

Investment Opportunity in Holly Hills

6512 Morganford Rd. • St. Louis, MO 63116



- Spacious units with private bedroom
- Individual systems
- Additional income from detached garage
- Historic Holly Hills Neighborhood
- Opportunity to increase rents and improve cashflow
- Property next door at 6516 Morganford for sale

Price: \$325,000

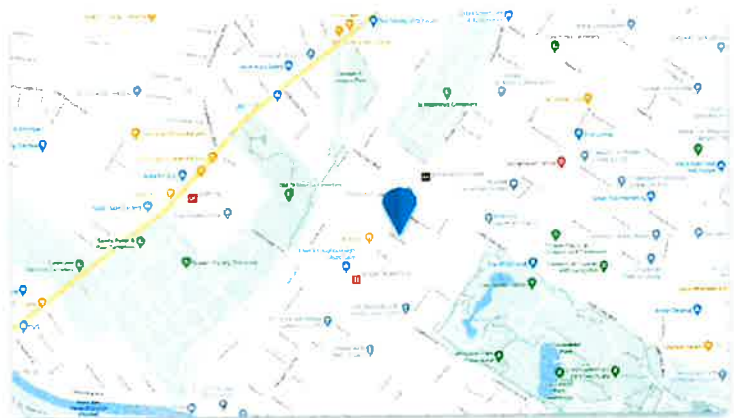
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Rent Roll

Unit	Current	Proforma
6512	\$640	\$750
6512-A	\$640	\$750
6514	\$650	\$750
6514-A	\$670	\$750
Monthly	\$2,600	\$3,000
Annual	\$31,200	\$36,000

Expenses

Insurance	\$1,683
Repairs/Maintenance	\$1,300
Taxes (2023)	\$3,171
Utilities (MSD, Garbage/Water)	\$3,282
Expenses	\$9,550

