

**REALTY
EXCHANGE.**

**MULTIFAMILY
FOR SALE**

612 S HANLEY RD • ST LOUIS, MO 63105



Offered At:

\$899,500



Four - 3 Bed / 1.5 Bath Units

Top Rated Clayton School District

Central Air Conditioning

Garage Parking

Fully Equipped Kitchens

Washer / Dryer in Units

FOR MORE INFORMATION CONTACT:

CONSTANTINE (DINO) BENOS

314-504-9043

cbenos@stlmultifamily.com

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

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Rent Roll

UNIT	FLOORPLAN	CURRENT RENT	MARKET RENT
1N	3 BR / 1.5 BA	\$1,250	\$1,500
1S	3 BR / 1.5 BA	\$1,500	\$1,500
2N	3 BR / 1.5 BA	\$1,275	\$1,500
2S	3 BR / 1.5 BA	\$1,250	\$1,500
Total		\$5,275	\$6,000



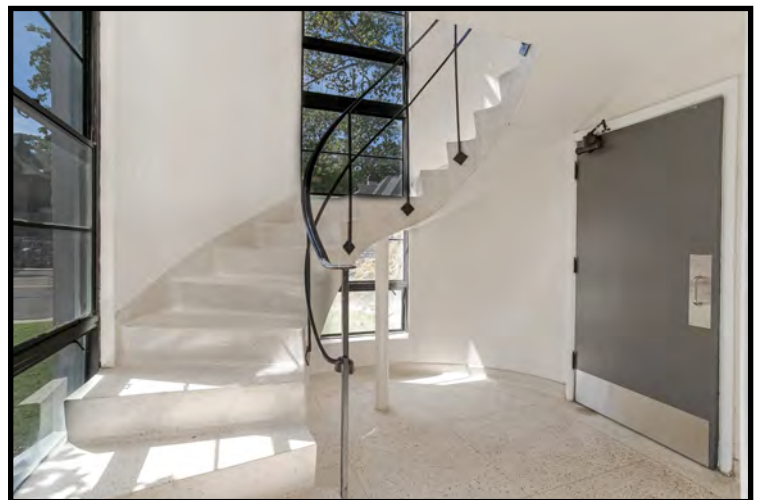
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PRO FORMA

CURRENT INCOME & EXPENSES

Income	
Rents	\$63,300
Other Income	\$1,479
Total Income	\$64,779
Expenses	
Insurance	\$2,655
Cleaning, Maintenance & Repair	\$4,873
Taxes	\$12,278
Utilities	
Gas	\$44
Electric	\$313
Sewer	\$919
Water	\$792
Total Utilities	\$2,068
Total Expenses	\$21,873
Total Operating Income	\$42,906

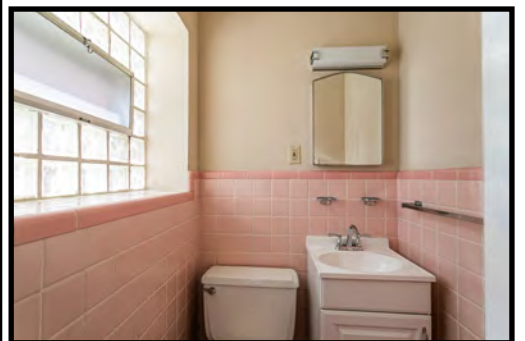
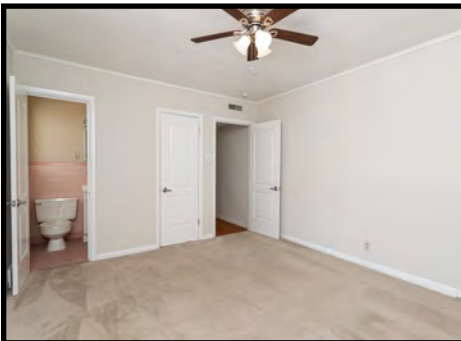
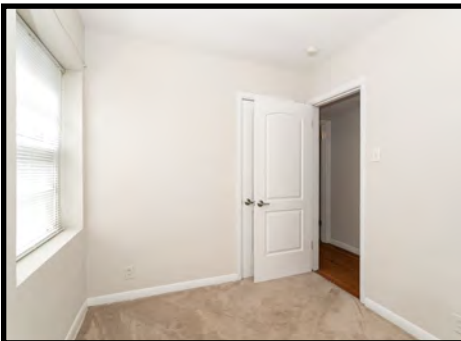
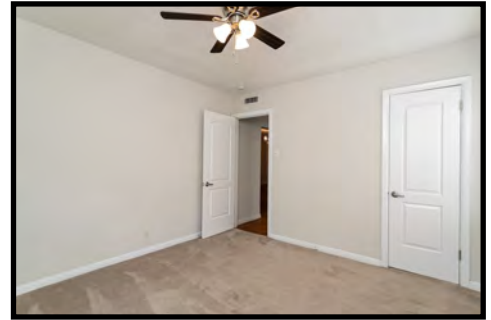
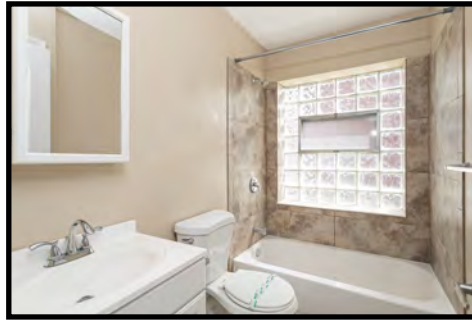
Income	
Rents	\$72,000
Other Income	\$1,479
Gross Potential Income	\$73,479
5% Vacancy/Loss	\$3,674
Effective Gross Income	\$69,805
Expenses	
Insurance	\$2,655
Cleaning, Maintenance & Repair	\$4,873
Taxes	\$12,278
Utilities	
Gas	\$44
Electric	\$313
Sewer	\$919
Water	\$792
Total Utilities	\$2,068
Total Expenses	\$21,873
Pro Forma Operating Income	\$47,932



