

6291 Bartmer Ave. • University City, MO 63130



A great opportunity for an owner-occupant or investment property in University City, MO, just north of the vibrant Delmar Loop!

- Four 2 Bed / 1 Bath Units
- Forced air heat, window AC
- Eat-in kitchen
- Updated plumbing
- Updated electric panels
- Hardwood floors

**Offered at:
\$189,500**

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.

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Current Rent Roll

Unit	Floorplan	Current Rent	Current Annual Rent
89A	2 Bed / 1 Bath	\$545	\$6,540
89FF	2 Bed / 1 Bath	\$610	\$7,320
91A	2 Bed / 1 Bath	\$600	\$7,200
91FF	2 Bed / 1 Bath	\$515	\$6,180
Total Rent		\$2,270	\$27,240

Current Income + Expenses

Proforma Income	
Rents	\$29,280
Total Income	\$29,280
Proforma Expense	
Management Fees	\$1,778
Water	\$690
Sewer	\$995
Trash	\$881
Cleaning and Maintenance	\$579
Repairs	\$882
Insurance	\$1,486
Taxes	\$1,440
Total Expenses	\$8,731
Proforma Net Operating Income	
	\$20,549

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Proforma Rent Roll

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91A	2 Bed / 1 Bath	\$610	\$7,320
91FF	2 Bed / 1 Bath	\$610	\$7,320
Total Rent		\$2,440	\$29,280

Proforma Income + Expenses

Proforma Income	
Rents	\$29,280
Total Income	\$29,280
Proforma Expense	
Management Fees	\$1,778
Water	\$690
Sewer	\$995
Trash	\$881
Cleaning and Maintenance	\$579
Repairs	\$882
Insurance	\$1,486
Taxes	\$714
Total Expenses	\$8,005
Proforma Net Operating Income	\$21,275

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