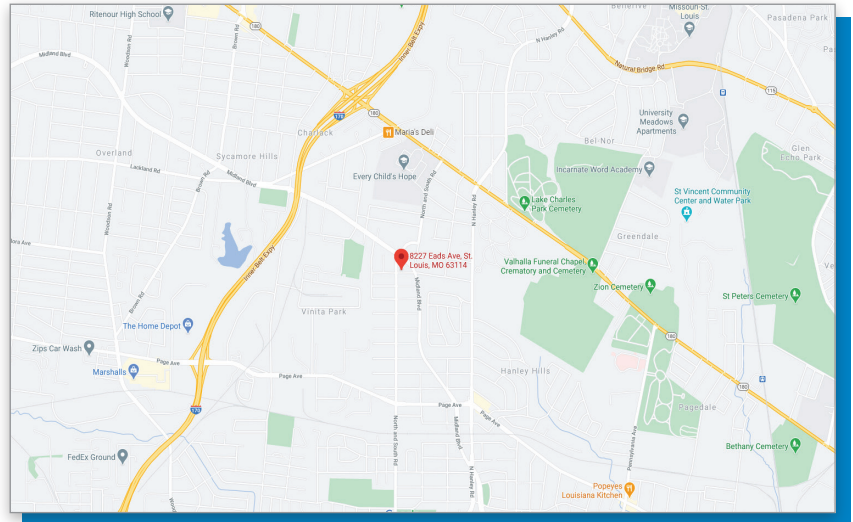


LATITUDE APARTMENTS

8227 Eads Ave
St. Louis, MO 63114



- 43 Spacious 2 Bed Units
- Centrally Located
- Great Value Add Potential
- Off Street Parking
- Property to be Sold As-Is
- Opportunity to Incorporate RUBS for Additional Income



Sale Price:
\$2,100,000

For more information contact:

Christopher Tucker
Office: 314-336-1928
Cell: 314-478-1140
Tucker@realtyexchangeweb.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.



Income	YTD March	Annualized
Rental Income	52,071.00	208,284.00
Other Income	6,204.50	24,816.00
Current Income	\$58,275.00	\$233,100.00
Gross Income Stabilized		\$316,080.00

Expenses		
Insurance		\$20,397.00
Maintenance	\$7,087.00	\$28,348.00
Management	\$8,239.00	\$33,540.00
Taxes	\$5,023.00	\$20,092.00
Utilities	\$5,828.00	\$23,312.00
Total		\$125,689.00

Unit Mix	2 Bed	1 Bath

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Rent Roll

Unit	Lease Charges	Market Rents
2110-A	\$595.00	\$650.00
2110-B	\$595.00	\$650.00
2110-C	\$665.00	\$650.00
2110-D	\$575.00	\$650.00
8205-A	\$650.00	\$650.00
8205-B	\$650.00	\$650.00
8205-C	\$650.00	\$650.00
8205-D	\$650.00	\$650.00
8207-A		\$650.00
8207-B	\$650.00	\$650.00
8207-C	\$650.00	\$650.00
8207-D	\$595.00	\$650.00
8211-A	\$660.00	\$650.00
8211-B	\$595.00	\$650.00
8211-C	\$595.00	\$650.00

Unit	Lease Charges	Market Rents
8211-D	\$615.00	\$650.00
8215-A	\$660.00	\$650.00
8215-B	\$660.00	\$650.00
8215-C	\$625.00	\$650.00
8215-D	\$625.00	\$650.00
8217-A	\$595.00	\$650.00
8217-B	\$650.00	\$650.00
8217-C	\$595.00	\$650.00
8217-D	\$595.00	\$650.00
8221-A	\$625.00	\$650.00
8221-B	\$595.00	\$650.00
8221-C	\$595.00	\$650.00
8221-D	\$660.00	\$650.00
8225-A	\$650.00	\$650.00
8225-B	\$660.00	\$650.00

Unit	Lease Charges	Market Rents
8225-C	\$650.00	\$650.00
8225-D	\$650.00	\$650.00
8227-A	\$650.00	\$650.00
8227-B		\$650.00
8227-C	\$650.00	\$650.00
8227-D	\$650.00	\$650.00
8231-A	\$595.00	\$650.00
8231-B	\$595.00	\$650.00
8231-C	\$660.00	\$650.00
8231-D	\$595.00	\$650.00
8233-A	\$595.00	\$650.00
8233-B	\$595.00	\$650.00
8233-C	\$625.00	\$650.00
8233-D	\$650.00	\$650.00
Total	\$26,340	\$28,600