

592 Newton St. • Hawk Point, MO 63349



*Located in the quiet community of
Hawk Point, Missouri in a park-like setting.*

- Sixteen 1 Bed / 1 Bath Units in four buildings
- Well-maintained garden-style buildings
- Solid brick construction with pitched roofs
- Eat-in kitchens
- All-electric units
- Plenty of off-street parking
- Many long-term tenants

Offered at:
\$850,000

For More Information Contact:

Constantine (Dino) Benos • (314) 504-9043 • cbenos@stlmultifamily.com • www.stlmultifamily.com

Christopher Tucker • (314) 478-1140 • tucker@realtyexchangeweb.com • www.realtyexchangeweb.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: 16 UNITS

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Current Rent Roll

Unit	Monthly Rent	Annual Rent
A-1	\$525	\$6,300
A-2	\$425	\$5,100
A-3	\$550	\$6,600
A-4	\$506	\$6,072
B-1	\$550	\$6,600
B-2	\$425	\$5,100
B-3	\$450	\$5,400
B-4	\$550	\$6,600
C-1	\$550	\$6,600
C-2	\$425	\$5,100
C-3	\$425	\$5,100
C-4	\$550	\$6,600
D-1	\$550	\$6,600
D-2	\$450	\$5,400
D-3	\$550	\$6,600
D-4	\$550	\$6,600
Laundry Income	\$150	\$1,800
Total Rent	\$8,181	\$98,172
*For units rented at \$425 tenants pay electricity		
*For units rented at \$550 owner pays electricity		

Current Expenses

Expenses	
Management Fees	\$6,500
Utilities (water, waste, electric)	\$19,250
Repairs	\$1,965
Taxes	\$409
Other: Supplies, lawn, waste, tree trimming	\$4,414
Maintenance and Cleaning	\$1,900
Liability Insurance	\$3,481
Total Expenses	\$37,919

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Proforma Rent Roll

Unit	Monthly Rent	Annual Rent
A-1	\$585	\$7,020
A-2	\$485	\$5,820
A-3	\$585	\$7,020
A-4	\$585	\$7,020
B-1	\$585	\$7,020
B-2	\$485	\$5,820
B-3	\$485	\$5,820
B-4	\$585	\$7,020
C-1	\$585	\$7,020
C-2	\$485	\$5,820
C-3	\$485	\$5,820
C-4	\$585	\$7,020
D-1	\$585	\$7,020
D-2	\$485	\$5,820
D-3	\$585	\$7,020
D-4	\$585	\$7,020
Laundry Income	\$150	\$1,800
Total Rent	\$8,910	\$106,920
*For units rented at \$485 tenants would pay electricity		
*For units rented at \$550 owner would pay electricity		



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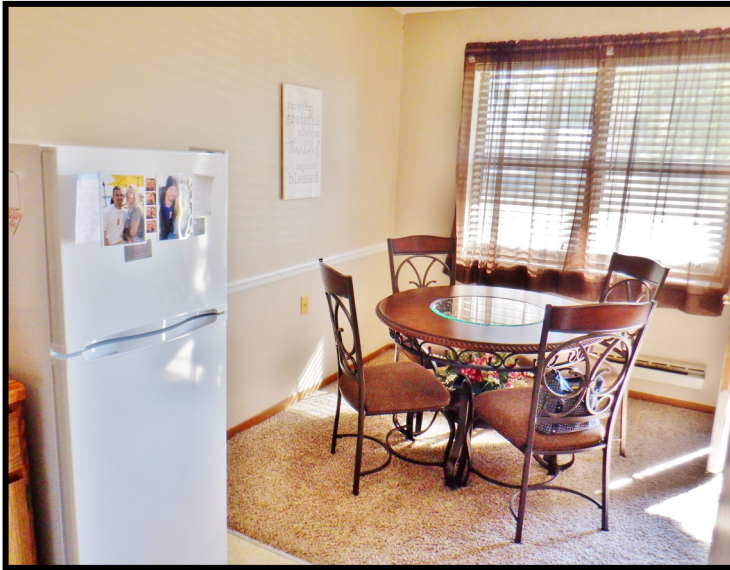
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