

5403 Loughborough Ave

Saint Louis, MO 63109

\$339,000



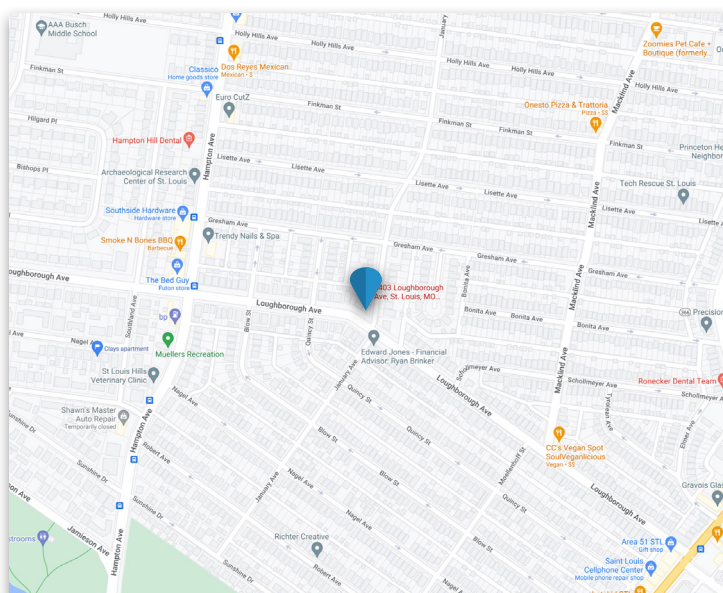
PROPERTY INFORMATION

- Desirable Princeton Heights neighborhood
- Units have individual systems
- Strong upside on the rents
- Additional extra income from garage
- Many updates

INCOME & EXPENSES

Units	Current Rent	ProForma Rent
5403 Loughborough	\$600.00	\$750.00
5403 Loughborough	\$700.00	\$750.00
5403 Loughborough	\$600.00	\$750.00
5403 Loughborough	\$600.00	\$750.00
Garage	\$250.00	\$300.00
Monthly Rent Roll	\$2,750.00	\$3,300.00
Annual Rent Roll	\$33,000.00	\$39,600.00

Expenses	
Taxes	\$2,694.00
Insurance	\$2,050.00
Ameren	\$174.96
MSD	\$1,515.24
Water, Sewer, Trash	\$1,365.08
Snow Removal	\$100.00
Lawn Care	\$300.00
Annual Expenses	\$8,199.28



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