

For Sale

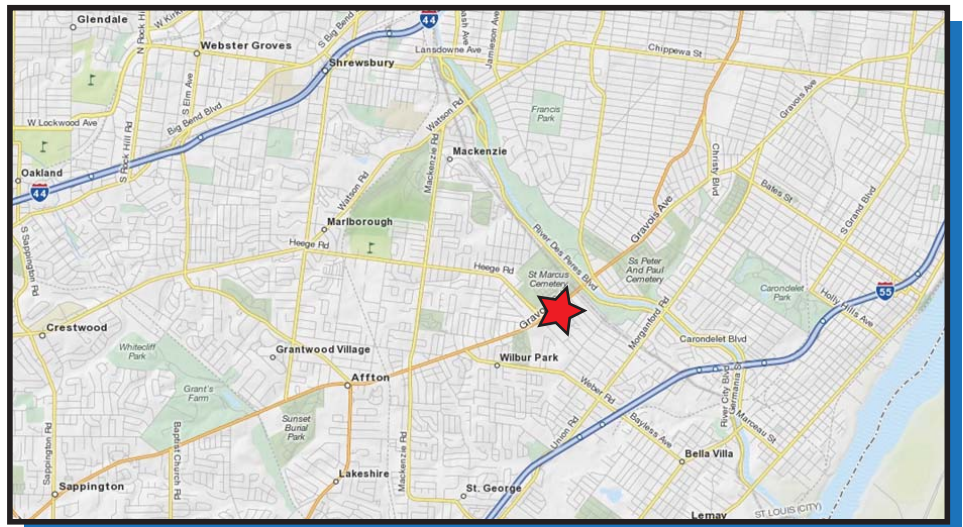
18 Units - \$425,000

8009-8053 Gravois Rd. St. Louis, MO 63123



- 2 Ranchette-Style Buildings
- Private 1-Bedroom, 1-Bath Units
- Individual Systems
- Newer Roofs, Soffits & Gutters

- Ample Off-Street Parking
- Convenient South St. Louis County Location
- Easy Access to Major Traffic Arteries



[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.

18 Units
8009-8053 Gravois Rd.
St. Louis, MO 63123

Expenses

Item	Amount
Taxes	\$5,693
Insurance	\$3,500
Electric	\$480
Water	\$2,400
Sewer	\$2,400
Trash	\$1,560
Maintenace & Repairs	*\$21,600
Total	\$37,633

* - Estimated at \$1,200/Unit x 18 Units



Rent Roll

Unit	Amount
8009	*\$550
8011	\$400
8015	Vacant - \$450
8017	\$400
8019	\$550
8021	\$550
8025	\$400
8027	\$550
8029	\$550
8035	\$410
8037	*\$510
8039	*\$550
8043	*\$550
8045	\$450
8047	*\$560
8049	\$550
8051	Vacant - \$450
8053	\$425
Monthly Total	\$8,855
Annual Total	\$106,260

*- Includes \$100 Utility Fee



[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.