

5826 Sunshine Drive • St. Louis 63109



This property is located in the wonderful St. Louis Hills neighborhood and is near Willmore Park!

- Two 2 Bed / 1 Bath Units
Two 1 Bed / 1 Bath Units
- Refinished wood floors
- Newer kitchens with granite counters, ceramic tile floors, and stainless appliances
- Newer windows, PVC plumbing and electrical panels for each unit
- Central / Forced Air
- Basement laundry hook-ups and storage areas

Offered at:
\$479,500

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
1N	1 Bed / 1 Bath	\$700	\$8,400
2N	1 Bed / 1 Bath	\$750	\$9,000
1S	2 Bed / 1 Bath	\$800	\$9,600
2S	2 Bed / 1 Bath	\$850	\$10,200
Total Rent		\$3,100	\$37,200
* Unit 2S is Vacant			

Current Income and Expenses

2021 Income	
Rents	\$37,200
Total Income	\$37,200
2021 Expenses	
Maintenance and Supplies	\$1,500
Insurance	\$2,439
Water + Trash	\$1,473
Sewer	\$1,945
Electric	\$192
Taxes	\$4,428
Total Expenses	\$11,977

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Proforma Rent Roll

Unit	Bedrooms	Monthly Rent	Annual Rent
1N	1 Bed / 1 Bath	\$795	\$9,540
2N	1 Bed / 1 Bath	\$795	\$9,540
1S	2 Bed / 1 Bath	\$995	\$11,940
2S	2 Bed / 1 Bath	\$995	\$11,940
Total Rent		\$3,580	\$42,960
* Unit 2S is Vacant			

Proforma Income and Expenses

Proforma Rents at \$795 1 BR / \$995 2 BR	
Income	
Rents	\$42,960
Est. 5% Vacancy	(\$2,148)
Gross Potential Income	\$40,812
Proforma Expenses	
Maintenance and Supplies	\$1,500
Insurance	\$2,439
Water + Trash	\$1,473
Sewer	\$1,945
Electric	\$192
Taxes	\$4,428
Total Expenses	\$11,977
Potential Operating Income	\$28,835

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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