

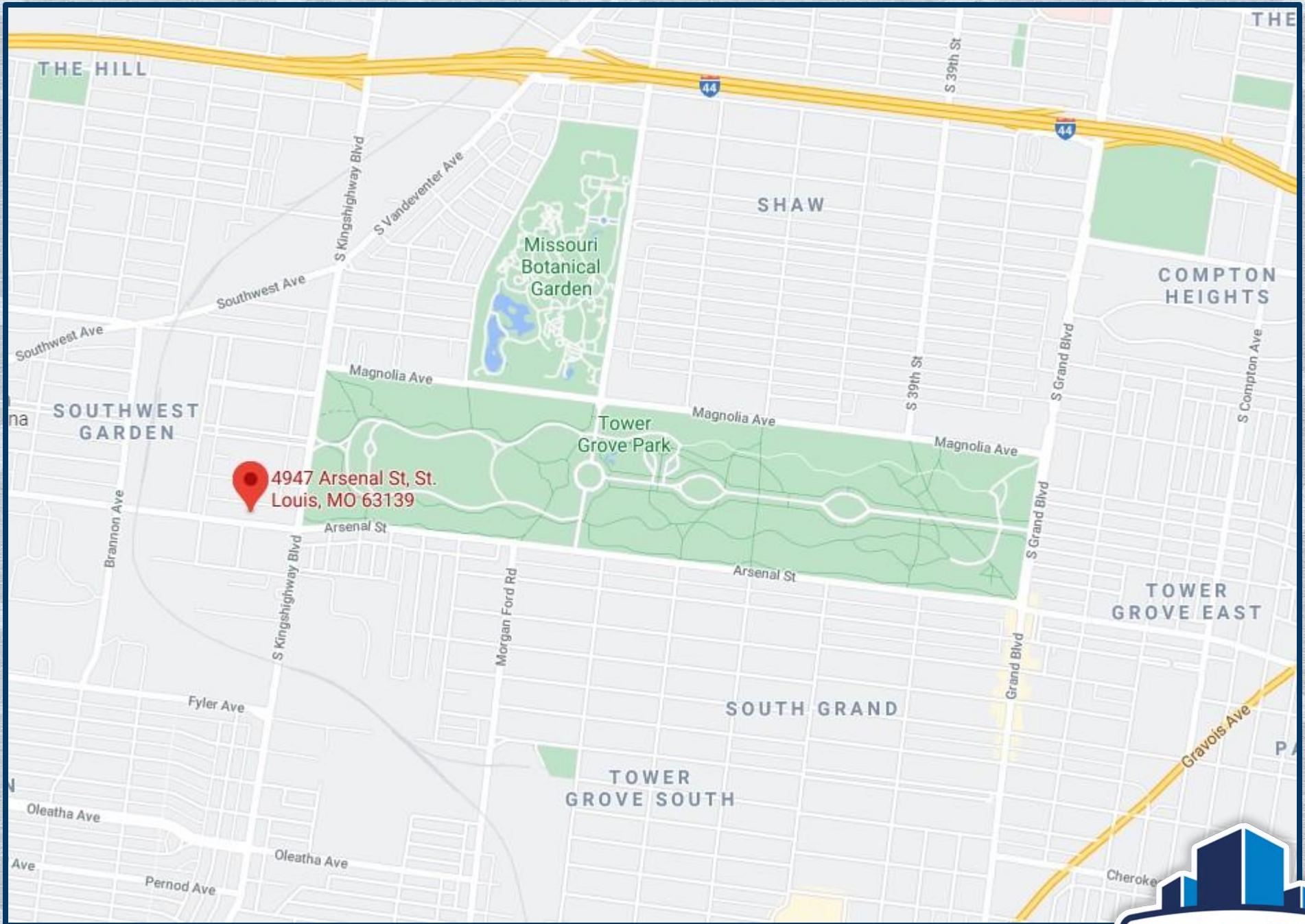
Renovated 4 Family Near Tower Grove Park

