

FOR SALE

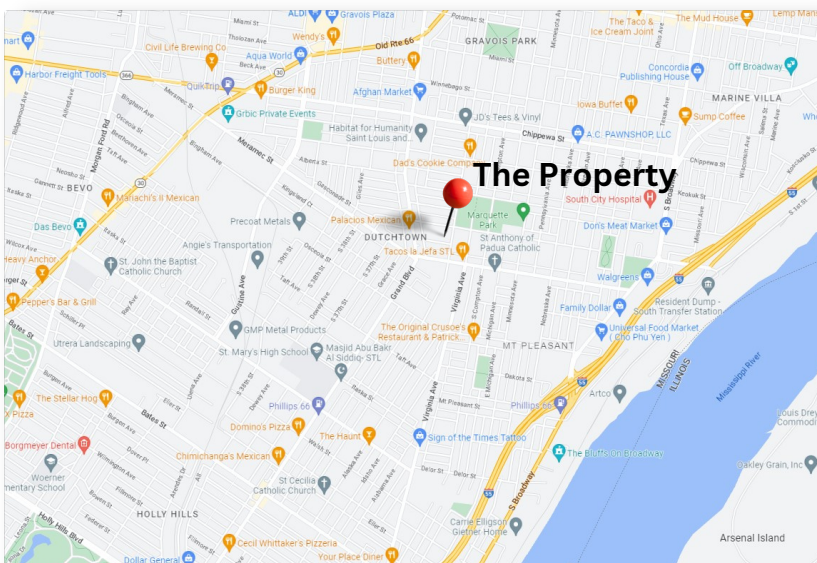
3415 Klocke St. & 3435 Klocke St.
Saint Louis, MO 63118



- Two 4- Family Buildings
- Spacious Units
- Individual Systems
- Many Updates
- Easy Access To Shopping & Restaurants

3415 Klocke: \$255,000*
3435 Klocke: \$284,900*

*Seller may sell properties together or separately



For More Information:

Constantine (Dino) Benos

Direct: 314-446-7552

Cell: 314-504-9043

Cbenos@stlmultifamily.com

Christopher Tucker

Direct: 314-336-1928

Cell: 314-478-1140

Tucker@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.

3415 Klocke St. & 3435 Klocke St. Saint Louis, MO 63118

3415-3417 Klocke	Current Rents	Proforma Rents
3415, 1E	\$600.00	\$700.00
3415, 2E	\$650.00	\$700.00
3417, 1W	\$570.00	\$700.00
3417, 2W	\$600.00	\$700.00
Monthly Income	\$2,420	\$2,800
Annual Income	\$29,040	\$33,600

Expenses	3415 Klocke St.	3435 Klocke St.
Real Estate Tax	\$256.00	\$1,433.00
Insurance	\$920.00	\$920.00
Sewer	\$2,320.00	\$1,953.00
Water/ Trash	\$1,434.00	\$1,600.00
Maintenance	\$1,080.00	\$1,130.00

3435-3437 Klocke	Current Rents	Proforma Rents
3435, 1E	\$800.00	\$750.00
3435, 2E	\$650.00	\$750.00
3435, 1W	\$700.00	\$750.00
3435, 2W	\$650.00	\$750.00
Monthly Income	\$2,800	\$3,000
Annual Income	\$33,600	\$36,000



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.