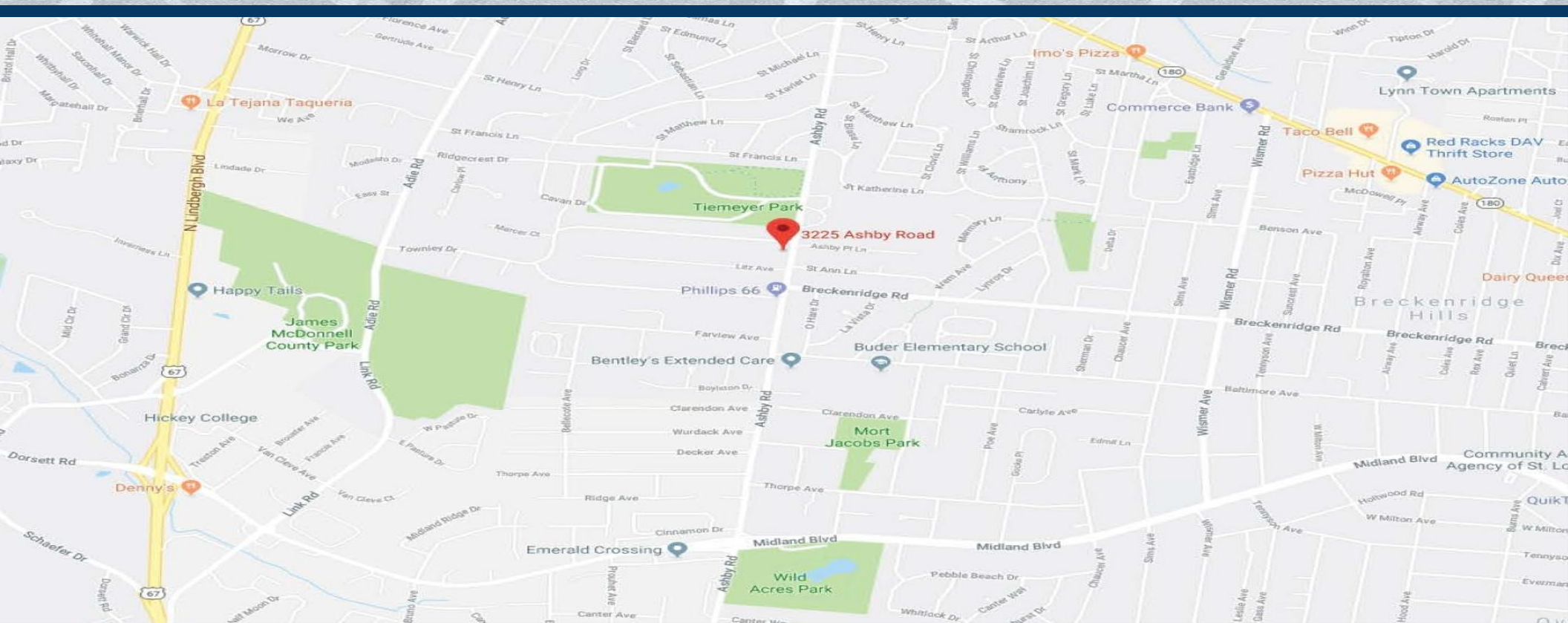


# 20 UNIT APT COMPLEX FOR SALE

3225 Ashby Rd  
St. Ann, MO 63074



Opportunity to purchase a well maintained 20 unit apt complex in St. Ann located across the street from Tiemeyer Park. The building located in a quiet neighborhood surrounded by single family homes is comprised of 16 one bed apts and 4 two bed apts with central AC and 25 parking spots. The building has had a number of recent capital improvements including exterior and interior electric updating throughout, a new retaining wall running the length of the property and updates to a number of the apts. Rents have been raised to as much as \$675 for the 2 beds and \$550 for the 1 beds so there is the ability to raise rents. With rents at \$675 for the 2 beds and \$550 for the 1 beds fully rented the building would generate \$138,000 annually. There is only currently one vacancy while a unit is being rehabbed, there is a history of high occupancy rates. Projected income for 2019 is \$130,000 with projected expenses at \$32,680 for a net potential income of \$97,320 which would be a 10% cap rate.





