



MULTIFAMILY FOR SALE: 4 UNITS

4763 Goethe Ave • St. Louis, MO 63116



*Within walking distance to Christy Park, this property is
also near plenty of shopping and restaurants!*

- Four 1 Bed / 1 Bath Units
- Beautiful hardwood floors
- Wonderful stained glass windows
- Great investment opportunity
in South St. Louis

Offered at:
\$259,500

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	Bedrooms	Monthly Rent	Annual Rent
4763 - 1	1 BR	\$525	\$6,300
4763 - 2	1 BR	\$525	\$6,300
4765 - 1	1 BR	\$475	\$5,700
4765 - 2	1 BR	\$475	\$5,700
Total Rent		\$2,000	\$24,000
*4765 - 1 and 4765 - 2 are vacant			

Current Income + Expenses

Income	
Rents	\$24,000
Total Income	\$24,000
Expenses	
Insurance	\$1,845
Sewer	\$1,884
Water	\$748
Trash	\$600
Lawn	\$630
Maintenance and Repairs	\$6,000
Taxes	\$1,729
Total Expenses	\$13,436

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Proforma Rent Roll

Unit	Bedrooms	Monthly Rent	Annual Rent
4763 - 1	1 BR	\$595	\$7,140
4763 - 2	1 BR	\$595	\$7,140
4765 - 1	1 BR	\$595	\$7,140
4765 - 2	1 BR	\$595	\$7,140
Total Rent		\$2,380	\$28,560

Proforma Income + Expenses

Income	
Rents	\$28,560
Total Income	\$28,560
Expenses	
Insurance	\$1,845
Sewer	\$1,884
Water	\$748
Trash	\$600
Lawn	\$630
Maintenance and Repairs	\$6,000
Taxes	\$1,729
Total Expenses	\$13,436

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