

## Investment Opportunity in Holly Hills

6516 Morganford Rd. • St. Louis, MO 63116



- Spacious units with private bedroom
- Individual systems
- Off street parking available behind the building
- Historic Holly Hills Neighborhood
- Opportunity to increase rents and improve cashflow
- Property next door at 6512 Morganford for sale

**Price: \$325,000**

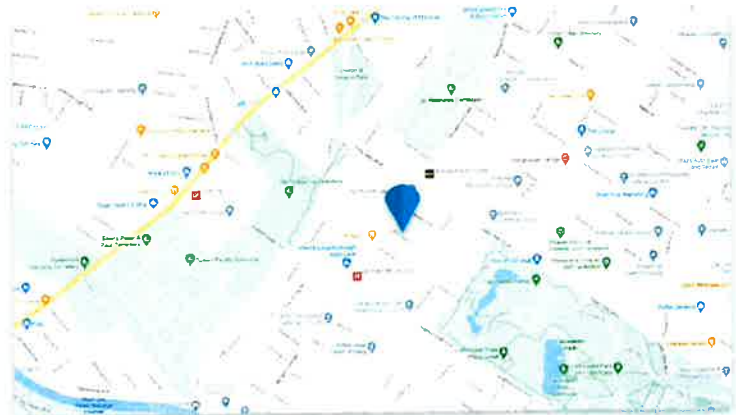
**For more information contact:**

**Christopher Tucker**

Cell: 314-478-1140

Direct: 314-336-1928

[tucker@realtyexchangeweb.com](mailto: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.



**Rent Roll**

| Unit           | Current         | Proforma        |
|----------------|-----------------|-----------------|
| 6512           | \$640           | \$750           |
| 6512-A         | \$650           | \$750           |
| 6514           | \$650           | \$750           |
| 6514-A         | \$650           | \$750           |
| <b>Monthly</b> | <b>\$2,590</b>  | <b>\$3,000</b>  |
| <b>Annual</b>  | <b>\$31,080</b> | <b>\$36,000</b> |

**Expenses**

|                                |                |
|--------------------------------|----------------|
| Insurance                      | \$1,683        |
| Repairs/Maintenance            | \$1,300        |
| Taxes (2023)                   | \$3,171        |
| Utilities (MSD, Garbage/Water) | \$3,282        |
| <b>Expenses</b>                | <b>\$9,436</b> |

