

FOR SALE

914 Eastgate Ave
Saint Louis, MO 63130



- 4 two bedroom / one bath units
- University City Submarket
- Many newer systems
- Within walking distance of U City Loop
- Close to Washington University
- Great upside on rents
- Gourmet Kitchens
- Open floor plans
- Off street parking

Price: \$599,000

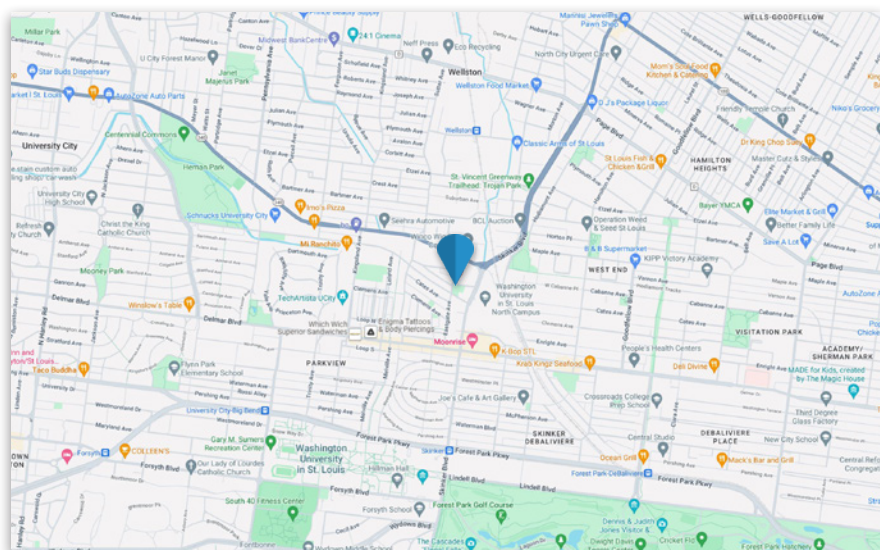
For more information contact:

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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.

Rent Roll

Unit	Current	Pro Forma
1S	\$1,275	\$1,295
1N	\$950	\$1,295
2S	\$1,295	\$1,295
2N	\$1,295	\$1,295
Monthly Income	\$4,815	\$5,180
Annual Income	\$57,780	\$62,160

Expenses

	Monthly	Annual
Insurance	\$168	\$2,016
Water	\$120	\$1,440
Sewer	\$160	\$1,920
Trash	\$72	\$864
Taxes	-	\$6,619
Expenses		\$12,859

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