

# Hampton Place Apartments

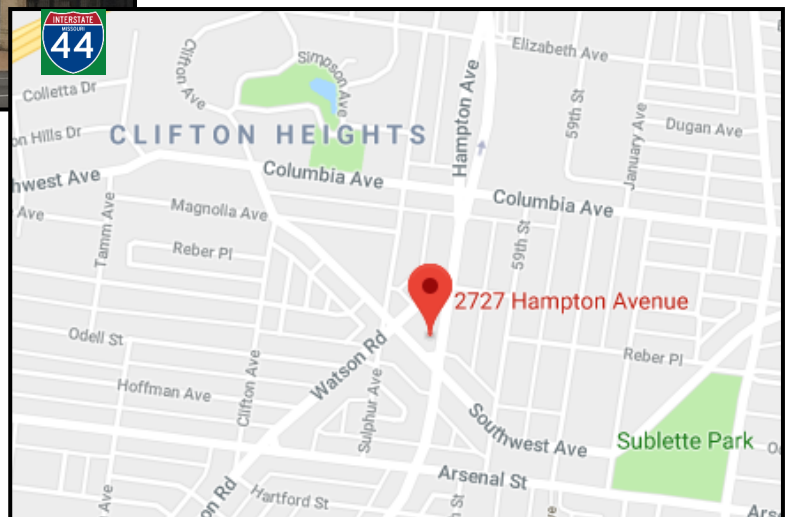
2727 Hampton Avenue • St. Louis, MO 63139



**OFFERED AT:  
\$1,795,000**

## 24 UNITS

- 22 One-Bedroom
- 1 Studio Deluxe
- 1 Penthouse
- New roof top patios
- Walk-in closets
- Wifi internet
- Security cameras
- New gaco coated roof
- Elevator Building
- Many updates throughout



**For more information contact:**

**Constantine (Dino) Benos**

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**[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)**

# EXPENSES

INCOME/EXPENSES	2016	2017	2018
<b>Income</b>			
Net Rental Income	\$166,410	\$155,971	\$159,919
Total Other Income	\$5,765	\$12,294	\$15,683
<b>Total Income</b>	<b>\$172,175</b>	<b>\$168,265</b>	<b>\$175,602</b>
<b>Expenses</b>			
Total Property Taxes	\$10,942	\$10,804	\$10,992
Total Insurance	\$5,730	\$5,252	\$6,078
Total Utilities	\$14,274	\$15,000	\$14,703
Total Repairs & Maintenance	\$10,717	\$13,901	\$11,090
Total Advertising	\$1,873	\$833	\$2,739
Total General & Admin	\$4,440	\$2,418	\$9,733
Total Management Fees 5%	\$8,609	\$8,413	\$8,780
Total Expenses	\$56,585	\$56,621	\$64,115
<b>Net Income</b>	<b>\$115,590</b>	<b>\$111,644</b>	<b>\$111,487</b>

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# RENTS

Unit	Market Rent	Actual Rent
101	\$655.00	\$655.00
103	\$655.00	\$655.00
104	\$850.00	\$890.00
105	\$700.00	\$700.00
106	\$700.00	\$700.00
107	\$640.00	\$640.00
108	\$640.00	\$640.00
201	\$700.00	\$700.00
202	\$630.00	\$530.00
203	\$630.00	\$630.00
204	\$655.00	\$655.00
205	\$630.00	\$605.00
206	\$630.00	\$605.00

Unit	Market Rent	Actual Rent
207	\$630.00	\$605.00
208	\$640.00	\$640.00
301	\$650.00	\$675.00
302	\$655.00	\$630.00
303	\$630.00	\$630.00
304	\$630.00	\$630.00
305	\$630.00	\$630.00
306	\$630.00	\$630.00
307	\$630.00	\$605.00
308	\$700.00	\$700.00
401	\$975.00	\$960.00
<b>Total</b>	<b>\$16,055.00</b>	<b>\$16,075.00</b>



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# PHOTOS



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