

5035 Chippewa St., St. Louis MO 63109



***A beautiful building west of Kingshighway,
a wonderful investment in a terrific community!***

- Four 2 Bed / 1 Bath Units
- Well-maintained over the years, long-time owner
- Eat-in kitchens; Forced Air/Central Air
- Off-street parking in the rear of the building

**Offered at:
\$319,500**

For More Information Contact:

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

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



MULTIFAMILY FOR SALE: 4 Units

5035 Chippewa St., St. Louis MO 63109

Current Rent Roll

Unit	Bedrooms	Current Monthly Rent	Current Annual Rent
5035	2 Bed / 1 Bath	\$600	\$7,200
5035 A	2 Bed / 1 Bath	\$450	\$5,400
5037	2 Bed / 1 Bath	\$600	\$7,200
5037 A	2 Bed / 1 Bath	\$550	\$6,600
Total Rent		\$2,200	\$26,400
*5035 is vacant			

Current Income + Expenses

Income	
Rents	\$26,400
Total Income	\$26,400
Expense	
Sewer	\$2,139
Trash	\$672
Water	\$851
Electricity	\$189
Maintenance and Repairs	\$1,508
Insurance	\$1,750
Taxes	\$2,284
Total Expenses	\$9,393
Net Operating Income	\$17,007

For More Information Contact:

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

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

2203 S. Big Bend Blvd. • St. Louis, MO 63117 • 314-627-2220 • www.realtyexchangeweb.com



MULTIFAMILY FOR SALE: 4 Units

5035 Chippewa St., St. Louis MO 63109

Proforma Rent Roll

Unit	Bedrooms	Proforma Monthly Rent	Proforma Annual Rent
5035	2 Bed / 1 Bath	\$600	\$7,200
5035 A	2 Bed / 1 Bath	\$600	\$7,200
5037	2 Bed / 1 Bath	\$600	\$7,200
5037 A	2 Bed / 1 Bath	\$600	\$7,200
Total Rent		\$2,400	\$28,800

Proforma Income + Expenses

Proforma Income	
Rents	\$28,800
Total Income	\$28,800
Proforma Expense	
Sewer	\$2,139
Trash	\$672
Water	\$851
Electricity	\$189
Maintenance and Repairs	\$1,508
Insurance	\$1,750
Taxes	\$2,284
Total Expenses	\$9,393
Proforma Net Operating Income	\$19,407

For More Information Contact:

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

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

2203 S. Big Bend Blvd. • St. Louis, MO 63117 • 314-627-2220 • www.realtyexchangeweb.com



MULTIFAMILY FOR SALE: 4 Units

5035 Chippewa St., St. Louis MO 63109



For More Information Contact:

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

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

2203 S. Big Bend Blvd. • St. Louis, MO 63117 • 314-627-2220 • www.realtyexchangeweb.com