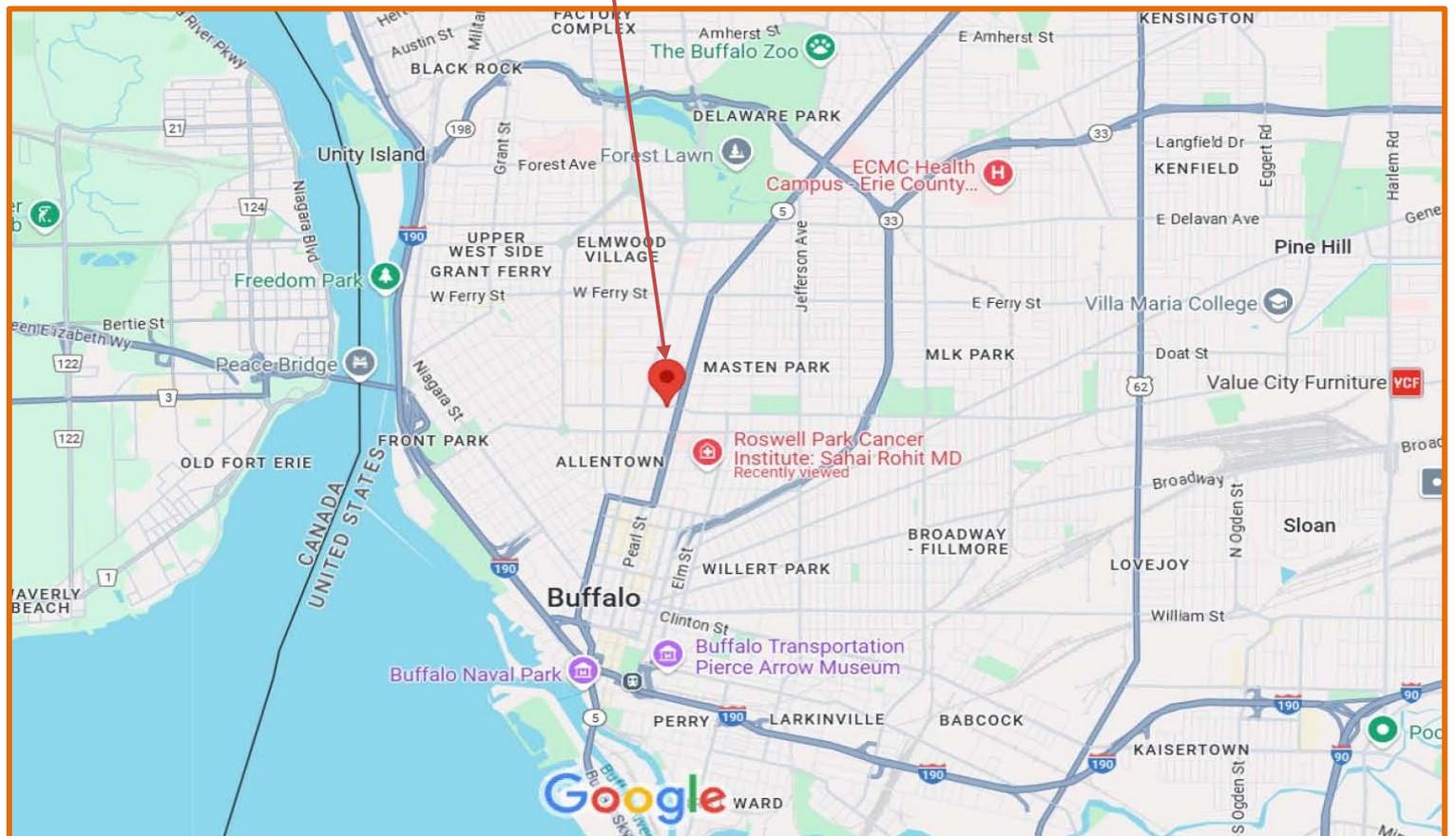
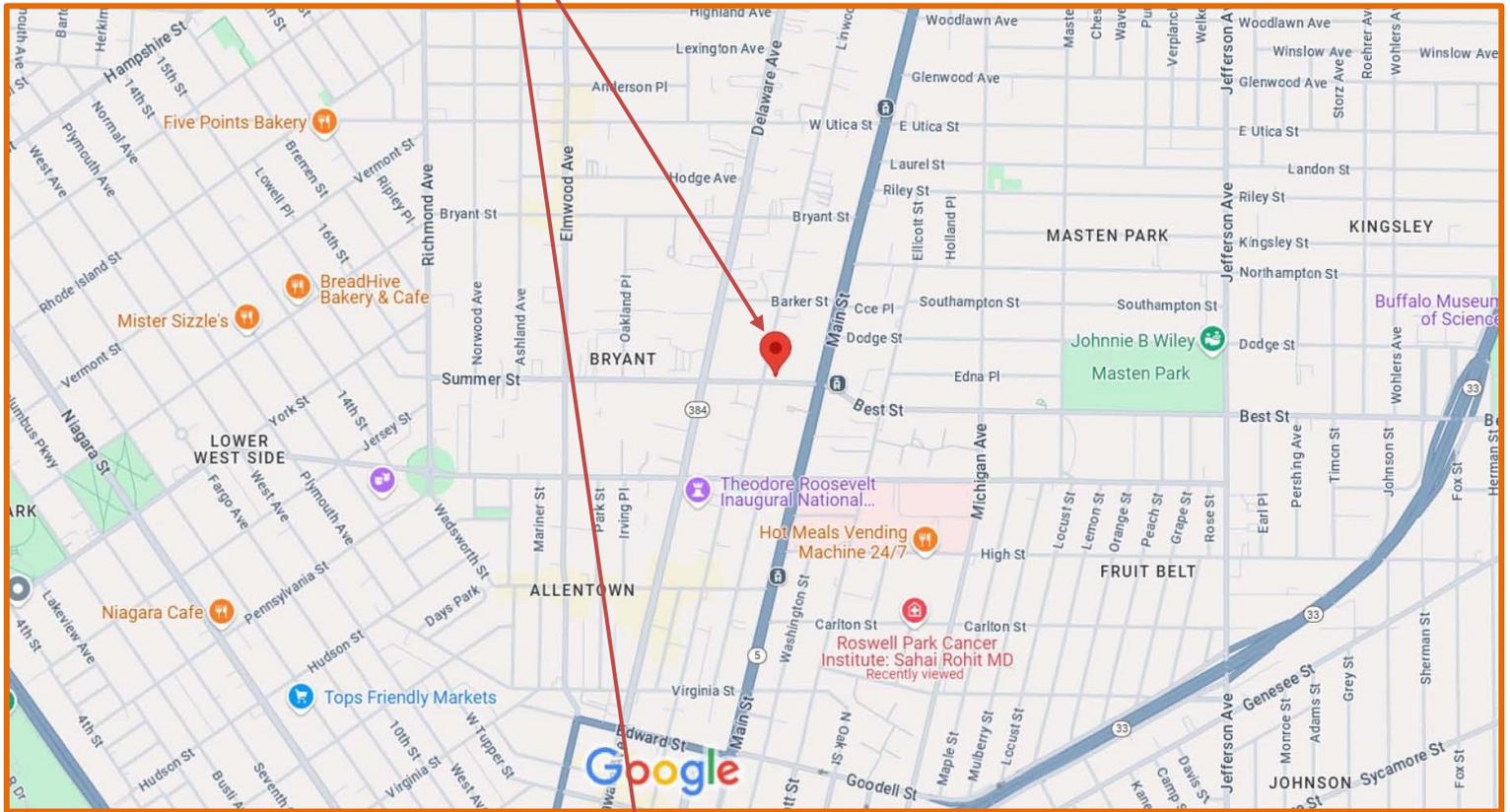
97 Linwood offers tremendous “value add” opportunity for unit upgrades, possible ABNB, Bed and Breakfast or traveling nurse accommodations. All which will lead to increased rental income and value.



