

## Student Housing Investment Property

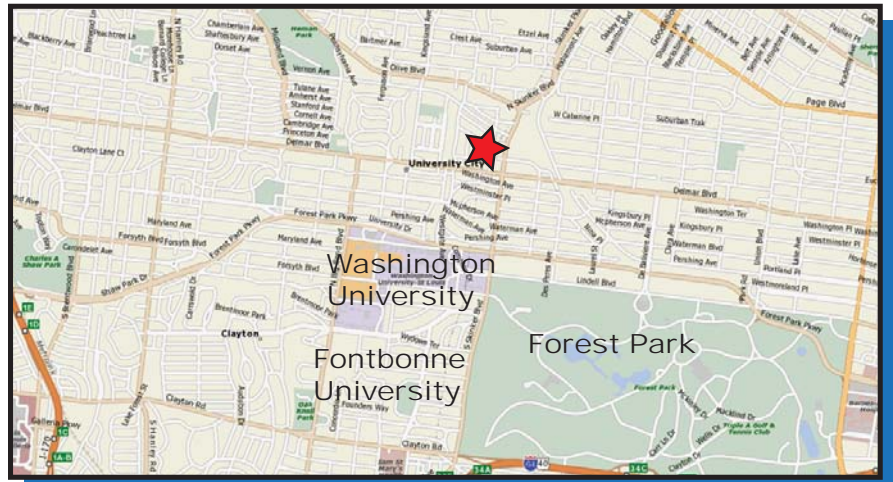
**6 Units - \$749,000**

**6250 Clemens Ave. University City, MO 63130**



- Located in the Loop Near Washington University & Fontbonne University
- 3 Bedrooms/1 Bath or 2 Bedrooms + Office Units
- Newer Rubber Roof
- Updated Kitchens & Baths
- Hardwood & Ceramic Tile Floors Throughout
- Newer Copper & PVC Plumbing
- Central Air
- All Newer Windows
- Recently Landscaped

- Dusk-to Dawn Sensored Lighting
- 24 Hr. Lighting in Basement & Hall
- Fire Escape Recently Painted & in Great Condition
- Extremely Clean Basement has Newer Alarm & Newer Tenant Storage Lockers
- Close to Forest Park, Downtown Clayton, Shopping & Transportation



[For additional information contact:](#)

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University City, MO 63130**



Rent Roll		
Unit	Actual	Market
1E	(Vac) \$1,295	\$1,295
1W	\$830	\$1,295
2E	\$820	\$1,295
2W	\$1,295	\$1,295
3E	\$1,295	\$1,295
3W	\$1,295	\$1,295
<b>Monthly Total</b>	<b>\$6,830</b>	<b>\$7,770</b>
<b>Annual Total</b>	<b>\$81,960</b>	<b>\$93,240</b>

Expenses	
Item	Amount
Taxes	\$4,557
Insurance	\$3,493
Electric	\$363
Gas	\$780
Water	\$840
Sewer	\$875
<b>Annual Total</b>	<b>\$10,908</b>



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