

6404 Alamo Ave • Clayton, MO 63105



This property is located in the wonderful community of Clayton, has quick highway access, and is close to universities, shops and restaurants!

- Four 2 Bed / 1 Bath Units
- Great landscaping
- Newer roof and windows
- Beautiful hardwood floors
- Central air
- Basement washer/dryer hookups
- Off-street parking

**Offered at:
\$775,000**

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.

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Current Income and Expenses

Current Rent Roll

Unit	Bedrooms	Monthly Rent	Annual Rent
1E	2 Bed / 1 Bath	\$810	\$9,720
2E	2 Bed / 1 Bath	\$850	\$10,200
1W	2 Bed / 1 Bath	\$950	\$11,400
2W	2 Bed / 1 Bath	\$915	\$10,980
Total Rent		\$3,525	\$42,300

Income	
Rents	\$40,320
Total Income	\$40,320
Expenses	
Maintenance (Lawn, Cleaning, Snow)	\$1,020
Repairs	\$895
Supplies	\$412
Electric	\$168
Water	\$1,018
Sewer	\$886
Insurance	\$3,924
Taxes	\$8,283
Total Expenses	\$16,606



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Proforma Rent Roll

Unit	Bedrooms	Monthly Rent	Annual Rent
1E	2 Bed / 1 Bath	\$1,400	\$16,800
2E	2 Bed / 1 Bath	\$1,400	\$16,800
1W	2 Bed / 1 Bath	\$1,400	\$16,800
2W	2 Bed / 1 Bath	\$1,400	\$16,800
Total Rent		\$5,600	\$67,200

Proforma Income and Expenses

Income	
Rents	\$67,200
Total Income	\$67,200
Expenses	
Maintenance (Lawn, Cleaning, Snow)	\$1,020
Repairs	\$895
Supplies	\$412
Electric	\$168
Water	\$1,018
Sewer	\$886
Insurance	\$3,924
Taxes	\$8,283
Total Expenses	\$16,606
Net Operating Income	\$50,594

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MULTIFAMILY FOR SALE: 4 UNITS

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2203 S. Big Bend Blvd. • St. Louis, MO 63117 • 314-627-2220 • www.realtyexchangeweb.com