

The Goundry St.- Apartments

6 prime residential apartments / City of North Tonawanda, N.Y.
Offered at \$569,900



6

Total Rental Units:

**Apartments / +-875
Sq. ft.**

**\$725.00/apmt.
Avg. Lease Rent / Unit**

**\$0.83
Avg. Leased Rent / sq.ft.**

**100%
Leased Occupancy**

Investment Highlights:

- All 1 & 2 Bedrooms / full bath units
- All separate utilities
- Rent are below market rate
- Excellent rental Location
- "Value Add" Opportunity
- Ownership continues Cap EX.
- Market Rate Tenancy - all tenants month to month
- Accessible to Thruways – Public Transportation
- Professionally - Self Managed
- Full 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



Pricing: \$569,00

Exclusively thru Network One Realty

For Additional information :

Please Email or Call

email: mbattag670@aol.com or mab16232@yahoo.com

716-310-9871 or 716-390-1341 - direct

716-874-3530 office



366 GOUNDRY INCOME AND EXPENSE REVIEW

	2026 projections	Yr. 1 - proforma
Operating Income & Expense		
Income		
MONTHLY RENT	\$ 4,350.00	\$ 6,150.00
RENT REVENUE	\$ 52,200.00	\$ 73,800.00
VACANCY	\$ -	\$ 3,690.00
ADJUSTED INCOME	\$ 52,200.00	\$ 70,110.00
OTHER REVENUE	\$ -	\$ -
Total Operating Income	\$ 52,200.00	\$ 70,110.00
Expense		
REPAIRS & MAINTENANCE	\$ 2,610.00	\$ 3,505.50
UTILITIES	\$ 2,500.00	\$ 2,500.00
gas	"	"
electric	"	"
water	"	"
LANDSCAPING/SNOW	\$ 2,500.00	\$ 2,500.00
TRASH REMOVAL	\$ -	\$ -
INSURANCE	\$ 2,400.00	\$ 2,400.00
MANAGEMENT	\$ -	\$ 3,505.50
PROPERTY TAXES	\$ 7,600.00	\$ 7,600.00
Total Operating Expense	\$ 17,610.00	\$ 22,011.00
NOI - Net Operating Income e	\$ 34,590.00	\$ 48,099.00

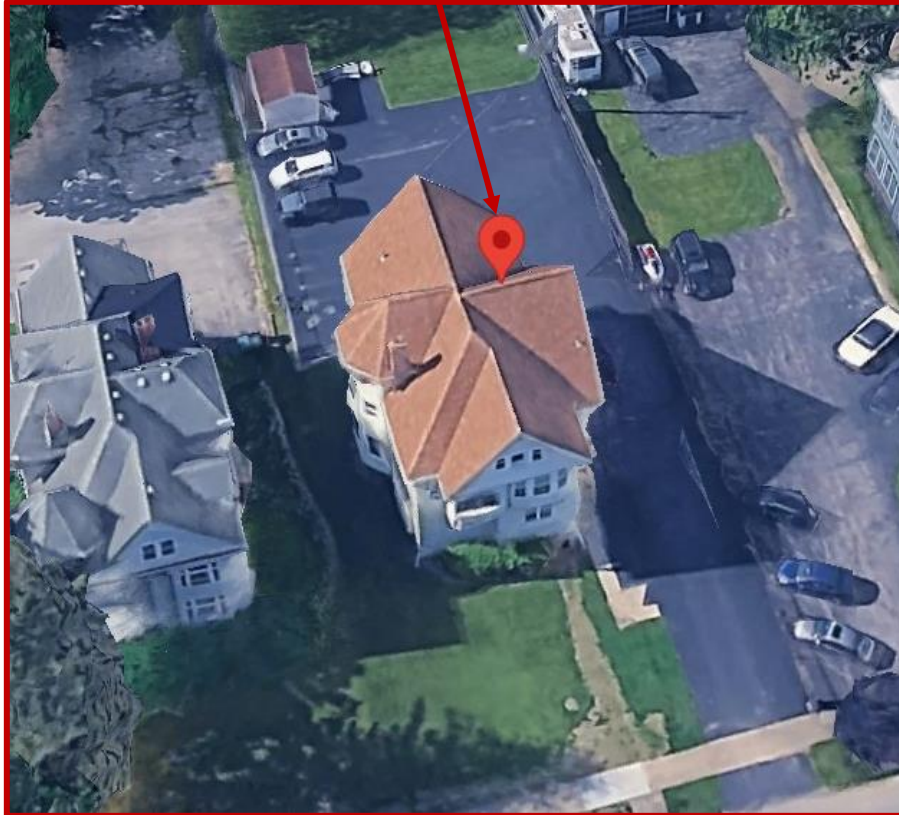
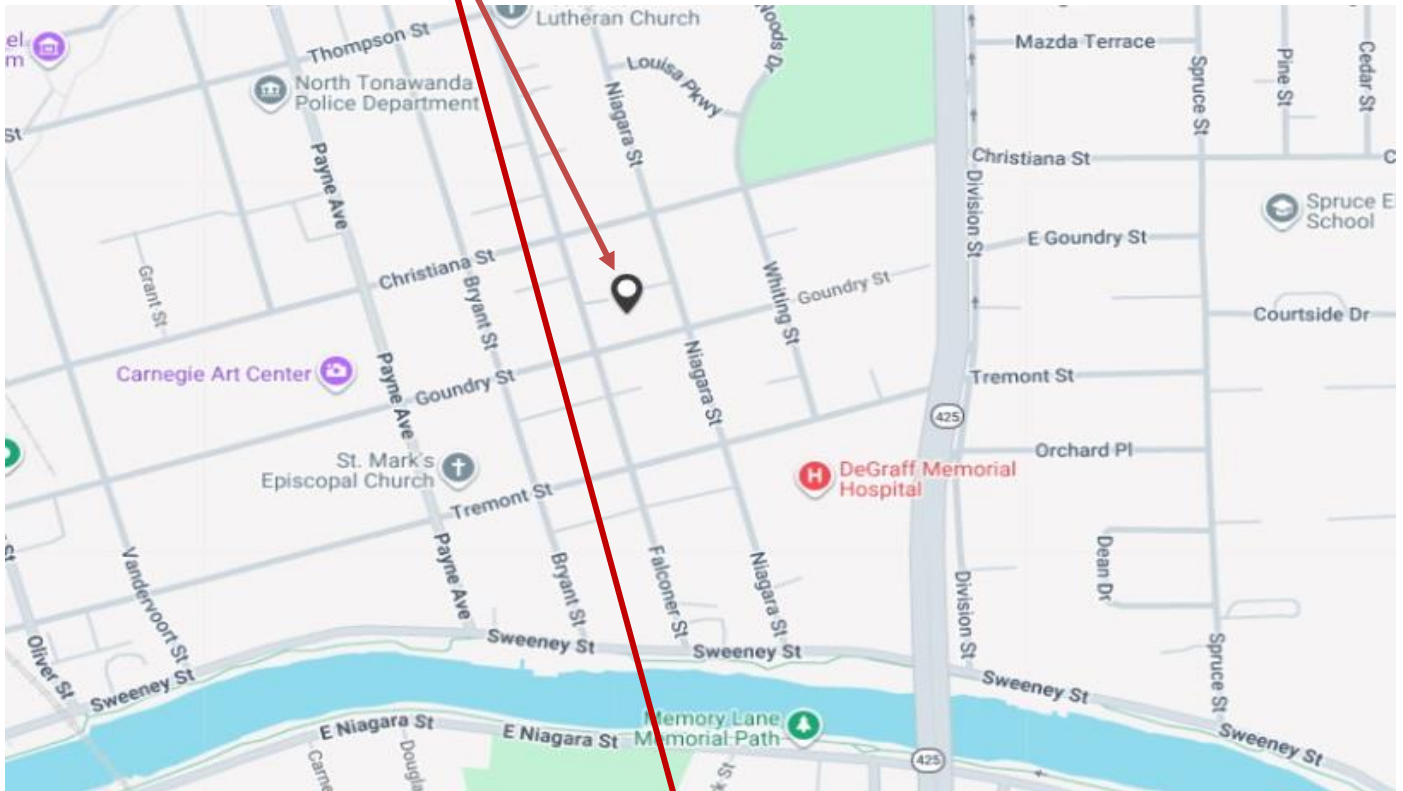
Rent Roll

