



This property is located in the wonderful community of Richmond Heights, has quick highway access, and is close to universities, shops and restaurants!

- Spacious Four 1 Bed/1 Bath Units
- Two car garage parking
- Central air
- · Basement laundry and storage
- Beautiful wood floors and several updated kitchens and baths throughout
- Located in the wonderful Westmoor Park Subdivision

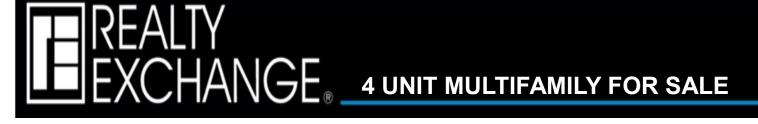
Offered at: \$565,000

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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2023 Current Rent Roll/ Income

Unit	Floor Plan	Current Rent	Annual Rent
1N	1 Bed/1 Bath	\$925	\$11,100
1S	1 Bed/1 Bath	\$825	\$9,900
2N	1 Bed/1 Bath	\$825	\$9,900
2S	1 Bed/1 Bath	\$995	\$11,940
Total Rent		\$3,570	\$42,840

January-June 2023 Expenses

Income	
Rents	\$42,840
Total Income	\$42,840
Expenses	
Maintenance and Supplies	\$4,919
Utilities (Electric, Gas, Sewer, Water)	\$874
Insurance	\$636
Taxes	\$3,548
Total Expenses	\$9,977





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2203 S. Big Bend Blvd. ● St. Louis, MO 63117 ● 314-627-2220 ● www.realtyexchangeweb.com

Proforma Rent Roll

Unit	Floor Plan	Proforma Rent	Proforma Annual Rent
1N	1 Bed/1 Bath	\$995	\$11,940
1S	1 Bed/1 Bath	\$995	\$11,940
2N	1 Bed/1 Bath	\$995	\$11,940
2S	1 Bed/1 Bath	\$995	\$11,940
Total Rent		\$3,980	\$47,760

Proforma Income and Expenses

Income	
Rents	\$47,760
Annualized Income	\$47,760
Expenses	
Maintenance, Supplies, Repairs	\$9,838
Utilities (Electric, Gas, Sewer, Water)	\$1,748
Insurance	\$1,272
Taxes	\$7,095
Annualized Income	\$19,953

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