

Town and Country Apartments

612 E College Ave • Shelbina, MO 63468

44 UNITS



Rosewood Apartments

708 E Main St • Shelbyville, MO 63469

8 UNITS



PRESENTED BY:



CONSTANTINE (DINO) BENOS

Direct: 314-446-7552

Cell: 314-504-9043

Cbenos@stlmultifamily.com

CHRISTOPHER TUCKER

Direct: 314-336-1928

Cell: 314-478-1140

Tucker@realtyexchangeweb.com

PROPERTY INFORMATION

Town & Country Apartments:

- 42 - One bed/one bath
- 2 - Two bed/one bath
- 2 - Storage buildings
- Clubhouse / Meeting room
- Laundry room with additional income

Rosewood Apartments:

- 4 - One bed/one bath
- 4 - Two bed/one bath

Both Properties Feature:

- Newer Roofs
- Lots of parking at both locations
- Sleeve and window air conditioning
- Base board heat
- Ranchette style buildings
- Pitched Roofs
- Brick Buildings
- All Electric Units
- Many updates throughout

Offered At: \$1,950,000



RENT ROLLS

Town & Country Rent Roll

Unit	Monthly Rent	Annual Rent	Unit	Monthly Rent	Annual Rent
A-1	\$450	\$5400	F-4	\$450	\$5400
A-2	\$450	\$5400	G-1	\$475	\$5700
A-3	\$400	\$4800	G-2	\$450	\$5400
A-4	\$450	\$5400	G-3	\$450	\$5400
B-1	\$450	\$5400	G-4	\$475	\$5700
B-2	-	-	H-1	\$450	\$5400
B-3	\$450	\$5400	H-2	\$450	\$5400
B-4	\$450	\$5400	H-3	\$450	\$5400
C-1	\$450	\$5400	H-4	\$450	\$5400
C-3	\$450	\$5400	J-1	\$425	\$5100
C-4	\$450	\$5400	J-2	\$425	\$5100
D-1	\$450	\$5400	J-3	\$425	\$5400
D-2	\$450	\$5400	J-4	\$450	\$5400
D-3	\$450	\$5400	K-1	\$450	\$5400
D-4	\$450	\$5400	K-2	\$450	\$5400
E-1	-	-	K-3	\$450	\$5400
E-2	\$450	\$5400	K-4	\$450	\$5400
E-3	\$450	\$5400	L-1	-	-
E-4	\$450	\$5400	L-2	-	-
F-1	\$450	\$5400	L-3	\$450	\$5400
F-2	\$450	\$5400	L-4	\$450	\$5400
F-3	\$450	\$5400	Total	\$17,475	\$209,700

Rosewood Rent Roll

Unit	Monthly Rent	Annual Rent
1	\$400	\$4800
2	\$400	\$4800
3	\$400	\$4800
4	-	-
5	\$375	\$4500
6	\$350	\$4200
7	\$350	\$4200
8	\$350	\$4200
Total	\$2,625	\$31,500



Rosewood Kitchen



Town & Country Kitchen

INCOME AND EXPENSES

2021 ACTUALS

Gross Rental Income

	\$29,100.00
	\$198,900.00

Total Rents \$228,000.00

Expenses

Appliances & Supplies	\$13,975.00
Flooring	\$6,553.00
Lawn Care	\$5,355.00
Snow Removal	\$1,480.00
Fire Dept. Dues	\$160.00
Trash	\$3,300.00
Utilities	\$61,333.00
Insurances	\$8,764.00
Taxes	\$7,115.00

Total Expenses \$108,031.00

PRO FORMA

1 Beds 42 x \$495 \$19,950.00

2 Beds 2 x \$500 \$1,000.00

1 Beds 8 x \$425 \$3,400.00

Monthly Rental Income \$24,350.00

Annual Rental Income \$292,200.00

Vacancy / Loss 8% **-\$23,376.00**

Gross Total Income \$268,824.00

Expenses

Appliances & Supplies	\$13,975.00
Flooring	\$6,553.00
Lawn Care	\$5,355.00
Snow Removal	\$1,480.00
Fire Dept. Dues	\$160.00
Trash	\$3,300.00
Utilities	\$61,333.00
Insurances	\$8,764.00
Taxes	\$7,115.00

