

# Rudolph Apartments

10 residential apartments / Two buildings / Lackawanna.

Offered at \$800,000.00



3 & 7 RudolphSt.10 Units



10

Total Rental Units:

Apartments / +-625- 775  
Sq. ft.

\$774.00/aptmt.

Avg. Lease Rent / Unit

\$1.00

Avg. Leased Rent / sq.ft.

98%

Leased Occupancy

- 1 &2 Bedrooms / full bath units
- Two 5, unit buildings /2 Car garage
- Laundry & Storage on site
- Excellent rental Location
- "Value Add" Opportunity
- Ownership continues Cap EX.
- separate electric, common heat
- Current rents below market rates
- Accessible to Thruways – Public Transportation
- Professionally - Self Managed
- Appliances in Kitchens
- Plenty of off-street surface parking

**Highlights compiled by:**  
Network One Realty Advisors

Michael Battaglia CCIM  
716-310-9871 direct  
716-874-3530 office/fax  
[mbattag670@aol.com](mailto:mbattag670@aol.com)



**Pricing:**

**\$800,000.00**

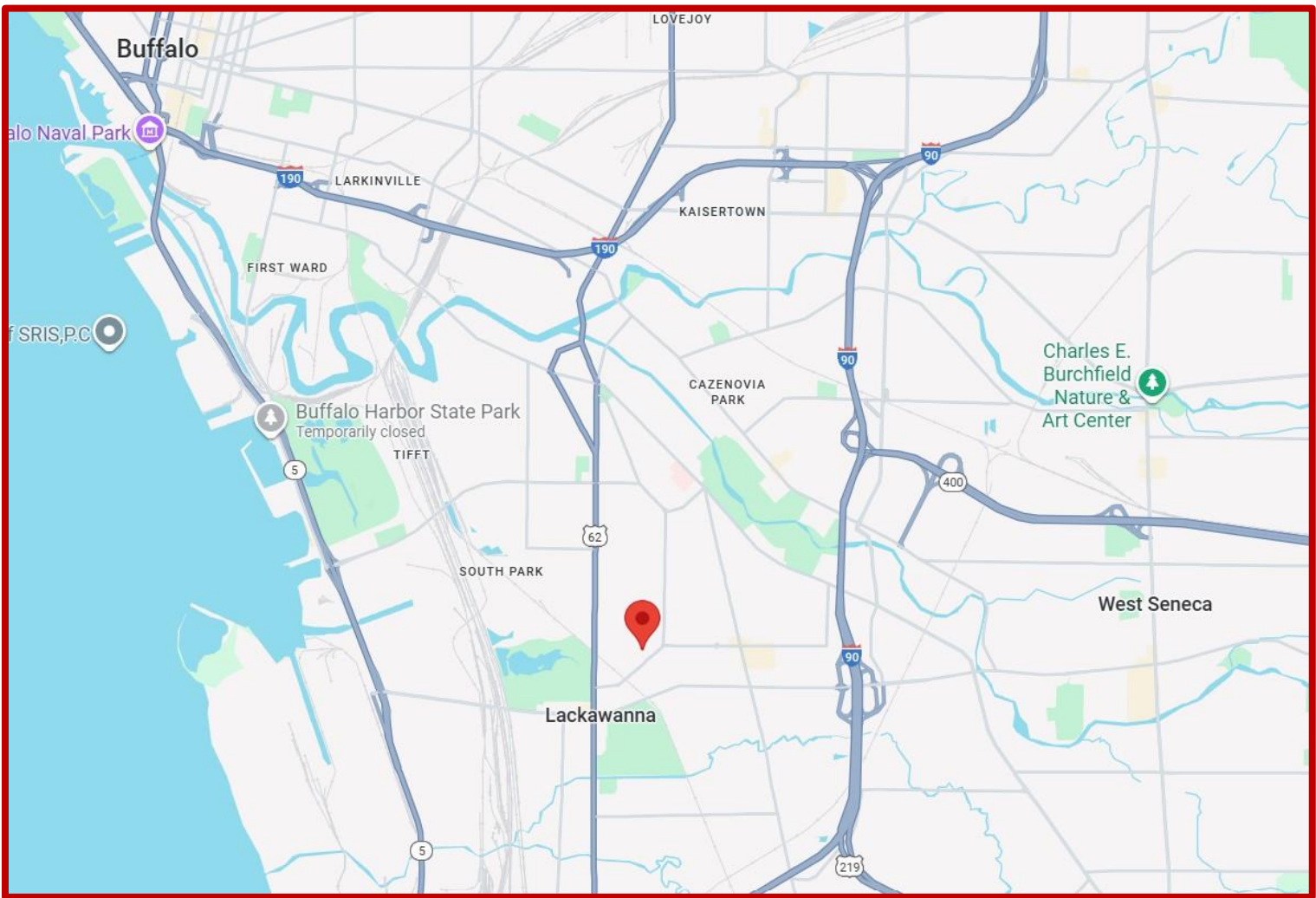
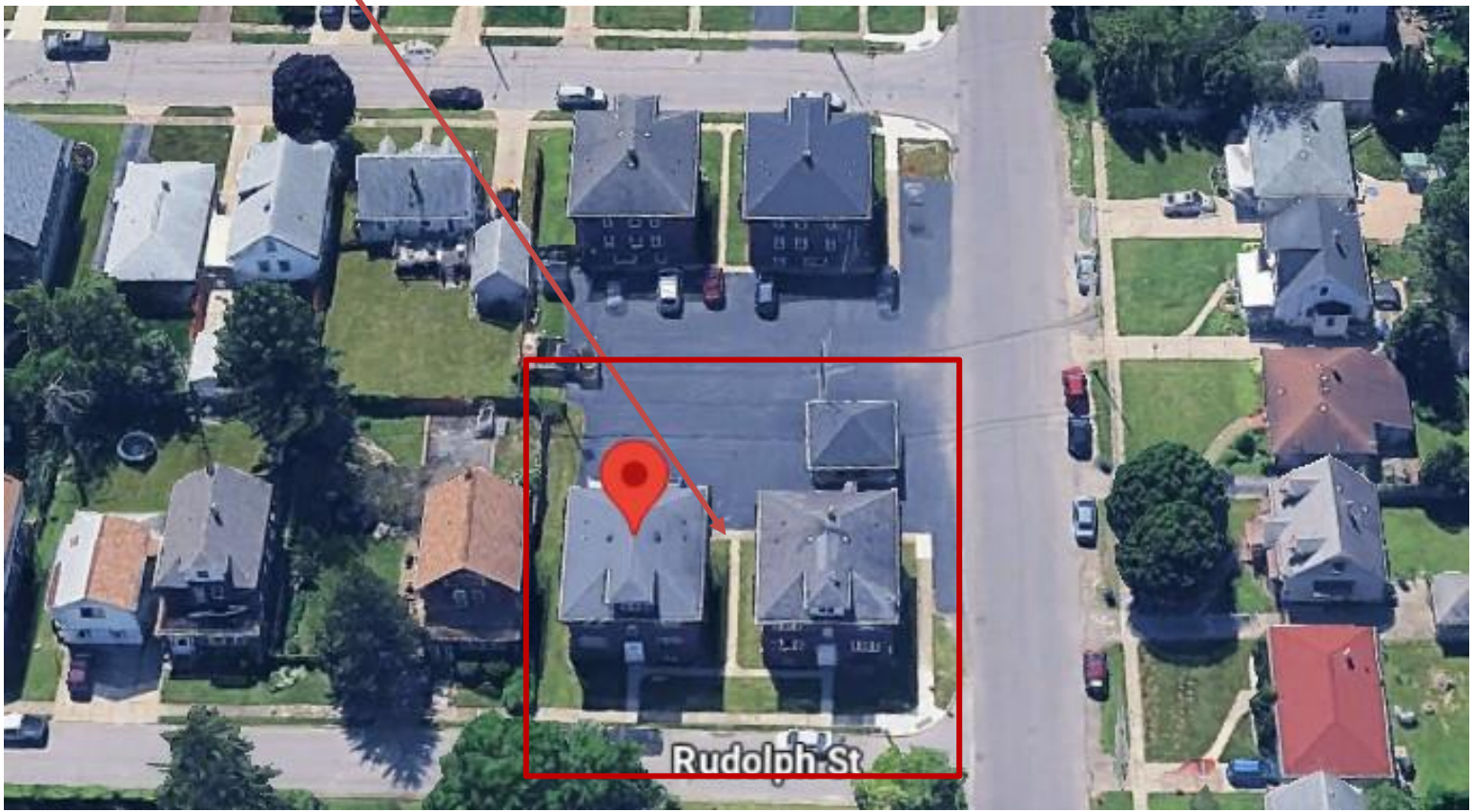
**For Additional information :**

