



MULTIFAMILY FOR SALE

1722 Waverly Place • St. Louis, MO 63104

*Wonderful Investment Opportunity in
Beautiful Lafayette Square*

8 Family



Unit Mix Includes:
Four 1 Bed / 1 Bath Units
Three Beautiful 2 Bed / 1 Bath Units
One Spacious 2 Bed / 2 Bath Unit

Exceptional Location
Close to Shopping, Restaurants,
Downtown and Major Highways

Central Air / GFA Furnaces

Individual Systems

**Additional Lot Next Door
is Included**

Lots of Updates

6 Car Garage

A Real Value Add Opportunity

Offered At:

\$715,000



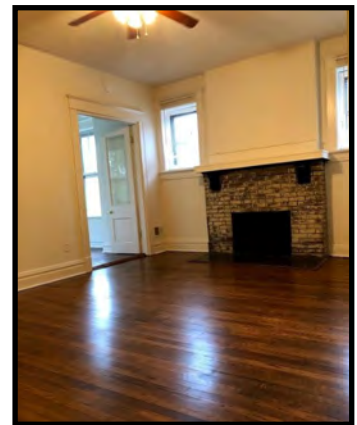
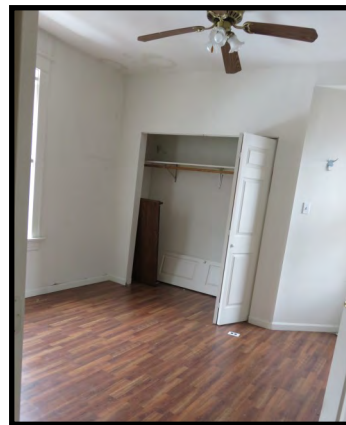
2203 S. Big Bend Blvd. St. Louis, MO 63117 • 314-647-2220 • www.realtyexchangeweb.com

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Unit	Floorplan	Current Rent	Current Annual Rent
#A	2 Bed / 1 Bath	\$775	\$9,300
#B	1 Bed / 1 Bath	\$450	\$5,400
#B1	1 Bed / 1 Bath	\$485	\$5,820
#C	1 Bed / 1 Bath	\$525	\$6,300
#C2	1 Bed / 1 Bath	\$525	\$6,300
#D	2 Bed / 1 Bath	\$900	\$10,800
#E	2 Bed / 1 Bath	\$850	\$10,200
#F*	2 Bed / 2 Bath	\$950	\$11,400
1	Garage Parking	\$200	\$2,400
Total		\$5,660	\$67,920

*Vacant



For more information contact:

CONSTANTINE (DINO) BENOS

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CHRISTOPHER TUCKER

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Current Expenses	
Insurance	\$3,491
Maintenance & Repairs	\$11,543
Real Estate Taxes	\$4,870
Utilities - Water, Sewer & Trash	\$5,552
Total Current Expenses	\$25,456



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#D	2 Bed / 1 Bath	\$900	\$10,800
#E	2 Bed / 1 Bath	\$900	\$10,800
#F	2 Bed / 2 Bath	\$950	\$11,400
1	Garage Parking	\$200	\$2,400
Total		\$5,950	\$71,400



PRO FORMA	
Gross Potential Income	\$71,400
6% Vacancy/Loss	\$4,284
Total Income	\$67,116
Current Expenses	\$25,456
Pro Forma Net Operating Income	\$41,660

