

## FOR SALE - 16 UNITS

### Walton Garden Apartments

2758 Walton Rd.  
St. Louis, MO 63114



- Two 8 unit Apartment Buildings
- Eight 2 BR & Eight 1 BR Apts
- Nine garages (8 currently rented) for additional income
- On site laundry
- All brick construction
- Great location and visibility
- Modern Appliances
- No smoking and quiet building policy
- Long list of updates
- Great floor plans

#### Current Rents for New Tenants:

- 1 Bedroom: \$695
- 2 Bedroom: \$725

**OFFERED AT: \$1,295,000**

#### For more information contact:

#### **Constantine (Dino) Benos**

Cell: 314-504-9043

Direct: 314-446-7552

*cbenos@stlmultifamily.com*

#### **Christopher Tucker**

Cell: 314-478-1140

Direct: 314-336-1928

*tucker@realtyexchangeweb.com*

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## Rent Roll

Unit	Bedrooms		Monthly Rent	Annual Rent
A	2BR		\$645	\$7,740
B	1BR	Original Tenant	\$575	\$6,900
C	1BR		\$645	\$7,740
D	2BR		\$675	\$8,100
E	2BR		\$645	\$7,740
F	1BR	Original Tenant	\$575	\$6,900
G	1BR		\$645	\$7,740
H	2BR		\$625	\$7,500
I	2BR		\$725	\$8,700
J	1BR		\$605	\$7,260
K	1BR		\$615	\$7,380
L	2BR		\$645	\$7,740
M	2BR		\$645	\$7,740
N	1BR	Original Tenant	\$585	\$7,020
O	1BR		\$695	\$8,340
P	2BR		\$725	\$8,700
<b>Total</b>			<b>\$10,270</b>	<b>\$123,240</b>
Garage Rental	Storage	1 @ \$115 6 @ \$95 1 @ \$55	\$740	\$8,880
<b>Total Income</b>				<b>\$132,120</b>

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## Income and Expenses

### At Current Rent Roll

#### Income

Rent	\$123,240.00
Est. 3% vacancy	<b>-\$3,697.00</b>
Garage Rent (1@\$115, 6@\$95, 1@\$55)	\$8,880.00
Laundry	\$1,187.00
<b>Total Income</b>	<b>\$129,610.00</b>

#### Expenses

Property Taxes*	\$10,709.00
Insurance	\$7,711.00
Utilities	\$11,994.00
Cleaning	\$826.00
Repairs & Apt Updates	\$8,543.00
Grounds (Grass, Snow Removal)	\$1,553.00
Miscellaneous	\$580.00
Capital Purchases (Appliance, Carpet)	\$1,415.00

**Total Expenses** **\$43,331.00**

**Net Operating Income** **\$86,279.00**

\*2020 Tax Bill

### Proforma Rents at \$695 1br/\$725 2br

#### Income

Rent	\$136,320.00
Est. 3% vacancy	<b>-\$4,089.00</b>
Garage Rent (1@\$115, 6@\$95, 1@\$55)	\$8,880.00
Laundry	\$1,187.00
<b>Total Income</b>	<b>\$142,298.00</b>

#### Expenses

Property Taxes*	\$11,777.00
Insurance	\$7,711.00
Utilities	\$11,994.00
Cleaning	\$826.00
Repairs & Apt Updates	\$8,543.00
Grounds (Grass, Snow Removal)	\$1,553.00
Miscellaneous	\$580.00
Capital Purchases (Appliance, Carpet)	\$1,415.00

**Total Expenses** **\$44,399.00**

**Net Operating Income** **\$97,899.00**

\*2021 Proposed Tax Bill

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