

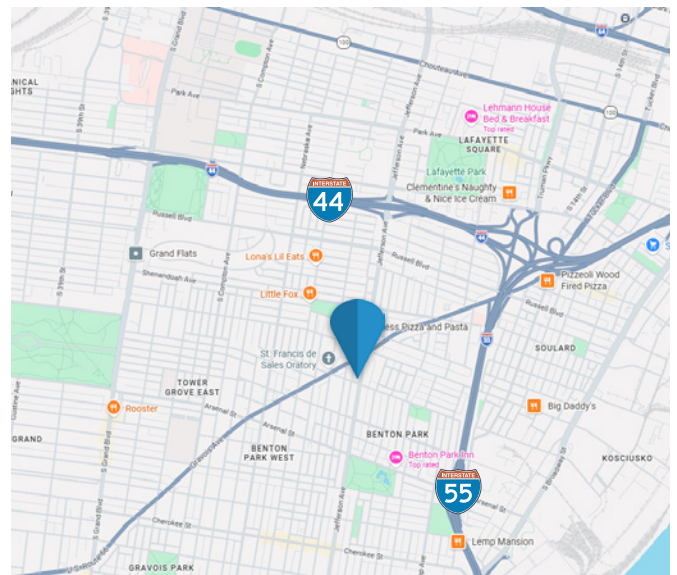
## FOR SALE

2703 & 2705 S Jefferson Ave.  
St. Louis, MO 63118



- Sale Includes Two Parcels
- Great Value-Add Opportunity Through Potential Rent Growth
- 5 Studio Apartments
- 1 Retail Space
- Mixed-Use Investment Property Featuring One Ground Floor Retail Unit & Five Apartments
- Convenient Access to Downtown St. Louis & Transportation Routes
- Properties Being Sold As-Is, Contact Agent for Details

**\$155,000**



**Ken Wedberg**

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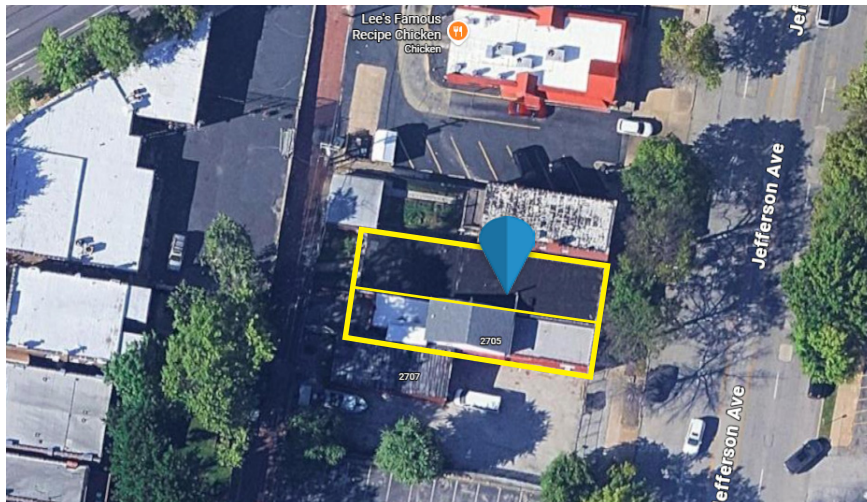
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

# Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following property, 2703 & 2705 S Jefferson Ave., St. Louis, MO 63118.

The owners have used their best efforts to provide accurate information. However, the prudent investor should not rely upon these figures, projections and assumptions, as they are subject to change. You are encouraged to make your own calculations according to the criteria you deem appropriate. The following information, charts and projections are included for demonstration purposes only and are not in any way guaranteed.

By your receipt of this brochure, you acknowledge its confidential nature and agree that you will not, directly or indirectly, disclose or permit someone else to disclose this material to any other person, firm or entity without the prior written permission of Realty Exchange.



**Please do not disturb tenants or tour property without listing agent.**  
To schedule a property inspection or to receive answers to questions please contact:

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## Financials

| Rent Roll     |          |
|---------------|----------|
| 2703-RN       | \$575    |
| 2703-RS       | \$575    |
| 2703-FR       | \$750    |
| 2705-A        | Vacant   |
| 2705-B        | Vacant   |
| 2705-C        | Vacant   |
| Monthly Total | \$1,900  |
| Yearly Total  | \$22,800 |

| Fixed Expenses         |          |
|------------------------|----------|
| Insurance              | \$8,380  |
| Taxes                  | \$1,456  |
| Utilities (Owner Pays) | \$8,229  |
| Fixed Expenses         | \$18,065 |



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