



REALTY EXCHANGE[®]

MULTIFAMILY FOR SALE 36 UNITS

1014 Oakview Pl • St. Louis, MO 63110



A great central location near Hampton Ave. and Highway 40!

- Nicely remodeled units with updated plumbing, electric, windows, and kitchens
- In - unit laundry
- Plenty of off-street parking
- Beautiful hardwood floors

Offered at:
\$4,950,000

For More Information Contact:

Constantine (Dino) Benos • Cell: (314) 504-9043

Direct: (314) 446-7552 • cbenos@stlmultifamily.com • www.stlmultifamily.com

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Rent Roll

Unit	Floorplan	Current Rent	Market Rent
1014 - 1N	1 Bed/1 Bath	\$1,095	\$1,200
1014 - 1S	1 Bed/1 Bath	\$1,150	\$1,200
1014 - 2N	1 Bed/1 Bath	\$875	\$1,200
1014 - 2S	1 Bed/1 Bath	\$1,195	\$1,200
1014 - 3N	1 Bed/1 Bath	\$1,095	\$1,200
1014 - 3S	1 Bed/1 Bath	\$1,195	\$1,200
1020 - 1N	1 Bed/1 Bath	Vacant	\$1,200
1020 - 1S	1 Bed/1 Bath	\$1,100	\$1,200
1020 - 2N	1 Bed/1 Bath	\$1,103	\$1,200
1020 - 2S	1 Bed/1 Bath	\$1,095	\$1,200
1020 - 3N	1 Bed/1 Bath	\$1,195	\$1,200
1020 - 3S	1 Bed/1 Bath	\$1,095	\$1,200
1024 - 1N	1 Bed/1 Bath	\$1,195	\$1,200
1024 - 1S	1 Bed/1 Bath	\$1,100	\$1,200
1024 - 2N	1 Bed/1 Bath	\$1,195	\$1,200
1024 - 2S	1 Bed/1 Bath	\$1,095	\$1,200
1024 - 3N	1 Bed/1 Bath	Vacant	\$1,200
1024 - 3S	1 Bed/1 Bath	\$1,050	\$1,200

Unit	Floorplan	Current Rent	Market Rent
1028 - 1N	1 Bed/1 Bath	\$885	\$1,200
1028 - 1S	1 Bed/1 Bath	\$880	\$1,200
1028 - 2N	1 Bed/1 Bath	\$1,195	\$1,200
1028 - 2S	1 Bed/1 Bath	\$1,095	\$1,200
1028 - 3N	1 Bed/1 Bath	\$1,195	\$1,200
1028 - 3S	1 Bed/1 Bath	\$800	\$1,200
1034 - 1N	1 Bed/1 Bath	\$1,155	\$1,200
1034 - 1S	1 Bed/1 Bath	\$1,195	\$1,200
1034 - 2N	1 Bed/1 Bath	\$1,195	\$1,200
1034 - 2S	1 Bed/1 Bath	\$885	\$1,200
1034 - 3N	1 Bed/1 Bath	\$1,195	\$1,200
1034 - 3S	1 Bed/1 Bath	\$1,195	\$1,200
1038 - 1N	1 Bed/1 Bath	\$915	\$1,200
1038 - 1S	1 Bed/1 Bath	\$1,050	\$1,200
1038 - 2N	1 Bed/1 Bath	\$850	\$1,200
1038 - 2S	1 Bed/1 Bath	\$1,100	\$1,200
1038 - 3N	1 Bed/1 Bath	\$800	\$1,200
1038 - 3S	1 Bed/1 Bath	\$1,050	\$1,200