Property: Goundry N. Tonawanda NY 14120

Unit	LOCATION	BD/BA	Tenant	Rent Current	Market Rent
Unit 1	1st flr.	1BEDRM1BATH	Occupied	\$ 850.00	\$ 975.00
Unit 2	1st flr.	1BEDRM1BATH	Occupied	\$ 850.00	\$ 975.00
Unit 3	1st flr.	STUDIO	Occupied	\$ 600.00	\$ 825.00
Unit 4	2nd flr.	1BEDRM1BATH	Occupied	\$ 600.00	\$ 975.00
Unit 5	2nd flr.	2BEDRM1BATH	Occupied	\$ 850.00	\$ 1,200.00
Unit 6	3rd flr.	2BEDRM1BATH	Occupied	\$ 600.00	\$ 1,200.00
6 Units				\$ 4,350.00	\$ 6,150.00

2026 Network One Realty/ information has been obtained from sources believed reliable. We do not doubt the accuracy; however, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of this property. You should conduct a careful, independent investigation of the property, to determine the suitability of the property for your needs.

THE GOUNDRY APARTMENTS



2026 Network One Realty/ information has been obtained from sources believed reliable. We do not doubt the accuracy; however, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of this property. You should conduct a careful, independent investigation of the property, to determine the suitability of the property for your needs.

"The Goundry apartments consists of 6 fully updated and modern residential units featuring 1, 2 and studio units, with full baths and appliances in the kitchens. All units currently are subject to market rate rents. Currently rents are well below competing rents in the area. The N. Tonawanda region of Niagara County offers an excellent tenant pipeline, embedded in a stable and demand rental location. The asset is located close to CBD of the city N. Tonawanda, with shopping, entertainment and parks and recreation within walking distance. North Tonawanda is near CBDs of Buffalo, Lockport and Niagara Falls. Schools, Colleges and the Canadian border are nearby for easy access, as are all major roadways and public transportation.

Considering the Location, Property Condition, and upside through "lease trade outs", the asset offers tremendous *economic upside*.

This is an excellent opportunity to acquire a stabilized turnkey cash flowing asset, which will continue to enjoy the benefits of regional and local appreciation, with the continuance of a "value add" strategy through rent increases, and unit enhancements.

Offered at \$569,900



OFFERING MEMORANDUM

Contact:

**Michael F. Battaglia CCIM
Or Michael A. Battaglia
Network One Realty LLC**

329 Deerhurst Park Blvd. suite 100
Buffalo, New York 14223
Phone & Fax 716.874.3530
Direct 716.390-1341
Direct: 716.310.9871
mbattag670@aol.com