

# Southwest Gardens 4-Family

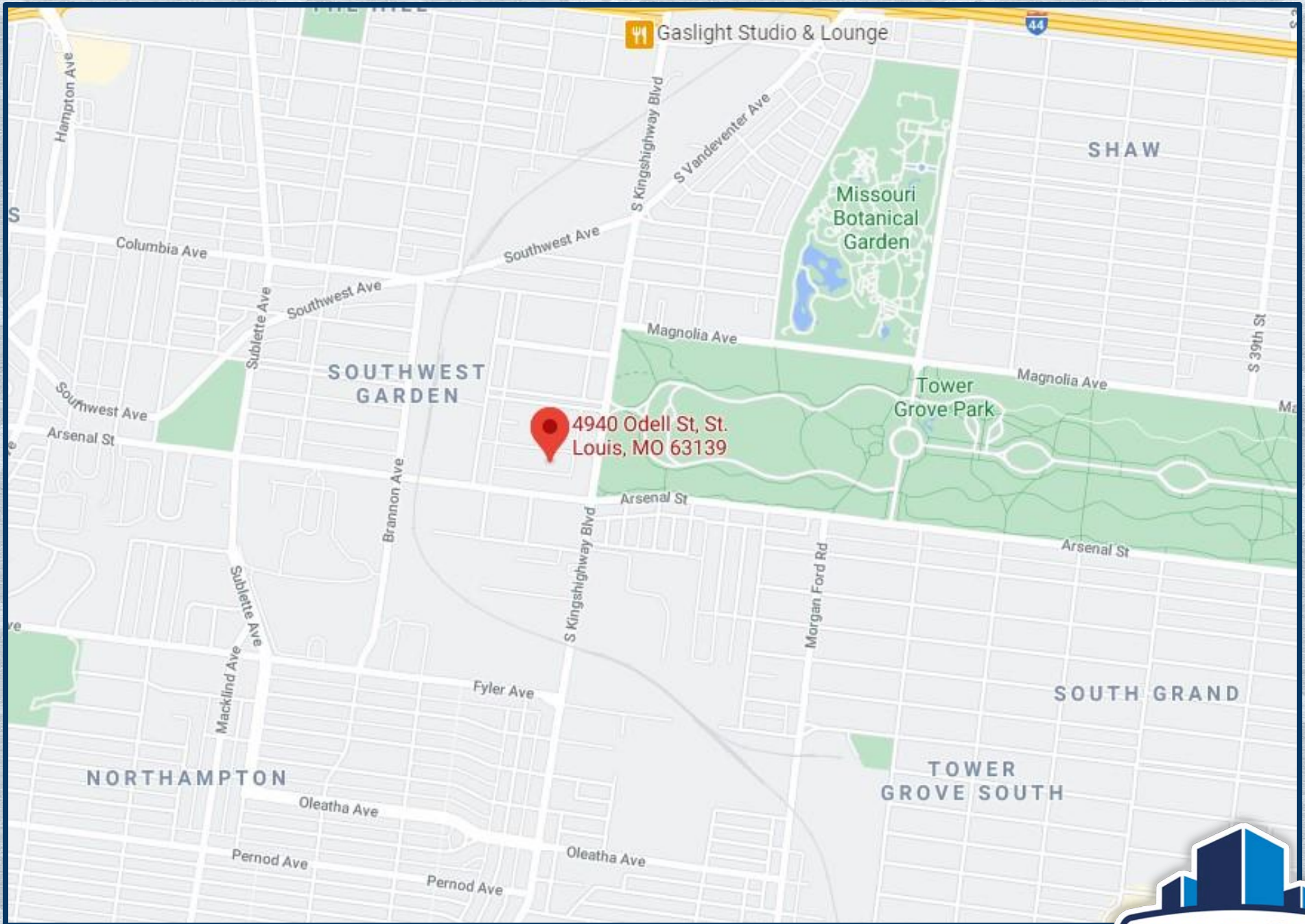
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4940 Odell St.  
St. Louis, MO 63139



Southwest Gardens four-family located less than a block from Tower Grove Park and a short walk to the Botanical Gardens and The Hill. This four family has been renovated throughout. These apartments are approximately 800 square feet and feature renovated kitchens including updated cabinets, updated appliances with dishwashers, tile floors. Bathrooms were renovated with new flooring, tiled shower surround with rain showerheads and updated vanities. Building has off-street parking for each tenant, central air with recently replaced furnaces and condensers, pvc stacks, updated electric panels. Roof was replaced approximately 3 years ago. Building is fully rented for a total of \$3,445 a month which fully rented annually would be \$41,220 annually. With expenses at \$7,900 annually if fully rented the building would generate a net income of \$33,320 which is a 7.4% cap rate.





