

FOR SALE- 20 Units Chippewa Courtyard

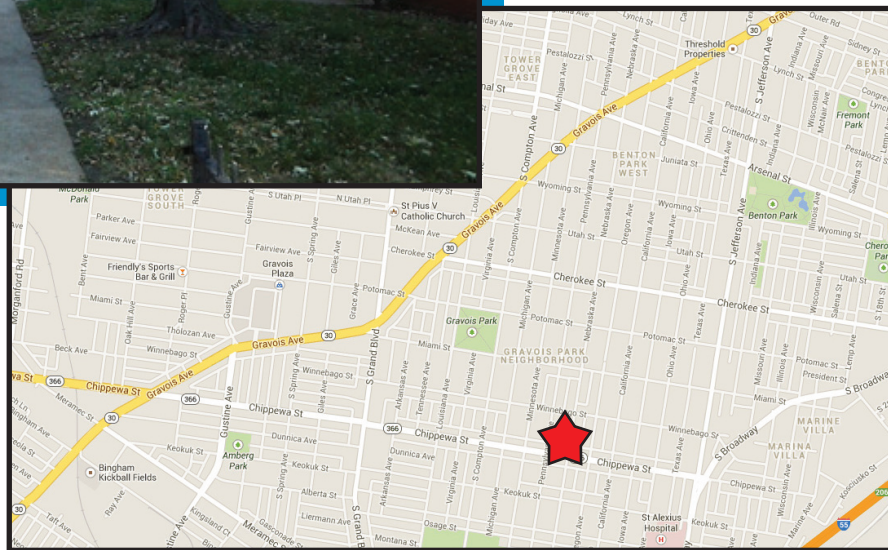
2907-2919 Chippewa St. • St. Louis, MO 63118



- 2 Two Story Buildings
- 16 One Bed/One Bath Units
- 4 Two Bed/One Bath Units
- Individual A/C & Heat

- Close to Major Traffic Arteries I-55 & I-44

**OFFERED AT:
\$460,000**



PRESENTED BY:

Constantine (Dino) Benos

Cell: 314-504-9043

Direct: 314-446-7552

cbenos@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.

Chippewa Courtyard

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Rent Roll

Unit	Beds	Mkt	Rent
2907- A	2	\$505	\$505
2907- B	2	\$505	VACANT
2909-A	1	\$460	\$420
2909-B	1	\$460	\$420
2909- C	1	\$460	\$420
2909- D	1	\$460	\$420
2911- A	1	\$460	\$420
2911- B	1	\$460	\$420
2911- C	1	\$460	\$420
2911- D	1	\$460	\$420
2915- A	1	\$460	\$420
2915- B	1	\$460	\$460
2915- C	1	\$460	\$420
2915- D	1	\$460	\$420
2917- A	1	\$460	\$420
2917- B	1	\$460	\$446
2917- C	1	\$460	\$420
2917- D	1	\$460	\$420
2919- A	2	\$505	\$505
2919- B	2	\$505	\$505
Monthly Total		\$9,380	\$8,301
Annual Total		\$112,560	\$99,612

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Expenses

Office Expenses		Maintenance & Operating Contracts	
Renting	\$631	Grounds	\$1,955
Management Fee	\$7,525	Sewer Cleaning	\$996
Administrative Expenses	\$2,532	Locks/Keys	\$456
Total Office Expenses	\$10,688	Plumbing	\$151
		Miscellaneous	\$36
		Total Maintenance & Operating Contracts	\$3,594
Utilities		Miscellaneous Maintenance & Operating	
Electric- Vacant	\$869	Snow Removal	\$306
Electric- Common	\$2,655	Exterminating	\$245
Gas- Vacant	\$623	Supplies	\$564
Gas- Common	\$2,856	Total Misc Maintenance & Operating	\$1,115
Water	\$2,725		
Sewer	\$3,674	Taxes & Insurance	
Garbage & Trash Removal	\$2,310	Real Estate Taxes	\$3,909
Total Utilities	\$15,712	Misc Tax/License/Permits/Ins	\$230
		Property & Liability Insurance	\$4,111
Payroll- Maintenance & Operating		Total Taxes & Insurance	\$8,250
Maintenance	\$8,703	TOTAL EXPENSES	\$54,596
Custodian	\$5,247		
Auto	\$1,287		
Total Payroll- Maintenance & Operating	\$15,237		

*Capital Improvements \$5,696

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