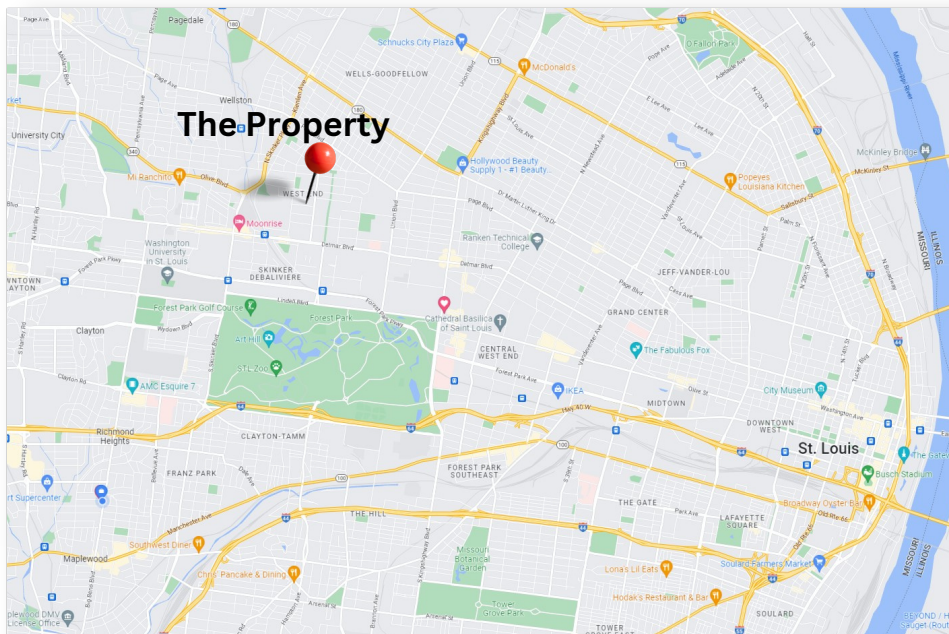


FOR SALE

5832-5840 Cabanne Ave
Saint Louis, MO 63112

- A Real Value-Add Opportunity
- Many Updates Include Kitchens, Baths & Plumbing
- Electric Forced Air & Central Air Conditioning
- Updated Electric Panels
- Newer Windows & Roof
- Includes Additional Lot Across the Street at 5831 Cabanne



Six 2 Bed/ 1 Bath
Twenty-Four 1 Bed/ 1 Bath

**Offered at
\$1,350,000**

For More Information:

Constantine (Dino) Benos

Direct: 314-446-7552

Cell: 314-504-9043

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.

5832-5840 Cabanne Ave

5832 Cabanne	Current Rents	Proforma Rents
1 South	\$675	\$675
2 South	\$675	\$675
3 South	\$675	\$675
1 North	\$600	\$675
2 North	\$675	\$675
3 North	\$660	\$675
TOTAL	\$3,960	\$4,050

5834 Cabanne	Current Rents	Proforma Rents
1 South	\$600*	\$675
2 South	\$600*	\$675
3 South	\$600*	\$675
1 North	\$600*	\$675
2 North	\$600*	\$675
3 North	\$600*	\$675
TOTAL	\$3,600	\$4,050

5836 Cabanne	Current Rents	Proforma Rents
1 East	\$660	\$785
2 East	\$775	\$785
3 East	\$762	\$785
1 West	\$750	\$785
2 West	\$725	\$785
3 West	\$700	\$785
TOTAL	\$4,372	\$4,710

5838 Cabanne	Current Rents	Proforma Rents
1 South	\$675	\$675
2 South	\$600*	\$675
3 South	\$600*	\$675
1 North	\$600**	\$675
2 North	\$675	\$675
3 North	\$675	\$675
TOTAL	\$3,825	\$4,050

