

Motivated Seller!

520 Mariedale

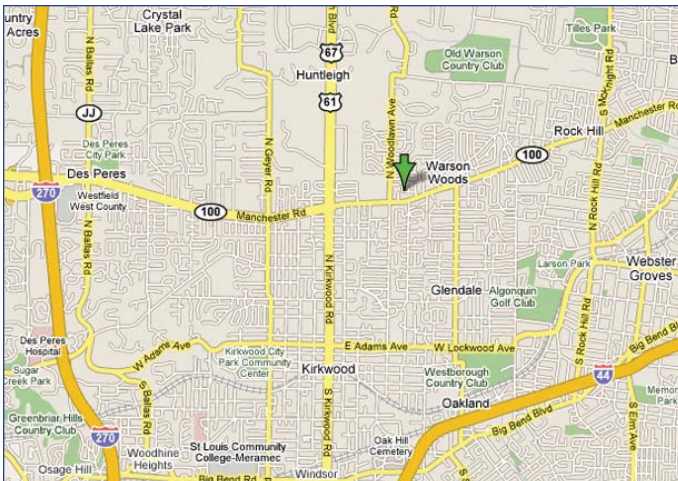
Kirkwood, MO 63122

4 Units



\$324,500

- ◆ Desirable Kirkwood location
- ◆ Two-bedroom units
- ◆ Many updates
- ◆ Central air / GFA heat
- ◆ Off-street parking



Visit us online at
www.stlmultifamily.com

For additional information contact:

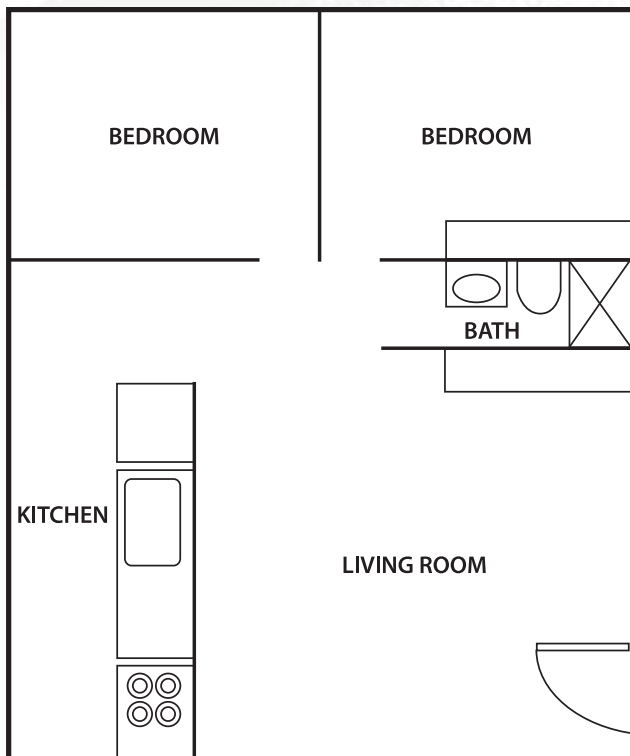
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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of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

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Kirkwood, MO 63122
4 Units

Floor Plan



Rent Roll

| | |
|-----------------------|-----------------|
| Unit 1 | \$695 |
| Unit 2 | \$650 |
| Unit 3 | \$675 |
| Unit 4 | \$650 |
| Monthly Totals | \$2,670 |
| Annual Totals | \$32,040 |

Fixed Expenses

| | |
|---------------------------|-------------------|
| Kirkwood Utilities | \$1,344.83 |
| Sewer | \$577.80 |
| Insurance | \$1,558.03 |
| Taxes | \$3,188.48 |
| Fixed Expenses | \$6,669.14 |

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