## 2018 rent roll - 3225 Ashby Rd, 63074

unit	size	current lease rent amount	proforma rent amount
3225 - 1	1 bed, 1 bath	\$ 475	\$ 550
3225 - 2	1 bed, 1 bath	\$ 525	\$ 550
3225 - 3	1 bed, 1 bath	\$ 450	\$ 550
3225 - 4	1 bed, 1 bath	\$ 525	\$ 550
3225 - 5	1 bed, 1 bath	\$ 550	\$ 550
3225 - 6	1 bed, 1 bath	\$ 500	\$ 550
3225 - 7	1 bed, 1 bath	\$ 550	\$ 550
3225 - 8	1 bed, 1 bath	\$ 480	\$ 550
3229 - 1	2 bed, 1 bath	\$ 675	\$ 675
3229 - 2	2 bed, 1 bath	\$ 600	\$ 675
3229 - 3	2 bed, 1 bath	\$ 675	\$ 675
3229 - 4	2 bed, 1 bath	\$ 650	\$ 675
3223 - 1	1 bed, 1 bath	<i>vacant (rehab)</i>	\$ 550
3223 - 2	1 bed, 1 bath	\$ 525	\$ 550
3223 - 3	1 bed, 1 bath	\$ 475	\$ 550
3223 - 4	1 bed, 1 bath	\$ 525	\$ 550
3223 - 5	1 bed, 1 bath	\$ 550	\$ 550
3223 - 6	1 bed, 1 bath	\$ 550	\$ 550
3223 - 7	1 bed, 1 bath	\$ 550	\$ 550
3223 - 8	1 bed, 1 bath	\$ 550	\$ 550
<b>totals</b>	n/a	\$ 10,380	\$ 11,500
<b>annualized</b>	<b>n/a</b>	<b>\$ 124,560</b>	<b>\$ 138,000</b>

## 2018 net income - 3225 Ashby Rd, 63074

<i>actual</i>		
<b>Income</b>	rents (current rent roll)	\$ 124,560
<hr/>		
	<b>Total Income</b>	<b>\$ 124,560</b>
<hr/>		
<b>Expense</b>	cleaning & maintenance	\$ 6,980
	insurance	\$ 3,112
	taxes	\$ 15,480
	utilities - electric	\$ 2,394
	utilities - sewer/water/trash	\$ 6,117
<hr/>		
	<b>Total Expenses</b>	<b>\$ 34,083</b>
<hr/>		
	<b>Net Income</b>	<b>\$ 90,477</b>
	<i>per month</i>	<b>\$ 7,540</b>

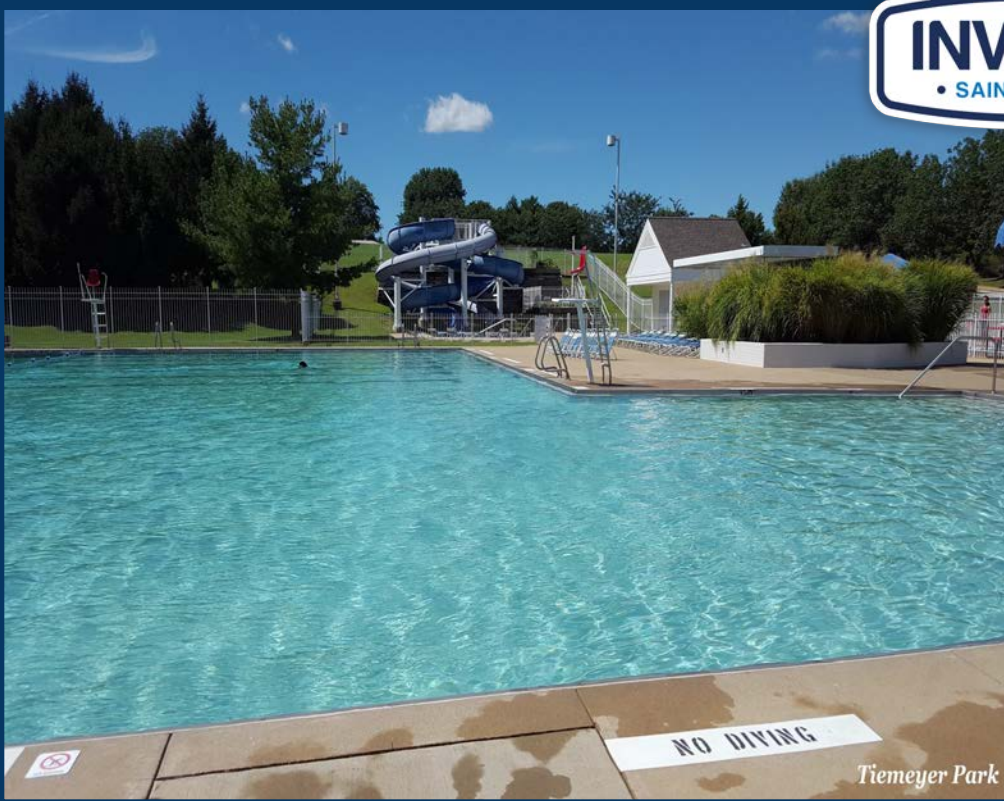
<i>proforma</i>		
<b>Income</b>	rents	\$ 138,000
	5% vacancy	\$ 6,900
<hr/>		
	<b>Total Income</b>	<b>\$ 131,100</b>
<hr/>		
	cleaning & maintenance	\$ 5,000
	insurance	\$ 3,200
	taxes	\$ 15,480
	utilities - electric	\$ 2,500
	utilities - sewer/water/trash	\$ 6,500
<hr/>		
	<b>Total Expenses</b>	<b>\$ 32,680</b>
<hr/>		
	<b>Net Income</b>	<b>\$ 98,420</b>
	<i>per month</i>	<b>\$ 8,202</b>