Totals	Current Rent	Market Rent
	\$36,463	\$43,200

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Annual Budget	Period Range: Jan 2024 to Dec 2024												Forecast Total
	Jan Budget	Feb Budget	Mar Budget	Apr Budget	May Budget	June Budget	July Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	
Income													
RENTS													
Rent Income	38,735.53	38,735.53	38,790.53	38,900.53	39,340.53	39,560.53	39,560.53	39,725.53	39,890.53	40,055.53	40,110.53	40,165.53	473,571.36
Total RENTS	38,735.53	38,735.53	38,790.53	38,900.53	39,340.53	39,560.53	39,560.53	39,725.53	39,890.53	40,055.53	40,110.53	40,165.53	473,571.36
Revenue													
Application Fee Income	50.00	0.00	0.00	50.00	100.00	50.00	0.00	50.00	50.00	50.00	0.00	0.00	400.00
Total Revenue	50.00	0.00	0.00	50.00	100.00	50.00	0.00	50.00	50.00	50.00	0.00	0.00	400.00
Rent Income													
Lease Administration Fee	450.00	0.00	0.00	450.00	900.00	450.00	0.00	450.00	450.00	450.00	0.00	0.00	3,600.00
Total Rent Income	450.00	0.00	0.00	450.00	900.00	450.00	0.00	450.00	450.00	450.00	0.00	0.00	3,600.00
Total Forecast Income	39,235.53	38,735.53	38,790.53	39,400.53	40,340.53	40,060.53	39,560.53	40,225.53	40,390.53	40,555.53	40,110.53	40,165.53	477,571.36
Expense													
R&M Maintenance Staff													
Maint - Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total R&M Maintenance Staff	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Electrical													
Electrical - Repairs and Maint	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Electrical	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Repairs and Maintenance													
Repairs and Maint - Misc. Interior	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Repairs and Maint - Exterminating	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total Repairs and Maintenance	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
HVAC													
HVAC - Air Filters	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
HVAC - Repairs and Maint	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
HVAC - Supplies	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	720.00
Total HVAC	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,240.00
Plumbing													
Plumbing - Repairs and Maint	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Landscaping and Grounds													
Landscape - Contract Service Exterior	0.00	0.00	0.00	650.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	0.00	2,450.00
Landscape - Snow Removal	600.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	1,800.00
Total Landscaping and Grounds	600.00	600.00	0.00	650.00	300.00	300.00	300.00	300.00	300.00	300.00	0.00	600.00	4,250.00
Cleaning													
Cleaning - Contract Services	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total Cleaning	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Utilities													
Utilities - Electricity	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
Utilities - Gas	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	725.00	8,700.00
Utilities - Sewer	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Utilities - Water	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Utilities - Garbage and Recycling	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Utilities	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	34,500.00
Administrative													
Admin - Leasing Commissions	170.00	0.00	85.00	170.00	680.00	340.00	0.00	255.00	255.00	255.00	85.00	85.00	2,380.00
Admin - Advertising and Promotions	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Admin - Insurance - Property and Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,900.00	16,900.00
Total Administrative	320.00	150.00	235.00	320.00	830.00	490.00	150.00	405.00	405.00	405.00	235.00	17,135.00	21,080.00
Property Taxes													
Taxes - Real Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,951.56	22,951.56
Total Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,951.56	22,951.56
Total Forecast Expense	4,940.00	4,770.00	4,255.00	4,990.00	5,150.00	4,810.00	4,470.00	4,725.00	4,725.00	4,725.00	4,255.00	44,706.56	96,521.56
Net Operating Income	34,295.53	33,965.53	34,535.53	34,410.53	35,190.53	35,250.53	35,090.53	35,500.53	35,665.53	35,830.53	35,855.53	-4,541.03	381,049.80

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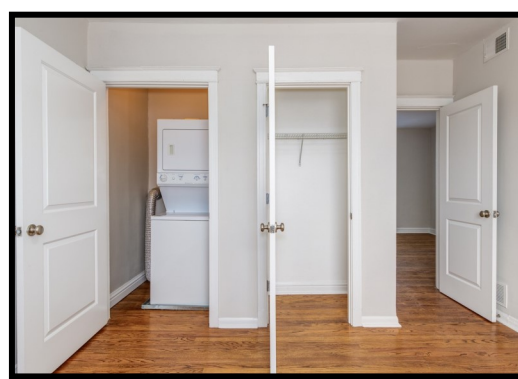
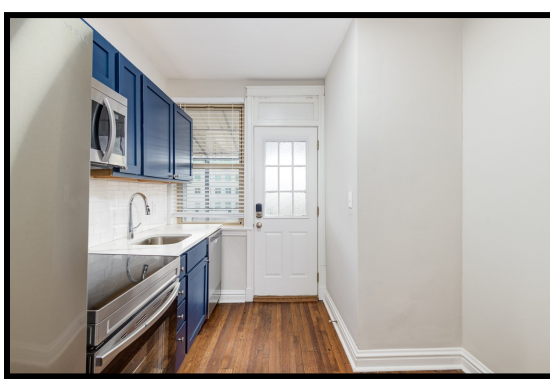
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