Please Email or Call

email: [mbattag670@aol.com](mailto:mbattag670@aol.com)

716-310-9871 direct

3 & 7 RUDOLPH ST.



**3 & 7 RUDOLPH ST.**

3 & 7 Rudolph								
# UNITS	10	UTILITIES				\$\$\$\$		
3 Rudolph	TENANT	BEDROOMS/BATH	APPLIANCES	ELECTRIC	WATER & GAS	RENT	MARKET RENTS	
1	OCCUPIED	2BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 600.00	\$ 875.00	
2	OCCUPIED	1BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 800.00	\$ 995.00	
3	OCCUPIED	2BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 800.00	\$ 995.00	
4	OCCUPIED	1BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 800.00	\$ 995.00	
5	OCCUPIED	2BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 775.00	\$ 995.00	
<b>7 Rudolph</b>								
1	OCCUPIED	2BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 750.00	\$ 875.00	
2	OCCUPIED	1BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 950.00	\$ 995.00	
3	OCCUPIED	2BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 710.00	\$ 995.00	
4	OCCUPIED	1BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 850.00	\$ 995.00	
5	OCCUPIED	2BED 1 BATH	STOVE-FRIG.	SUB-METERED	OWNER	\$ 700.00	\$ 995.00	
<b>MONTHLY</b>						\$ 7,735.00	\$ 9,710.00	
<b>ANNUAL</b>						\$ 92,820.00	\$ 116,520.00	

<b>RUDOLPH APARTMENTS</b>			
Total # Units	3&7 Rudolph		
	6		
	2025 Projections	Yr. 1 Proforma	
Monthly Income	\$ 7,735.00	\$ 9,710.00	
Gross Potential Income	\$ 92,820.00	\$ 116,520.00	
Vacancy (4%)	\$ 2,784.60	\$ 3,495.60	
Adjusted Gross Income	\$ 90,035.40	\$ 113,024.40	
Laundry/Misc.	\$ 2,500.00	\$ 2,500.00	
Effective Gross Income	\$ 92,535.40	\$ 115,524.40	
<b>Expenses</b>			
Taxes	\$ 12,382.00	\$ 12,382.00	
Insurance	\$ 6,680.00	\$ 6,680.00	
Utilities			
gas	\$ 5,000.00	\$ 5,000.00	
electric	\$ 923.00	\$ 923.00	
water	\$ 1,654.00	\$ 1,654.00	
User Fee/Garbage	\$ 858.00	\$ 858.00	
grounds maint.	\$ 1,500.00	\$ 1,500.00	
Repairs & Maint. <b>5%</b>	\$ 4,626.77	\$ 5,776.22	
<b>Total Expenses</b>	\$ 33,623.77	\$ 34,773.22	
<b>Net Operating Income</b>	\$ 58,911.63	\$ 80,751.18	