

4061 S. Grand Blvd • St. Louis MO 63118



Near the beautiful and vibrant Tower Grove Park and Carondelet Park!

- Forced Air/ Central Air
- Four-car tandem garage parking (total 8 spots)
- Hardwood floors
- Several units have been converted into 2 bed/1 bath units
- Basement washer/dryer hookups
- Additional basement storage
- Newer style windows
- Individually metered

Offered at:
\$365,000

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: 8 UNITS

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Current Rent Roll

Unit	Monthly Rent	Annual Rent
101	\$595	\$7,140
102	\$595	\$7,140
103	\$525	\$6,300
104	\$600	\$7,200
201	\$595	\$7,140
202	\$600	\$7,200
203	\$595	\$7,140
204	\$550	\$6,600
Total Rent	\$4,655	\$55,860
*201 is vacant		

Current Expenses

2021 Expenses through June 30	
Maintenance	\$2,282
Insurance	\$4,000
Water	\$666
Sewer	\$1,536
Trash	\$1,341
Electric	\$482
Taxes	\$2,355
Total Expenses	\$12,661

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MULTIFAMILY FOR SALE: 8 UNITS

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Proforma Rent Roll

Unit	Monthly Rent	Annual Rent
101	\$600	\$7,200
102	\$600	\$7,200
103	\$600	\$7,200
104	\$600	\$7,200
201	\$600	\$7,200
202	\$600	\$7,200
203	\$600	\$7,200
204	\$600	\$7,200
4 Car Tandem Garage Parking @ \$50	\$200	\$2,400
Total Rent	\$5,000	\$60,000
*201 is vacant		

Proforma Expenses

2021 Expenses Proforma	
Maintenance	\$4,654
Insurance	\$8,000
Water	\$1,332
Sewer	\$3,072
Trash	\$2,682
Electricity	\$964
Taxes	\$4,709
Total Expenses	\$25,413

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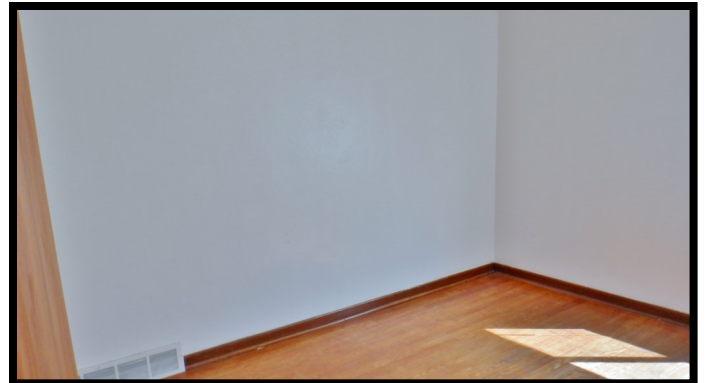
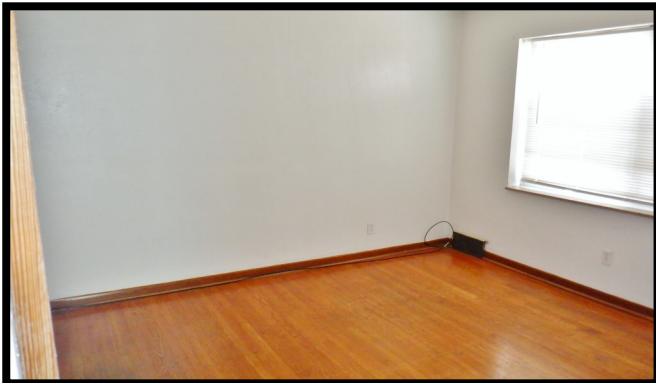
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