

611-613 S. Kirkwood Road • Kirkwood, MO 63122



This property is located in the wonderful community of Kirkwood, has quick highway access, and is close to shops and restaurants!

- Two Spacious 2 Bed/1 Bath Units
- Private basements
- Central air conditioning
- Beautiful units with many updates & hardwood floors
- Individual screened-in porches
- Detached 3-car garage
- Partially fenced yard
- Newer roof
- Tenants pay utilities
- Large lot - 73' x 300'

Offered at:
\$450,000

For More Information Contact:

Constantine (Dino) Benos • (314) 504-9043 • cbenos@stlmultifamily.com • www.stlmultifamily.com

Christopher Tucker • (314) 478-1140 • tucker@realtyexchangeweb.com • www.realtyexchangeweb.com

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2 UNIT MULTIFAMILY FOR SALE

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Current Rent Roll/Income

Unit	Floor Plan	Current Rent	Annual Rent
611	2 Bed/1 Bath	\$1,100	\$13,200
613	2 Bed/1 Bath	\$1,100	\$13,200
Total Rent		\$2,200	\$26,400

Proforma Rent Roll

Unit	Floor Plan	Proforma Rent	Proforma Annual Rent
611	2 Bed/1 Bath	\$1,500	\$18,000
613	2 Bed/1 Bath	\$1,500	\$18,000
Total Rent		\$3,000	\$36,000



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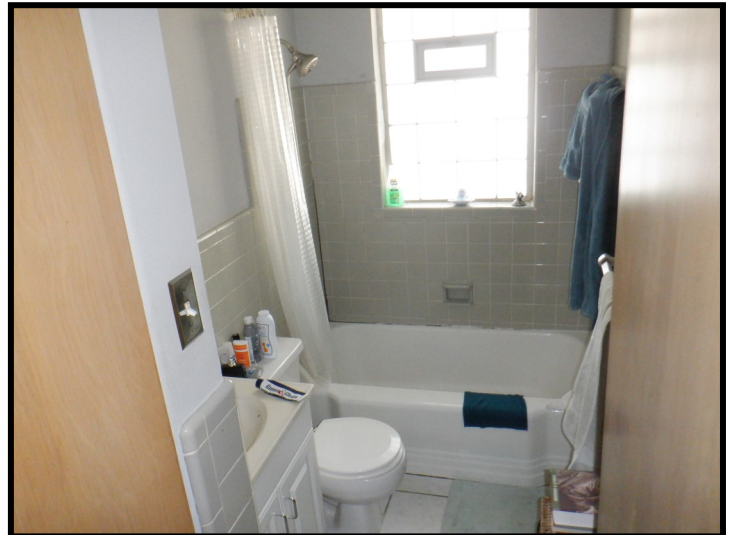
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