Total Expenses \$108,031.00

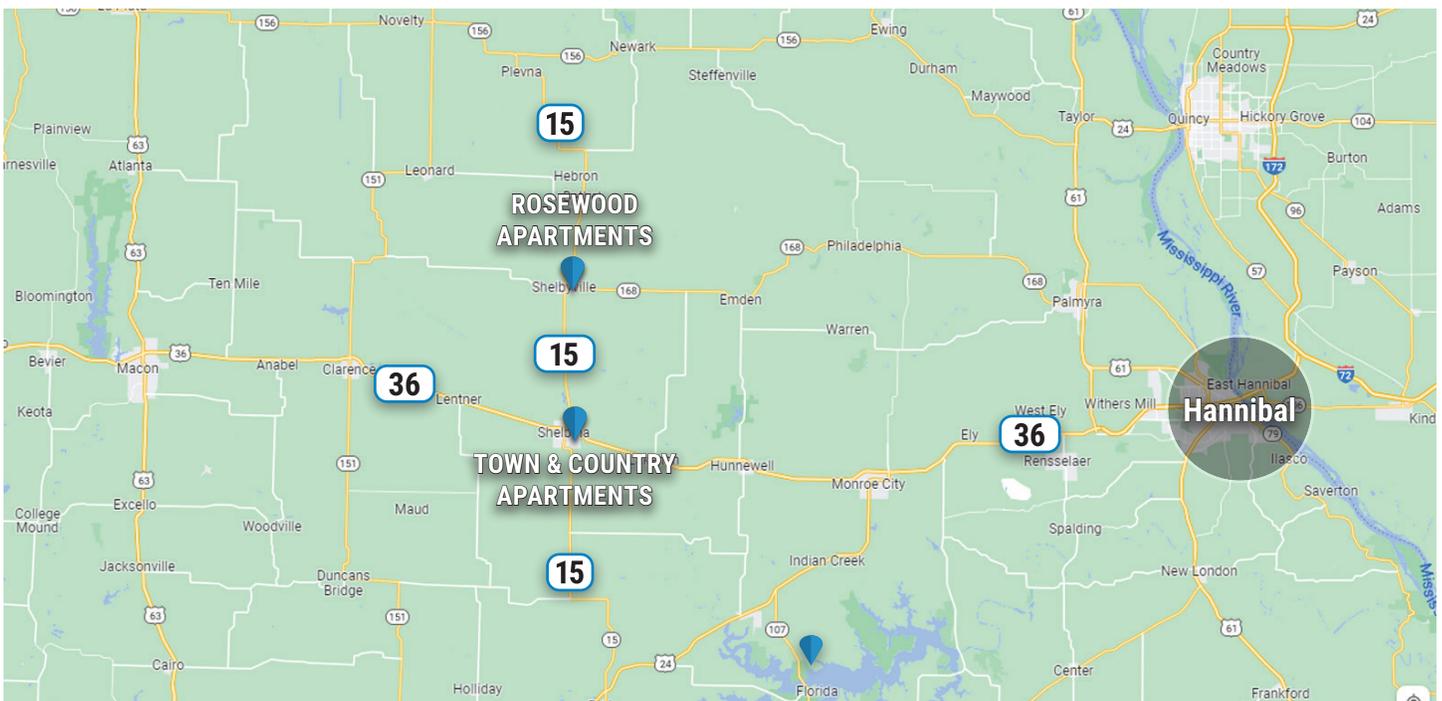
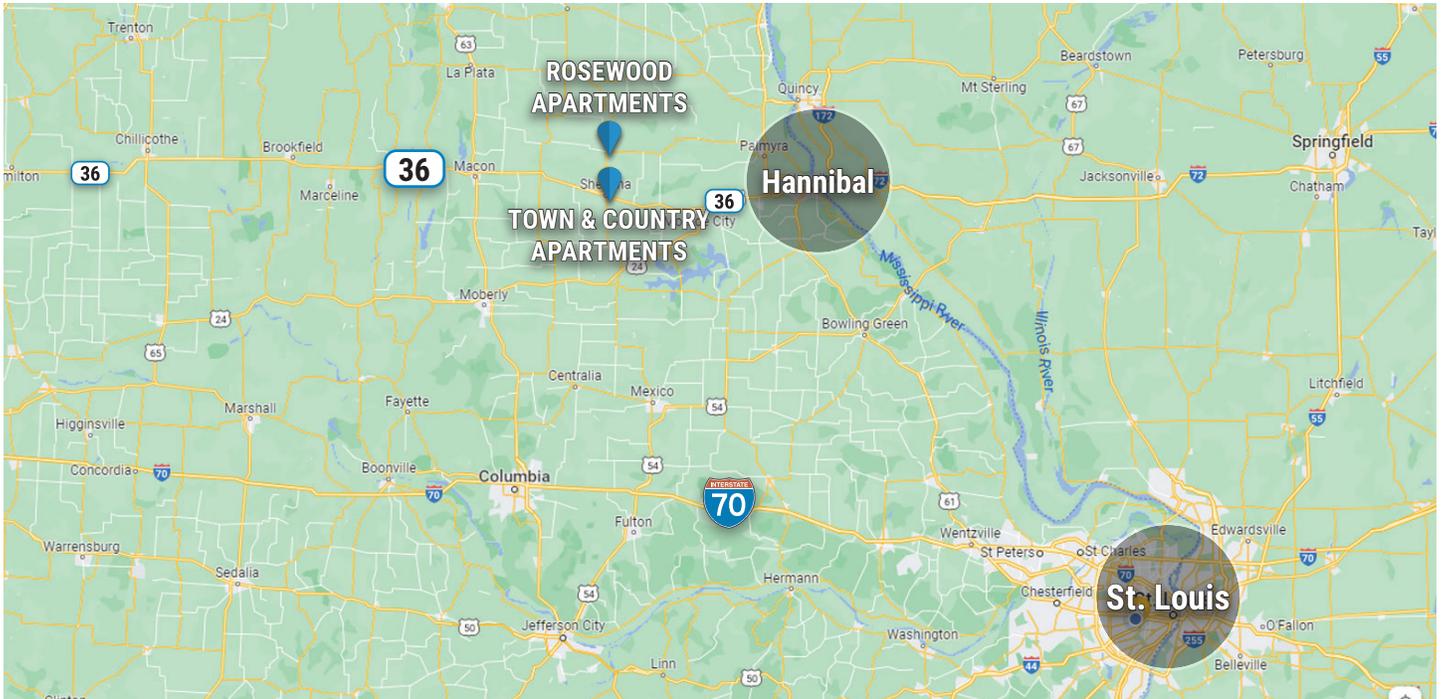


Rosewood Apartments Exterior



Town & Country Apartments Exterior

AERIAL MAP OF THE PROPERTYS



Rosewood Apartments Photos



Town & Country Apartments Photos

