

8150 Whitburn Drive • Clayton, MO 63105



This property is located in the wonderful community of Clayton, has quick highway access, and is close to universities, shops and restaurants!

- Four 2 Bed / 1 Bath Units
- Each unit has its own garage parking
- Central air
- Basement laundry access
- Basement storage units
- Beautiful wood floors, crown molding, and several kitchen updates

Offered at:
\$750,000

For More Information Contact:

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

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

8150 Whitburn Drive • Clayton, MO 63105

Current Rent Roll

| Unit | Floorplan | Current Rent | Current Annual Rent |
|------------|--------------|--------------|---------------------|
| 1E | 2 Bed/1 Bath | \$850 | \$10,200 |
| 1W | 2 Bed/1 Bath | \$950 | \$11,400 |
| 2E | 2 Bed/1 Bath | \$850 | \$10,200 |
| 2W | 2 Bed/1 Bath | \$850 | \$10,200 |
| Total Rent | | \$3,500 | \$42,000 |

Current Income and Expenses

| Income | |
|--------------------------------------|----------|
| Rents | \$42,000 |
| Total Income | \$42,000 |
| Expenses | |
| Taxes | \$7,558 |
| Insurance | \$3,439 |
| Utilities (Gas, Water, Sewer, Trash) | \$2,672 |
| Maintenance + Supplies | \$1,727 |
| Repairs | \$2,940 |
| Total Expenses | \$18,336 |
| Net Operating Income | \$23,664 |



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Proforma Rent Roll

| Unit | Floorplan | Proforma Rent | Proforma Annual Rent |
|------------|--------------|---------------|----------------------|
| 1E | 2 Bed/1 Bath | \$1,295 | \$15,540 |
| 1W | 2 Bed/1 Bath | \$1,295 | \$15,540 |
| 2E | 2 Bed/1 Bath | \$1,295 | \$15,540 |
| 2W | 2 Bed/1 Bath | \$1,295 | \$15,540 |
| Total Rent | | \$5,180 | \$62,160 |

Proforma Income and Expenses

| Income | |
|--------------------------------------|----------|
| Rents | \$62,160 |
| Total Income | \$62,160 |
| Expenses | |
| Taxes | \$7,558 |
| Insurance | \$3,439 |
| Utilities (Gas, Water, Sewer, Trash) | \$2,672 |
| Maintenance + Supplies | \$1,727 |
| Repairs | \$2,940 |
| Total Expenses | \$18,336 |
| Net Operating Income | \$43,824 |

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