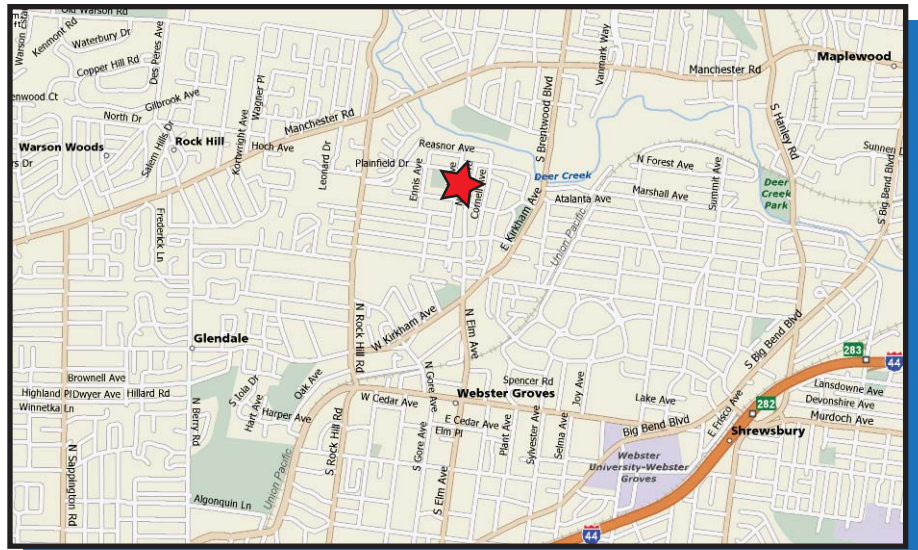


**818, 820, 822 & 824 Bell Avenue  
Webster Groves, MO 63119  
4 Units - \$199,000**

Realty Exchange is proud to present this Multifamily Investment Property for sale. The apartments are located in Webster Groves, a desirable western submarket of St. Louis, MO. This rental property consists of 4 two bedroom townhomes.



- Desirable Webster Groves
- Many Updates
- All 2 Bedroom Townhomes
- Convenient to Parks & Webster Groves Shopping
- Tenants Pay All Utilities Except Sewer



[For additional information contact:](#)

**Constantine (Dino) Benos**  
Office: 314-446-7552  
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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.

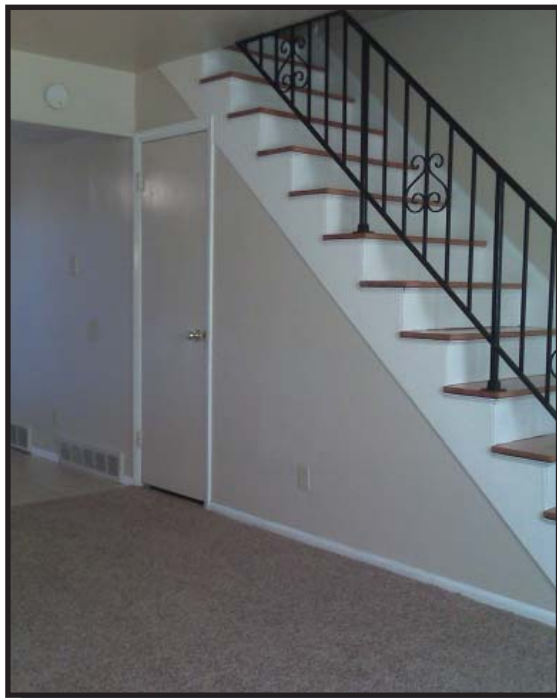
**818, 820, 822 & 824  
Bell Avenue  
Webster Groves, MO 63119  
4 Units - \$199,000**

**Rent Roll**

Unit	Actual	Market
818	\$550	\$625
820	\$599	\$625
822	\$610	\$625
824	\$600	\$625
<b>Monthly Total</b>	<b>\$2,359</b>	<b>\$2,500</b>
<b>Annual Total</b>	<b>\$28,308</b>	<b>\$30,000</b>



Expense	Amount
Taxes	\$2,541
Insurance	\$1,500
Sewer	\$480
Lawn	\$400
Maintenance/Repairs	\$2,000
<b>Total</b>	<b>\$6,921</b>



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