

Baden Crossing Apartments

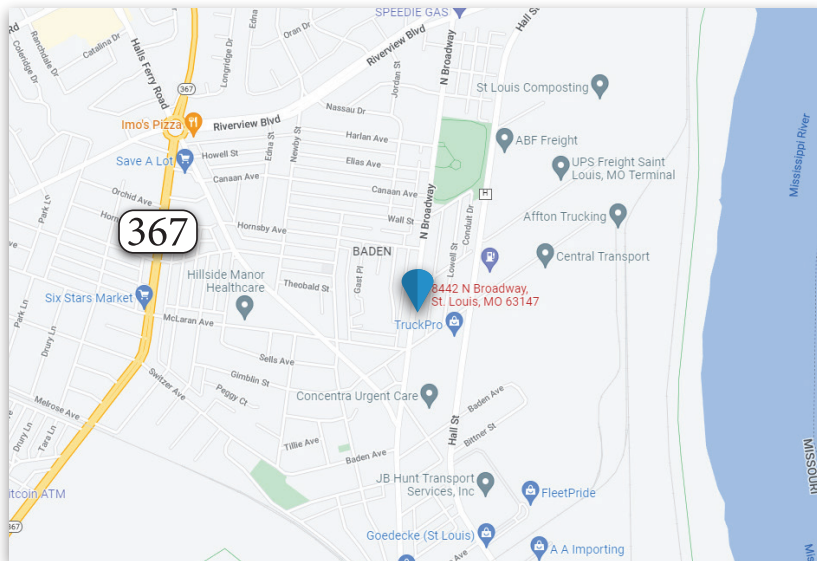
8442 N Broadway • St. Louis, MO 63147

\$750,000



PROPERTY INFORMATION

- Great Mix of One and Four Bedroom Units
- Many recent improvements
- Located in up and coming Baden neighborhood



INCOME & EXPENSES

Rental Income	
	\$10,525
X 12 mos	
	\$126,300
Vacancy / Loss	
	10%
Total	\$113, 670.00

Expenses	
Taxes	\$5,409
Insurance	\$1,187
Utilities	\$11,808
Maint/Rep	\$30,000
Prof Fees	\$600
Total	\$49,004.00

RENT ROLL

Units	Rent
8444- Broadway N #1	\$825.00
8442- Broadway N #1	\$500.00
8442- Broadway N #1A	\$550.00
8444- Broadway N #2	\$675.00
8442- Broadway N #2	\$500.00
8442- Broadway N #2A	\$550.00
8444- Broadway N #3	\$750.00
8442- Broadway N #3	\$500.00
8442- Broadway N #3A	\$525.00
8444- Broadway N #4	\$750.00
8442- Broadway N #4	\$500.00
8442- Broadway N #4A	\$550.00
8444- Broadway N #5	\$600.00
8442- Broadway N #5	\$550.00
8442- Broadway N #SA	\$550.00
8444- Broadway N #6	\$550.00
8442- Broadway N #6	\$550.00
8442- Broadway N #6A	\$550.00
Total	\$10,525.00