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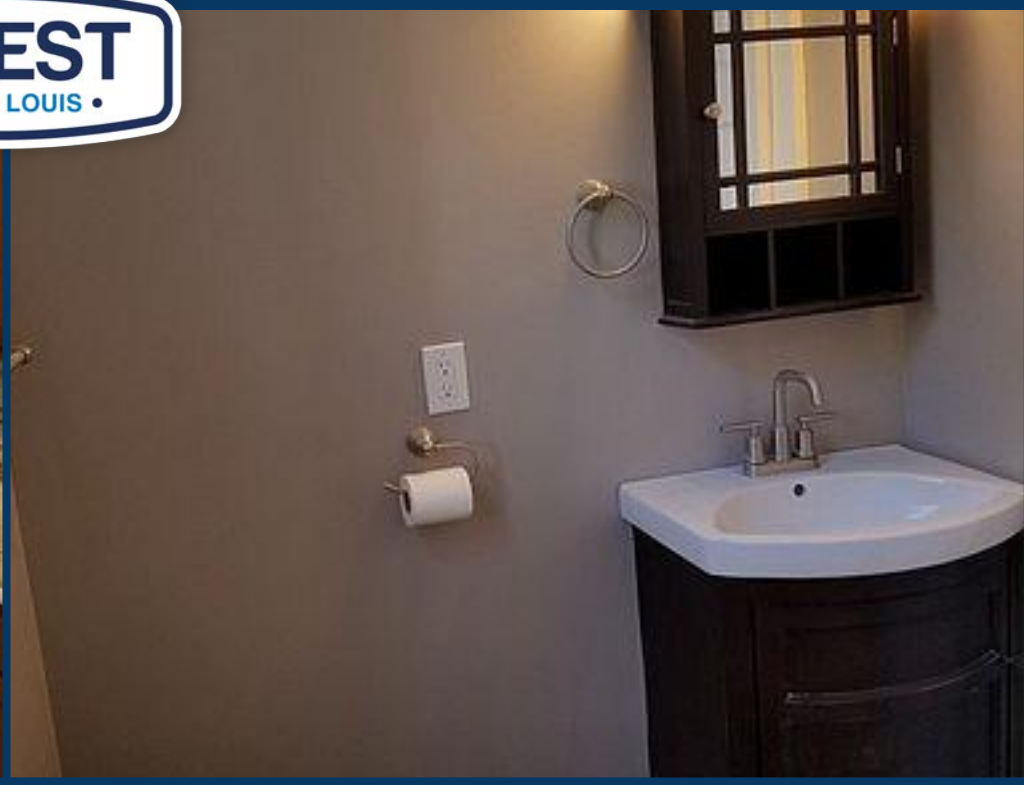


