



**MULTIFAMILY FOR SALE: 14 UNITS**

***2002 - 2014 Missouri Ave. • St. Louis, MO 63104***



***This property is located near all major arteries!***

- Seven 1 Bed / 1 Bath Units
- Seven 2 Bed / 1 Bath Units
- Nicely renovated building
- Updated plumbing
- Updated kitchens and baths
- In-unit washers and driers

**Offered at:**  
**\$995,000**

**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**



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### Current Rent Roll

Unit	Floorplan	Current Rent
2002 1st Flr	1 Bed/1 Bath	\$700
2002 2nd Flr	2 Bed/1 Bath	\$825
2004 1st Flr	1 Bed/1 Bath	\$700
2004 2nd Flr	2 Bed/1 Bath	\$785
2006 1st Flr	1 Bed/1 Bath	\$675
2006 2nd Flr	2 Bed/1 Bath	\$785
2008 1st Flr	1 Bed/1 Bath	\$650
2008 2nd Flr	2 Bed/1 Bath	\$825
2010 1st Flr	1 Bed/1 Bath	\$675
2010 2nd Flr	2 Bed/1 Bath	\$825
2012 1st Flr	1 Bed/1 Bath	\$725
2012 2nd Flr	2 Bed/1 Bath	\$800
2014 1st Flr	1 Bed/1 Bath	\$675
2014 2nd Flr	2 Bed/1 Bath	\$785
Monthly Total		\$10,430

### Current Income and Expenses

2023 Income	
Rents Income	\$116,164
Miscellaneous Income	\$4,403
Total Income	\$120,567
2023 Expenses	
General Repairs	\$15,404
Cleaning Expenses	\$1,706
Lawn Care / Snow Removal	\$657
Utilities	\$15,284
Pest Control	\$447
Service Call	\$2,385
Management Fee	\$11,321
Leasing Fee	\$1,713
Inspections	\$274
Insurance	\$7,588
Taxes	\$3,033
Total Expenses	\$59,812
Net Operating Income	\$60,755

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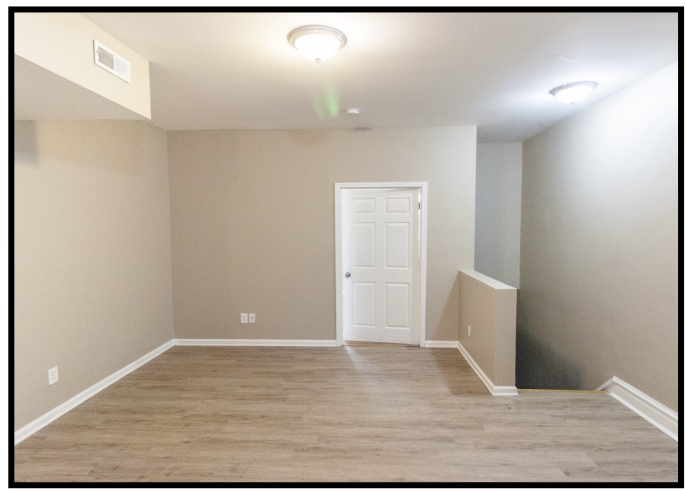
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