



# MULTIFAMILY FOR SALE

**1718 S. 8th Street • St. Louis, MO 63104**

*Wonderful Investment Opportunity  
In Historic Soulard*



**4 Family**

**Unit Mix Includes:**

**Two Beautiful 1 Bed / 1 Bath Units  
Two Spacious 2 Bed / 2 Bath  
Townhome Style Units**

**Exceptional Location  
Walking Distance to Restaurants,  
Shops and Parks**

**Central Air / GFA Furnaces  
Individual Systems**

**Washer/Dryer in Each Unit**

**Lots of Updates**

**A Real Value Add Opportunity**

---

**Offered At:**

**\$485,000**

---



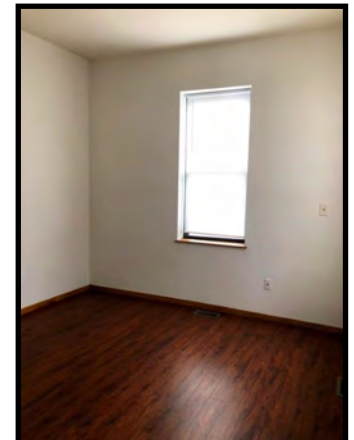
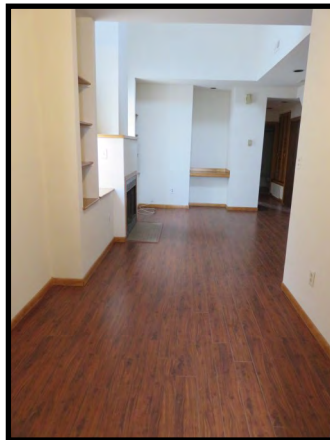
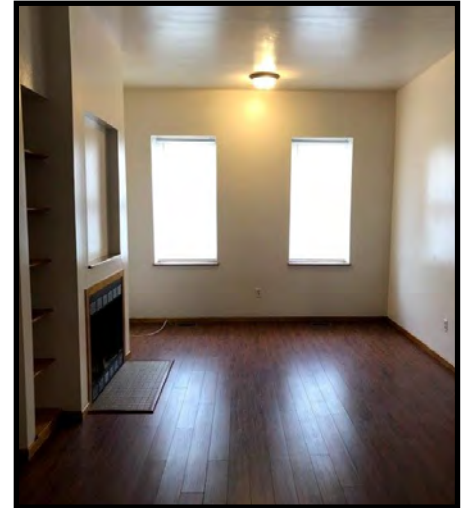
**2203 S. Big Bend Blvd. St. Louis, MO 63117 • 314-647-2220 • [www.realtyexchangeweb.com](http://www.realtyexchangeweb.com)**

Information combined 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.

**1718 S. 8th Street • St. Louis, MO 63104**

Unit	Floorplan	Current Rent	Current Annual Rent
#A	1 Bed / 1 Bath	\$595	\$7,140
#B	1 Bed / 1 Bath	\$695	\$8,340
#C*	2 Bed / 2 Bath	\$985	\$11,820
#D*	2 Bed / 2 Bath	\$985	\$11,820
<b>Total</b>		<b>\$3,260</b>	<b>\$39,120</b>

\* Vacant



**For more information contact:**

**CONSTANTINE (DINO) BENOS**

cbenos@stlmultifamily.com

Cell: 314-504-9043

Office: 314-446-7552

**CHRISTOPHER TUCKER**

tucker@realtyexchangeweb.com

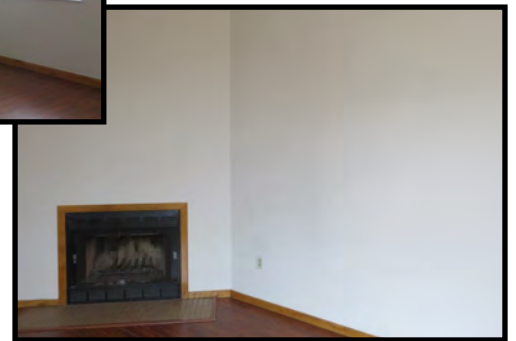
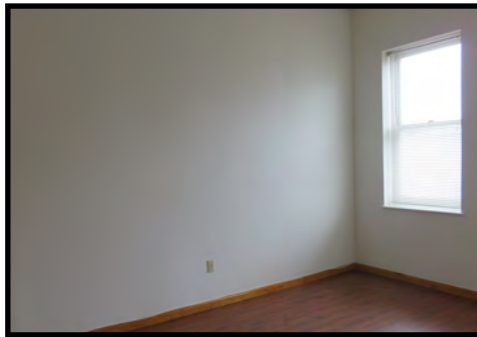
Cell: 314-478-1140

Office: 314-336-1928

**1718 S. 8th Street • St. Louis, MO 63104**



Current Expenses	
Insurance	\$1,239
Maintenance & Repairs	\$3,168
Real Estate Taxes	\$2,814
Utilities - Water, Sewer & Trash	\$2,502
<b>Total Current Expenses</b>	<b>\$9,724</b>



**For more information contact:**

**CONSTANTINE (DINO) BENOS**

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

Cell: 314-504-9043

Office: 314-446-7552

**CHRISTOPHER TUCKER**

[tucker@realtyexchangeweb.com](mailto:tucker@realtyexchangeweb.com)

Cell: 314-478-1140

Office: 314-336-1928

**1718 S. 8th Street • St. Louis, MO 63104**

Unit	Floorplan	Pro Forma Rent	Pro Forma Annual Rent
#A	1 Bed / 1 Bath	\$695	\$8,340
#B	1 Bed / 1 Bath	\$695	\$8,340
#C	2 Bed / 2 Bath	\$985	\$11,820
#D	2 Bed / 2 Bath	\$985	\$11,820
<b>Total</b>			<b>\$40,320</b>

<b>PRO FORMA</b>	
Gross Potential Income	\$40,320
6% Vacancy/Loss	\$2,419
<b>Total Income</b>	<b>\$37,901</b>
Current Expenses	\$9,724
<b>Pro Forma Net Operating Income</b>	<b>\$28,177</b>

**For more information contact:**

**CONSTANTINE (DINO) BENOS**

cbenos@stlmultifamily.com

Cell: 314-504-9043

Office: 314-446-7552

**CHRISTOPHER TUCKER**

tucker@realtyexchangeweb.com

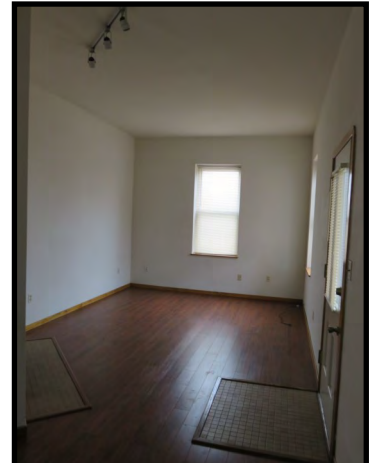
Cell: 314-478-1140

Office: 314-336-1928



# THE PROPERTY

1718 S. 8th Street • St. Louis, MO 63104



For more information contact:

**CONSTANTINE (DINO) BENOS**

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

Cell: 314-504-9043

Office: 314-446-7552

**CHRISTOPHER TUCKER**

[tucker@realtyexchangeweb.com](mailto:tucker@realtyexchangeweb.com)

Cell: 314-478-1140

Office: 314-336-1928

2203 S. Big Bend Blvd. St. Louis, MO 63117 • 314-647-2220 • [www.realtyexchangeweb.com](http://www.realtyexchangeweb.com)

Information combined 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.