5840 Cabanne	Current Rents	Proforma Rents
1 South	\$660	\$675
2 South	\$600*	\$675
3 South	\$675	\$675
1 North	\$700	\$675
2 North	\$600	\$675
3 North	\$600*	\$675
TOTAL	\$3,835	\$4,050

*Vacant

**Vacant Office

Current Monthly Total: \$19,592
Current Monthly Proforma Total: \$20,910



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5832-5840 Cabanne Ave

2021 Expenses	Amount Per Year
Accounting Fees	\$3,048
Contractor Services	\$19,841
Insurance	\$11,208
Janitorial Services	\$4,917
Supplies	\$20,472
Utilities	\$22,805
Office Expenses	\$4,116
Taxes	\$4,149
TOTAL	\$90,556

2022 Expenses	Amount Per Year
Electric	\$3,900
Water	\$7,200
Sewer	\$2,400
Trash	\$1,440
Lawncare & Snow Removal	\$3,600
Insurance	\$15,600
Common Area Maintenance	\$6,000
APT Clean Out / Prep	\$10,200
Materials for Repairs/ Misc.	\$6,600
Repairs	\$6,600
Taxes	\$4,155
TOTAL	\$67,695



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Realty Exchange is a local boutique brokerage firm that specializes in the sale of quality apartment communities. Since our inception we have focused a significant amount of our energies on this single asset class. We are the local apartment experts across all property sizes, vintages, and submarkets. We also specialize in the acquisition, brokerage and management of REO portfolios and large single-family asset pools.

With our main office centrally located in the St. Louis Metropolitan area, Realty Exchange provides local expertise in all of Missouri's apartment markets. Apartment sellers seek out Realty Exchange for the professionalism of our people, the effectiveness of our process, and our track record in delivering our price.

THE MISSOURI APARTMENT EXPERTS

Realty Exchange was formed in 1973 as a residential and multifamily brokerage firm. Since 1996, Realty Exchange disposed of (in many cases raising the equity and arranging the debt) 30,000+/- residential units across 8,500+ individual properties representing over \$1B in transaction volume. Our principals acted in a very hands on role in virtually all those ventures. Realty Exchange currently employs over 40 brokerage professionals and support staff.

To monitor and enhance the performance of our sales activities and investments, we utilize local market expertise, deep rooted relationships, and hands-on asset management personnel.

As multifamily real estate specialists, Realty Exchange advises on aspects of the multifamily industry that are unfamiliar to agents with a more general real estate background. Although we are not attorneys, our agents are trained to consider: market trends, rent and repair factors, current and upcoming laws, inspection results, 1031 Exchange options, tax implications, cap rates, and internal returns.

Our team of multifamily experts also networks with developers, real estate professionals, and investors on a daily basis, pooling knowledge to benefit both buyers and sellers. Buyers obtain recommendations on funding, inspecting, repair and long-term financial planning from one source. Sellers receive serious inquiries through our extensive looking-to-buy investor databases. Realty Exchange's attention to every detail of your multifamily real estate transaction lays the foundation for your real estate investment goals today and twenty years from today.

CONSTANTINE (DINO) BENOS - EXECUTIVE VICE PRESIDENT - PRINCIPAL

Dino has been representing investors in the sale and purchase of multifamily and commercial properties for over 32 years at Realty Exchange. Specializing in multifamily properties in the St. Louis area, Constantine has consistently broken office records and has been recognized as a Heavy Hitter of Commercial Real Estate by The St. Louis Business Journal. Constantine received a degree in Economics and Finance from Southwest State University and is bilingual. He knows how to interpret financials in the context of the local and national markets. His knowledge of the market and skills in financial analysis give him an edge with negotiations. His affiliations in real estate include: the National Association of Realtors, Missouri Association of Realtors, St. Louis Association of Realtors, and the American Hellenic Educational Progressive Association.

Throughout the years, Dino has built lasting relationships with his clients. His honesty, loyalty, and straightforwardness along with his dedication to his business have contributed to his on-going success in investment real estate.