



4 UNIT MULTIFAMILY FOR SALE

1215 Moorlands Drive • Richmond Heights, MO 63117



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

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.

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



4 UNIT MULTIFAMILY FOR SALE

1215 Moorlands Drive • Richmond Heights, MO 63117

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



For More Information Contact:

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

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

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



4 UNIT MULTIFAMILY FOR SALE

1215 Moorlands Drive • Richmond Heights, MO 63117

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

For More Information Contact:

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

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

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



4 UNIT MULTIFAMILY FOR SALE

1215 Moorlands Drive • Richmond Heights, MO 63117



For More Information Contact:

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

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

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