



MULTIFAMILY FOR SALE: 12 UNITS

7707 Lindbergh Drive • St. Louis, MO 63143



This property is located in the wonderful Maplewood/Richmond Heights area!

- Centrally located near all major arteries
- Six 1 Bed / 1 Bath Units
- Six 2 Bed / 1 Bath Units
- Nice hardwood floors and a newer roof
- Off-street parking
- Gas Forced Air Furnaces
- Central Air Conditioning

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

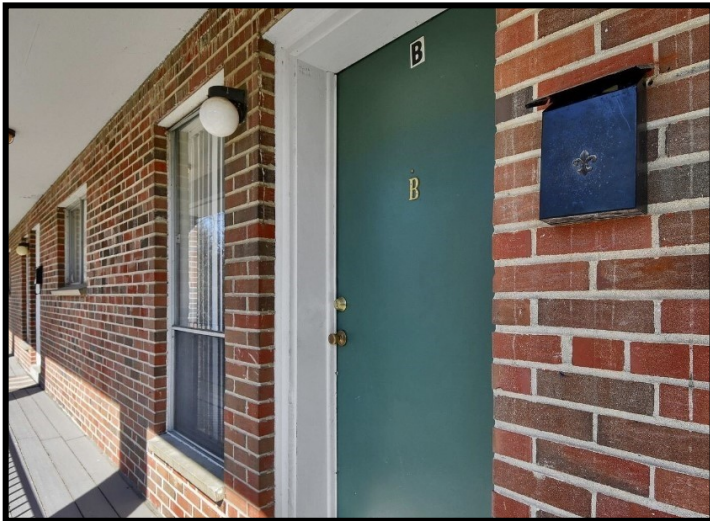
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

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Rent Roll

Unit	Floorplan	Current Rent	Market Rent
7707 - A	2 Bed/1 Bath	\$735	\$995
7707 - B	2 Bed/1 Bath	\$925	\$995
7707 - C	1 Bed/1 Bath	\$720	\$795
7707 - D	1 Bed/1 Bath	\$740	\$795
7707 - E	1 Bed/1 Bath	\$595	\$795
7707 - F	2 Bed/1 Bath	\$705	\$995
7707 - G	2 Bed/1 Bath	\$720	\$995
7707 - H	2 Bed/1 Bath	\$660	\$995
7707 - I	1 Bed/1 Bath	\$665	\$795
7707 - J	1 Bed/1 Bath	\$745	\$795
7707 - K	1 Bed/1 Bath	\$795	\$795
7707 - L	2 Bed/1 Bath	\$725	\$995
Total Rent		\$8,730	\$10,740



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REALTY EXCHANGE®

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2023 Jan - Sept Income and Expenses

2023 Year to Date Income	
Rents	\$74,690
Misc. Income	\$1,233
Total Income	\$75,923
2023 Year to Date Expense	
Administrative Expenses	\$5,739
Utilities	\$13,022
Repairs and Maintenance	\$10,379
Cap Improvements	\$3,024
Hazard Insurance	\$3,766
Real Estate Taxes	\$0
Total Expenses	\$35,930
Net Operating Income	\$39,993

2022 Income and Expenses

2022 Income	
Rents	90,153
Misc. Income	4,464
Total Income	94,617
2022 Expense	
Administrative Expenses	8,166
Utilities	20,531
Repairs and Maintenance	29,769
Cap Improvements	7,075
Hazard Insurance	4,917
Real Estate Taxes	12,049
Total Expenses	82,507
Net Operating Income	\$12,110

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Proforma Income and Expenses

Income	
Rents	\$128,880
Misc. Income	\$4,600
Gross Income	\$133,480
(4% vacancy)	*0.96
Total Income	\$128,141
Expense	
Maintenance	\$14,400
Gas	\$699
Electric	\$1,530
Trash	\$3,600
Sewer	\$2,902
Water	\$2,864
Cap Ex	\$3,600
Insurance	\$4,917
Taxes	\$12,049
Total Expenses	\$46,561
Net Operating Income	\$81,580

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