## rent roll - 4940 Odell St, 63139

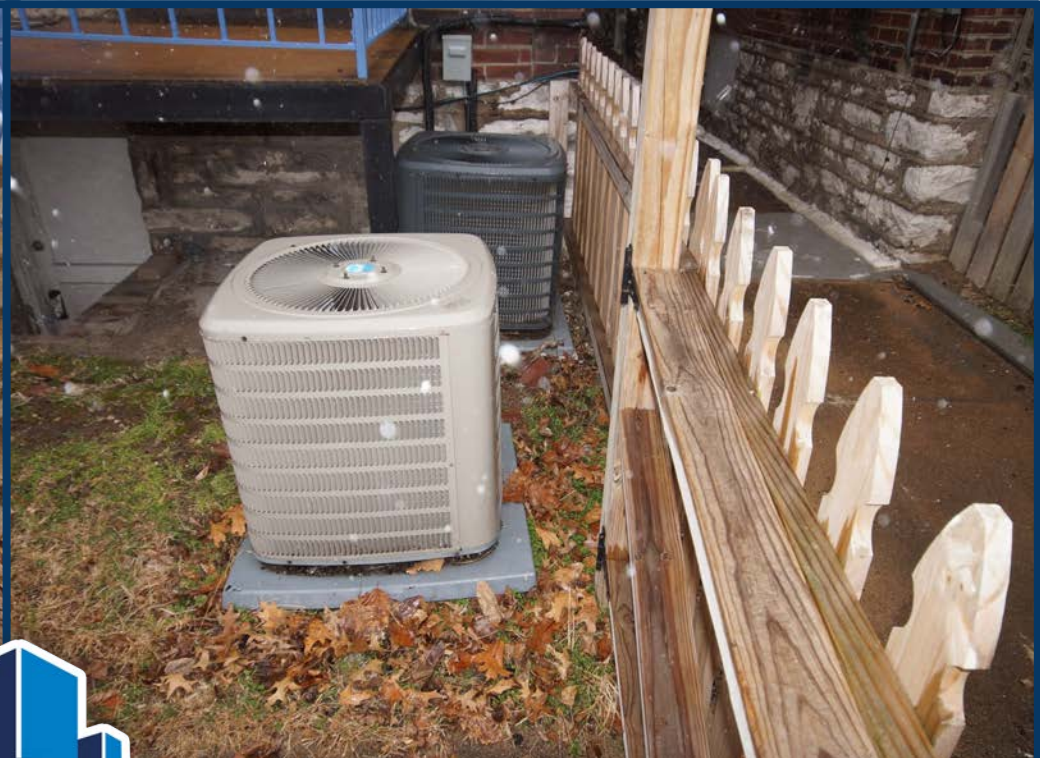
unit	current lease rent amount
1	\$ 830
2	\$ 830
3	\$ 875
4	\$ 900
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totals	\$ 3,435
<b>annualized</b>	<b>\$ 41,220</b>









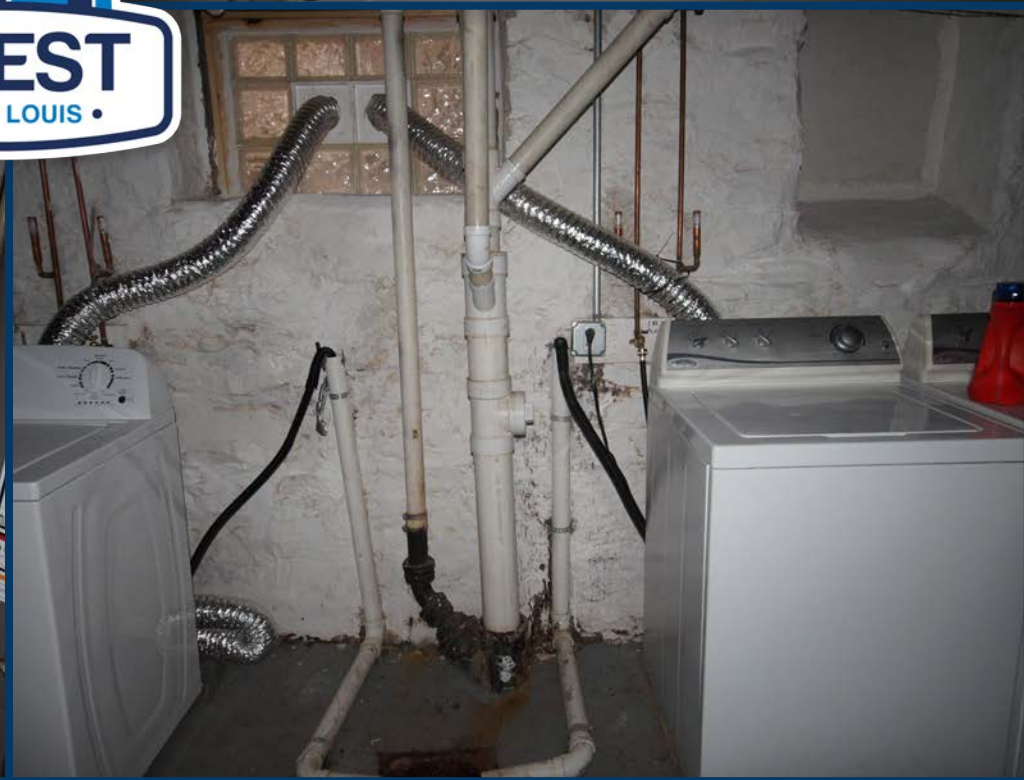








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**\$499,000**

*paying buyer's agents 2.0%*

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Listing Agent:

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