97 LINWOOD						
	Apt	unit type	Tenant Name	Rent	Security \$\$\$	Lease Term
1st flr.	1	1bedrm/1bath	Finch	\$ 900.00	\$ 900.00	
	2	studio	Owner	\$ 900.00	\$ -	
	3	1bedrm/1bath	Owner brother	\$ 900.00	\$ -	
	4	1bedrm/1bath	Duncan	\$ 992.00	\$ 992.00	
2nd flr.	5	1bedrm/1bath	Spencer	\$ 900.00	\$ 900.00	
	6	1bedrm/1bath	Tenant	\$ 992.00	\$ -	
	7	1bedrm/1bath	Eric	\$ 1,000.00	\$ -	
	8	1bedrm/1bath	Venita	\$ 992.00	\$ 992.00	
3rd flr.	9	studio	Tenant	\$ 951.00	\$ 951.00	
	10	1bedrm/1bath	Roy	\$ 992.00	\$ 575.00	
	11	studio	Dominec	\$ 784.00	\$ -	
	12	1bedrm/1bath	tenant	\$ 992.00	\$ 992.00	
				\$ 11,295.00		

<b>97 LINWOOD AVE. - 12 RENTAL UNITS</b>			
<b>Total # Units</b>	<b>2025</b>	<b>projections</b>	
	<b>proforma</b>	<b>Yr. 1</b>	
Monthly Income	\$ 11,295.00	\$	13,326.00
Gross Potential Income	\$ 135,540.00	\$	159,912.00
Vacancy (4%)	\$ 5,421.60	\$	6,396.48
Adjusted Gross Income	\$ 130,118.40	\$	153,515.52
Laundry/fee Income	\$ 2,500.00	\$	2,500.00
Effective Gross Income	\$ 132,618.40	\$	156,015.52
<b>Expenses</b>			
Taxes/sewer	\$ 24,428.00	\$	24,142.00
Insurance	\$ 6,892.00	\$	6,892.00
Utilities			
gas	\$ 1,536.00	\$	1,536.00
electric	\$ 6,480.00	\$	6,480.00
water	\$ 1,200.00	\$	1,200.00
User Fee/Garbage	\$ 843.00	\$	843.00
Landscaping	\$ 750.00	\$	750.00
Snow Removal	\$ 750.00	\$	750.00
Management	\$ 3,978.55	\$	5,304.53
Repairs & Maint.	\$ 6,630.92	\$	7,800.78
<b>Total Expenses</b>	\$ 53,488.47	\$	55,698.30
<b>Net Operating Income</b>	\$ 79,129.93	\$	100,317.22
<b>NOTES</b>			
2025 income is based on current asking rents			
Yr. 1 income presumes rents at estimated market asking rates			
R&M calculated at 5%			
Management presumes owner "self" management at 3%			

# LINWOOD AVE. APARTMENTS



# 97 LINWOOD AVE, BUFFALO, NY – PHOTO GALLERY



## 97 LINWOOD AVE, BUFFALO, NY – PHOTO GALLERY



*"Bringing Landlords and Investors Together"*

**Michael F. Battaglia CCIM  
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