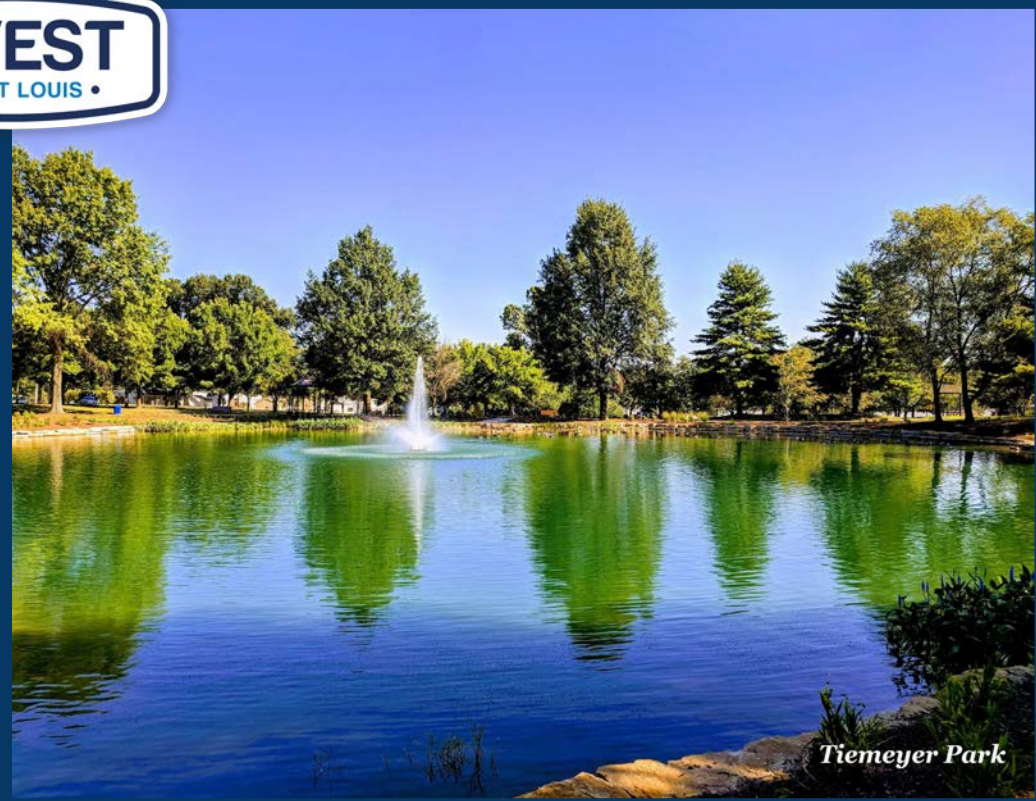




Tiemeyer Park



Tiemeyer Park



Tiemeyer Park





---

**\$950,000**

*(\$47,500 / unit)  
paying buyer's agents 2.0%*

---

**Listing Agent:**

**Jordan Schoen  
314.255.5117**

**[jordan@investinstlouis.com](mailto:jordan@investinstlouis.com)**