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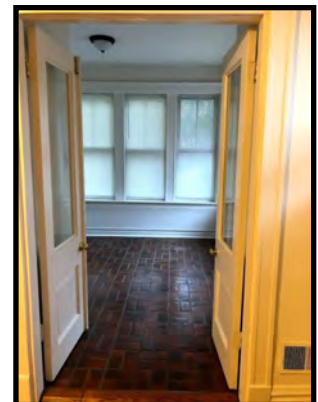
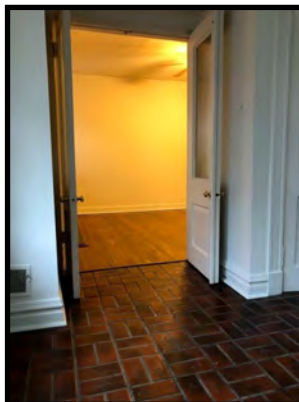
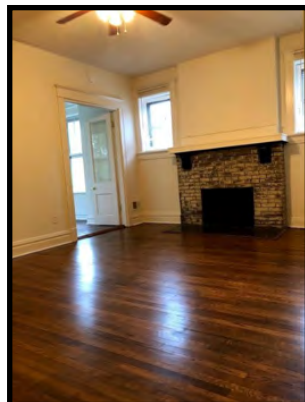
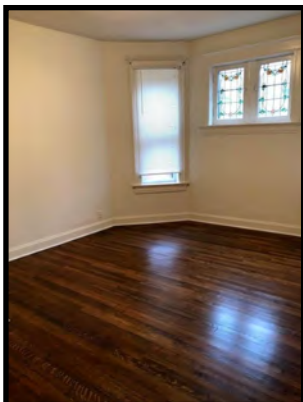
