

751 Chamberlain Place • St. Louis, MO 63119



Located in the vibrant Webster Groves district, walkable to Webster University and near plenty of restaurants and shops!

- Four 2 Bed / 1 Bath Units
Five 1 Bed / 1 Bath Units
- Fully furnished and beautifully updated with granite countertops, and stainless appliances!
- 18 parking spaces, Forced air/Central air and laundry access in basement!
- Projected Rent:
1 Bedroom Units: \$950
2 Bedroom Units: \$1250

**Offered at:
\$1,200,000**

For More Information Contact:

Constantine (Dino) Benos • Cell: (314) 504-9043

Direct: (314) 446-7552 • cbenos@stlmultifamily.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.

Proforma

Unit	Bedrooms	Monthly Rent	Annual Rent
A	1 BR	\$950	\$11,400
B	1 BR	\$950	\$11,400
C	2 BR	\$1,250	\$15,000
D	2 BR	\$1,250	\$15,000
E	1 BR	\$950	\$11,400
F	1 BR	\$950	\$11,400
G	2 BR	\$1,250	\$15,000
H	2 BR	\$1,250	\$15,000
J	1 BR	\$950	\$11,400
Total Rent		\$9,750	\$117,000



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Proforma

Rents at \$950 1 BR / \$1,250 2 BR	
Income	
Rents	\$117,000
Est. 4% Vacancy	(\$4,680)
Laundry	\$1,620
Gross Potential Income	\$113,940
Expenses	
Property Taxes	\$13,267
Insurance	\$5,000
Utilities	\$2,133
Cleaning	\$900
Repairs & Apt Updates	\$6,750
Grounds (Grass, Snow Removal)	\$1,200
Capital Purchases (Appliance, Carpet)	\$2,250
Miscellaneous	\$1,200
Total Expenses	\$32,700
Operating Income	\$81,240

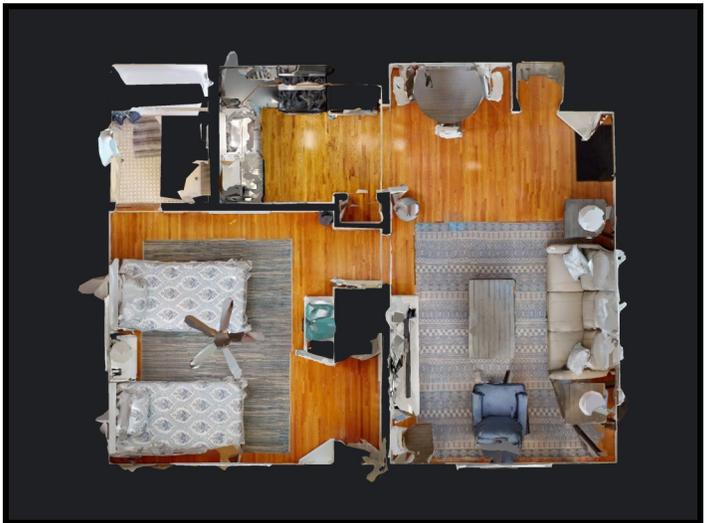
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Photos



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