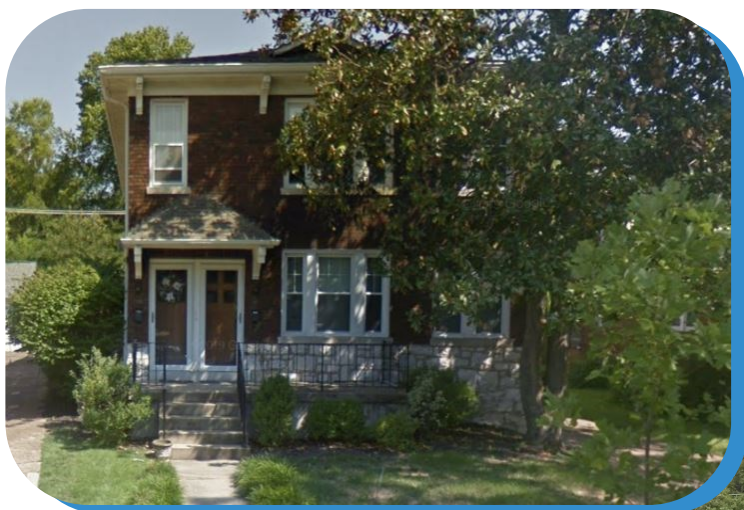


# For Sale

**7325 Lindell Blvd • University City, MO 63130**



- 2 Family
- 2 Beds / 1 Bath
- 2 Car Detached Garage

- Great Opportunity to Buy a Beautiful Duplex in Beautiful University City
- Hardwood Floors Throughout



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**Offered At:**

**\$399,500**

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**FOR MORE INFO CONTACT:**

**CONSTANTINE (DINO) BENOS**

Cell: 314-504-9043 | Direct: 314-446-7552

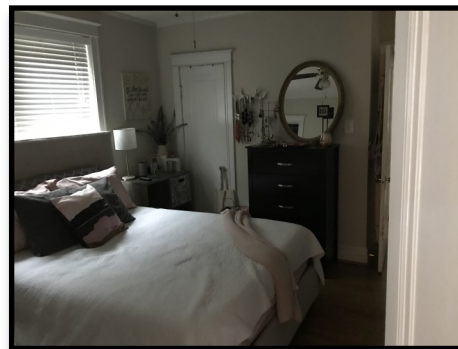
*cbenos@stlmultifamily.com*

*www.stlmultifamily.com*

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## RENT ROLL

Unit	Floorplan	Current Rent
Upstairs	2 Beds / 1 Bath	\$14,700
Downstairs	2 Beds / 1 Bath	\$15,600
Total Monthly Rent		\$30,300



**FOR MORE INFORMATION CONTACT:**

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## 2019 INCOME & EXPENSES

1/1/2019 - 10/31/2019

2019 Income (1/1/2019 - 10/31/2019)	
Upstairs	\$14,700
Downstairs	\$15,600
Total Income	\$30,300
2019 Expenses (1/1/2019 - 10/31/2019)	
Building Maintenance	\$731
Insurance	\$2,469
Landscape Maintenance	\$400
Property Tax	\$4,437
Sewer (MSD)	\$463
Trash - Ucity	\$220
Water (American Water)	\$175
Total Expenses	\$8,895
Net Operating Income (1/1/2019 - 10/31/2019)	\$21,405

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## 2018 INCOME & EXPENSES

2018 Income	
Upstairs	\$12,250
Downstairs	\$13,000
Total Income	\$25,250
2018 Expenses	
Building Maintenance	\$630
Insurance	\$2,551
Landscape Maintenance	\$410
Property Tax	\$4,437
Sewer (MSD)	\$625
Trash - Ucity	\$440
Water (American Water)	\$442
Total Expenses	\$9,536
Net Operating Income	\$15,714

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## PRO FORMA

PRO FORMA	
Gross Potential Income	\$37,200
<b>Effective Gross Income</b>	<b>\$37,200</b>
30% Expenses	\$11,160
<b>Net Operating Income</b>	<b>\$48,360</b>

## PRO FORMA RENTS

Unit	Floorplan	Market Rent	Annual
Upstairs	2 Beds / 1 Bath	\$1,550	\$18,600
Downstairs	2 Beds / 1 Bath	\$1,550	\$18,600
<b>Total Annual Rents</b>			<b>\$37,200</b>

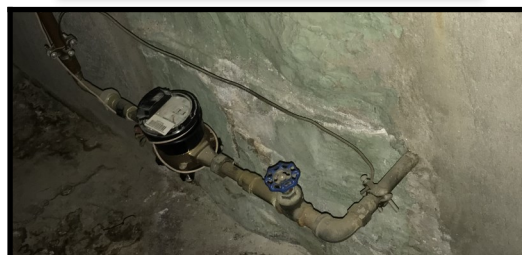


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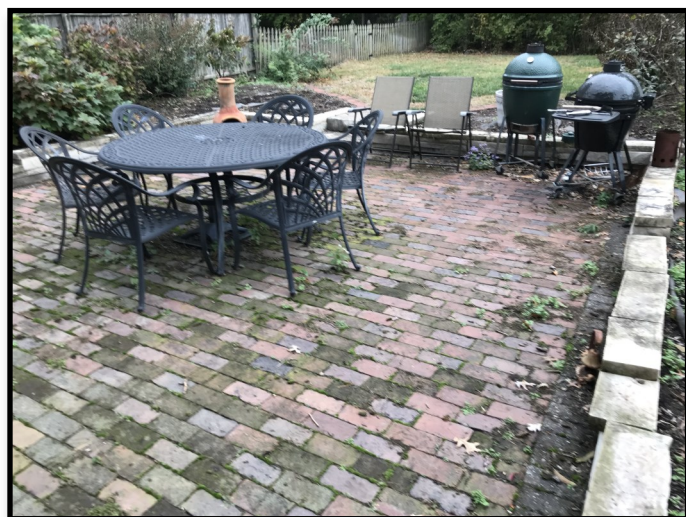
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