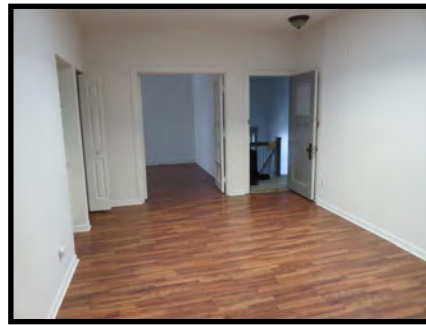
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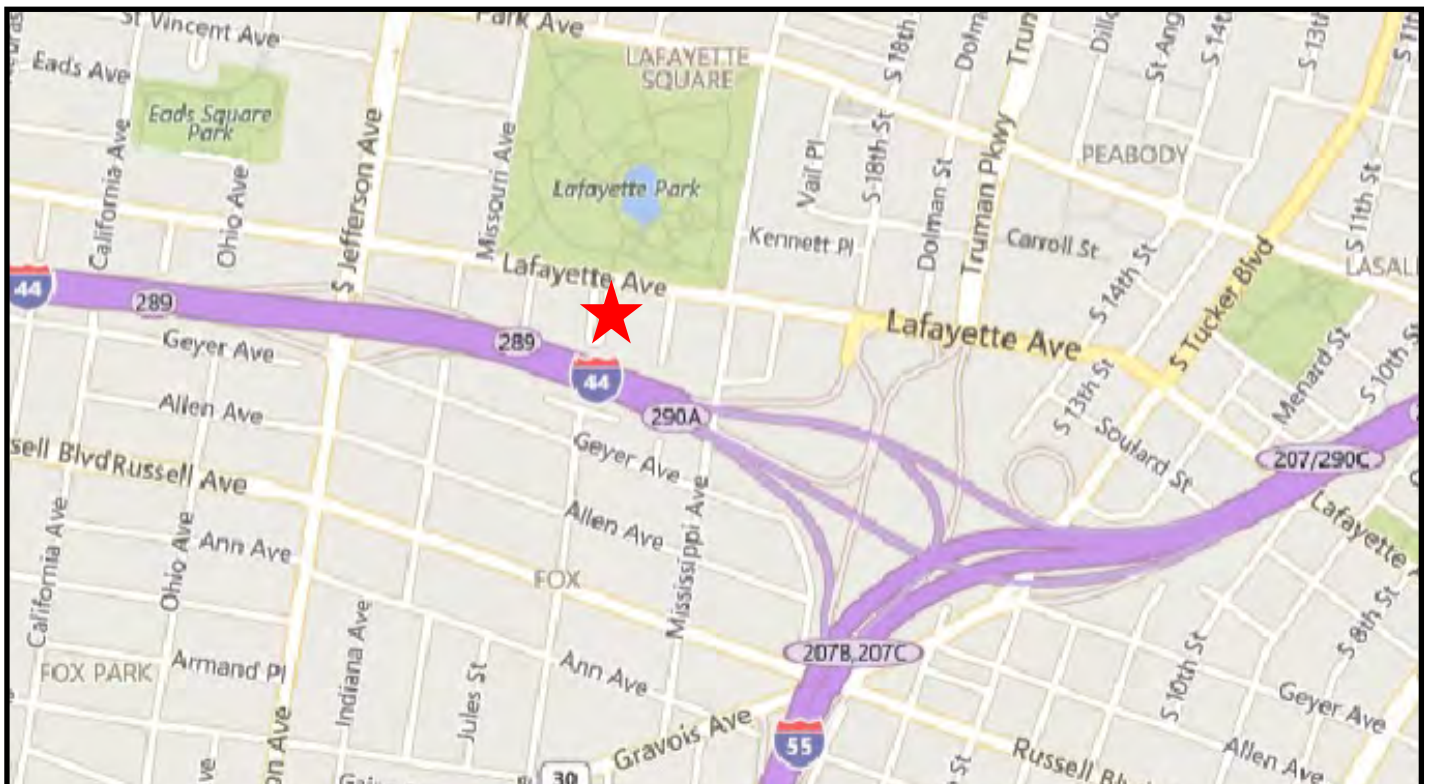
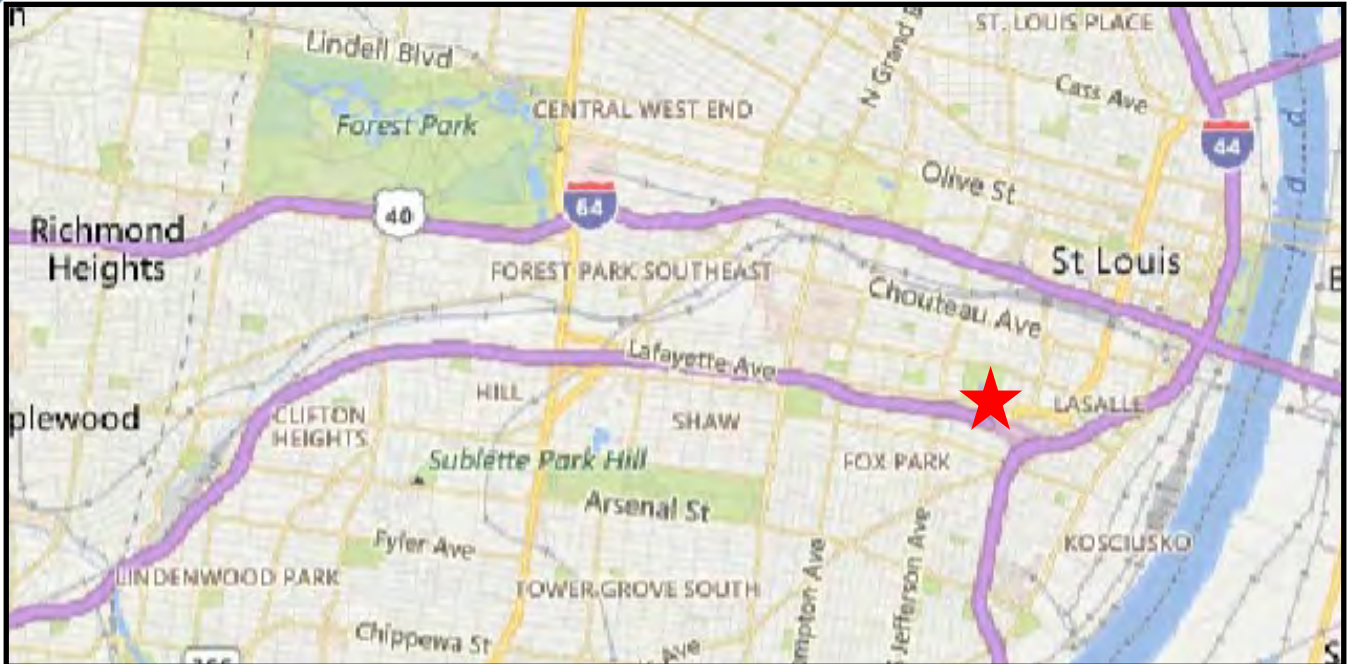
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