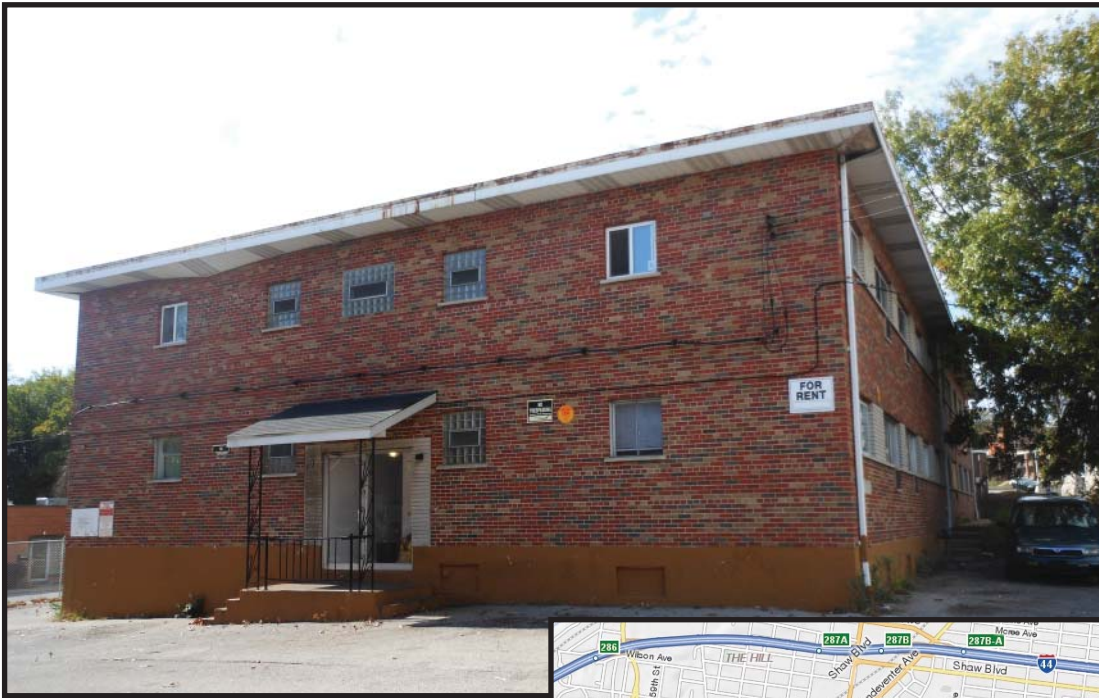


# For Sale - 20 Units

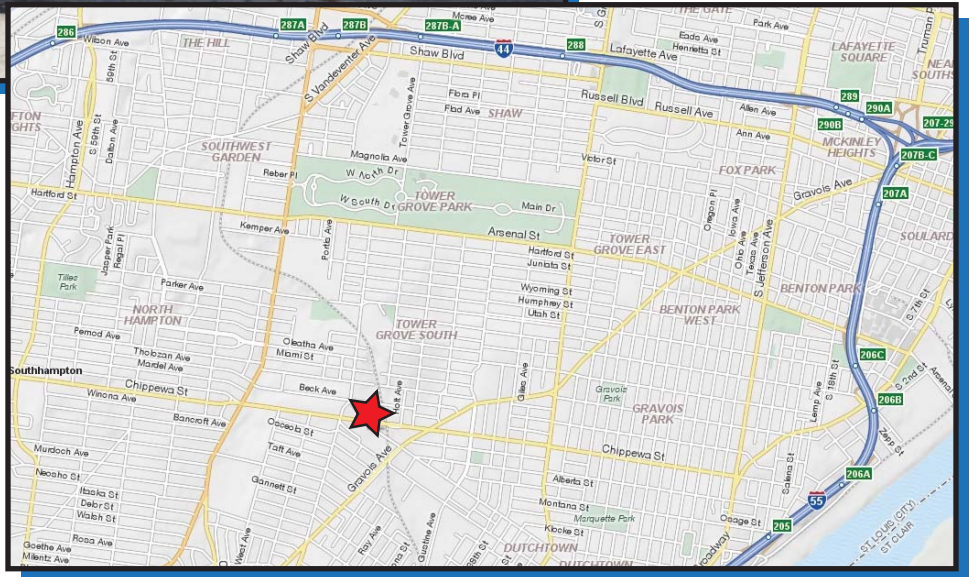
**4192 Meramec St. St. Louis, MO 63116**

**\$450,000**



- One-Bed, One-Bath Units
- Individual Gas Forced Air Furnaces
- Window/Wall & Ceiling Fan Cooling
- Newer Drywall & Carpet

- Completely Updated Baths, Kitchens, Plumbing & Electric
- Located Just off of Chippewa
- Close to Schools, Shopping, Dining & Churches
- Easy Access to Major Traffic Arteries & Transportation



[For additional information contact:](#)

**Constantine (Dino) Benos**  
**Office: 314-446-7552**  
**Cell: 314-504-9043**  
**cbenos@stlmultifamily.com**

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

**20 Units**  
**4192 Meramec St.**  
**St. Louis, MO 63116**

**Rental Proforma**

Unit Size	# of Units	Currently Occupied	Currently Vacant	Market Rent EACH	Market Rent Total
1 Bd/1 Bth	20	13	7	\$400	\$8,000
<b>Totals</b>	<b>20</b>	<b>13</b>	<b>7</b>		<b>\$8,000</b>

**Annual Gross Rental Income \$96,000**



**Expenses**

Taxes	\$6,390
Insurance	\$4,500
Electric	\$360
Water	\$1,560
Sewer	\$1,560
Trash	\$540
Maintenace, Repairs, Snow Removal & Lawn Care	\$6,000
<b>Total Expenses</b>	<b>\$20,910</b>



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