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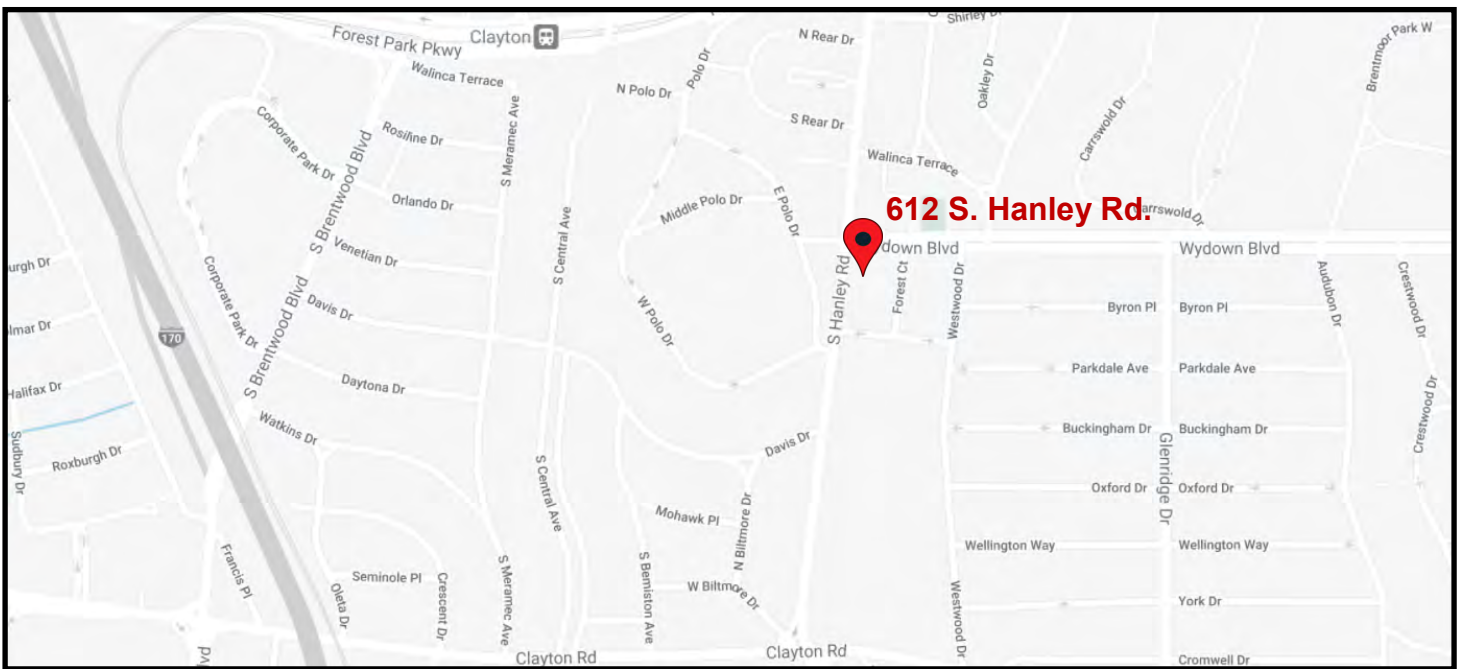
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Photos



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