4947 Arsenal St
St. Louis, MO 63139



Completely renovated 4 family located steps from Tower Grove Park and a short walk to the Botanical Gardens and The Hill. Built in 1924 this solid brick building is 4,114 square feet with enclosed bonus rooms in the rear that are approximately 60 sq ft each bringing the total square feet to approximately 4,354. Units are approximately 1,000+ sq ft and feature central HVAC, beautiful hardwood floors, stained glass and newer vinyl windows, recently updated kitchens with high end kitchen cabinets, updated tile floors and countertops, dishwashers, modern sinks and faucets. There are original wood built in cabinets and a breakfast bar which is great for entertaining. Bathrooms are all completely updated with new shower surrounds, flooring, vanity, toilet, etc. Building has a recently replaced pitched roof, updated plumbing with PVC stacks, recently replaced siding on the bonus rooms. Furnaces, water heaters, condensers were replaced by the owner. There is a private storage for each of the tenants and also the owner. There is a large backyard with a privacy fence with patio and barbecue pit. Units are rented for \$1,000, \$975, \$975 with once recently vacated that was rented for \$975. If fully rented this building rents for \$3,925 a month and \$47,100 annually with annual expenses at \$8,007. If fully rented the annual net income could be \$39,093 which would be a 7.3% cap rate.





4947 Arsenal St, St. Louis, MO 63139



rent roll - 4947 Arsenal, 63139

unit	size	current lease rent amount
1		\$ 1,000
2		\$ 975
3		\$ 975
4		*vacant
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totals	n/a	\$ 2,950
annualized	n/a	\$ 35,400

**vacant unit previously rented for \$975*



net income - 4947 Arsenal, 63139

actual

Income rents (current rent roll) \$ 35,400

Total Income \$ **35,400**

Expense maintenance \$ 1,200

insurance \$ 1,221

taxes \$ 2,303

utilities - sewer \$ 1,853

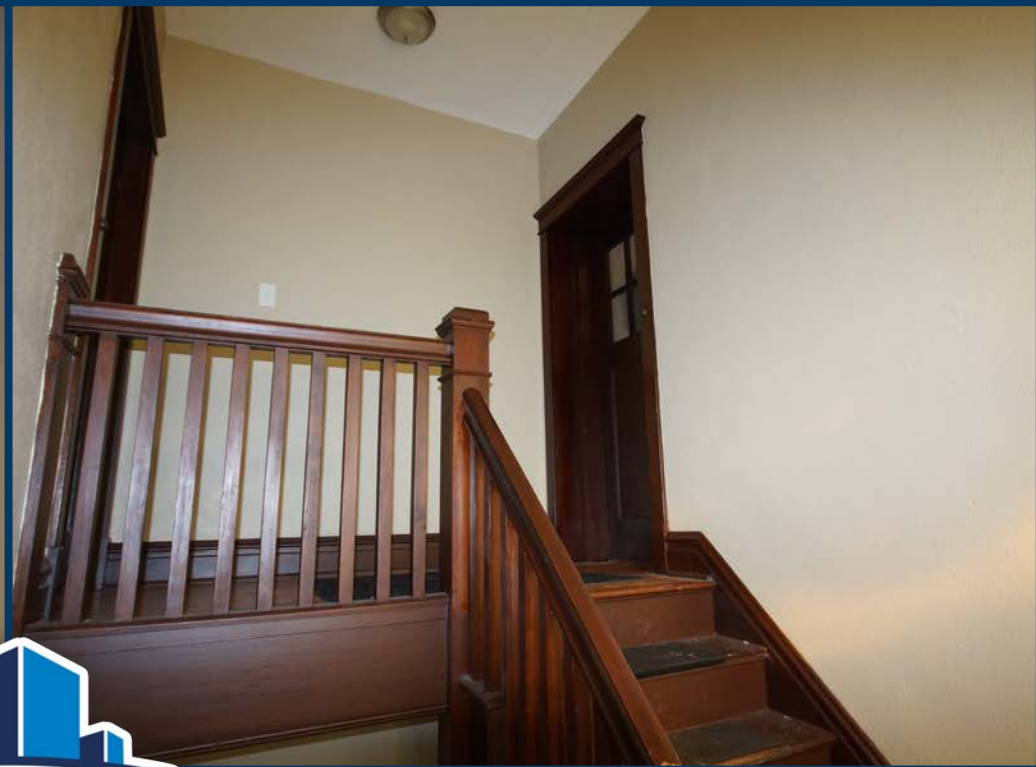
utilities - water \$ 1,428

Total Expenses \$ **8,005**

Net Income \$ **27,395**

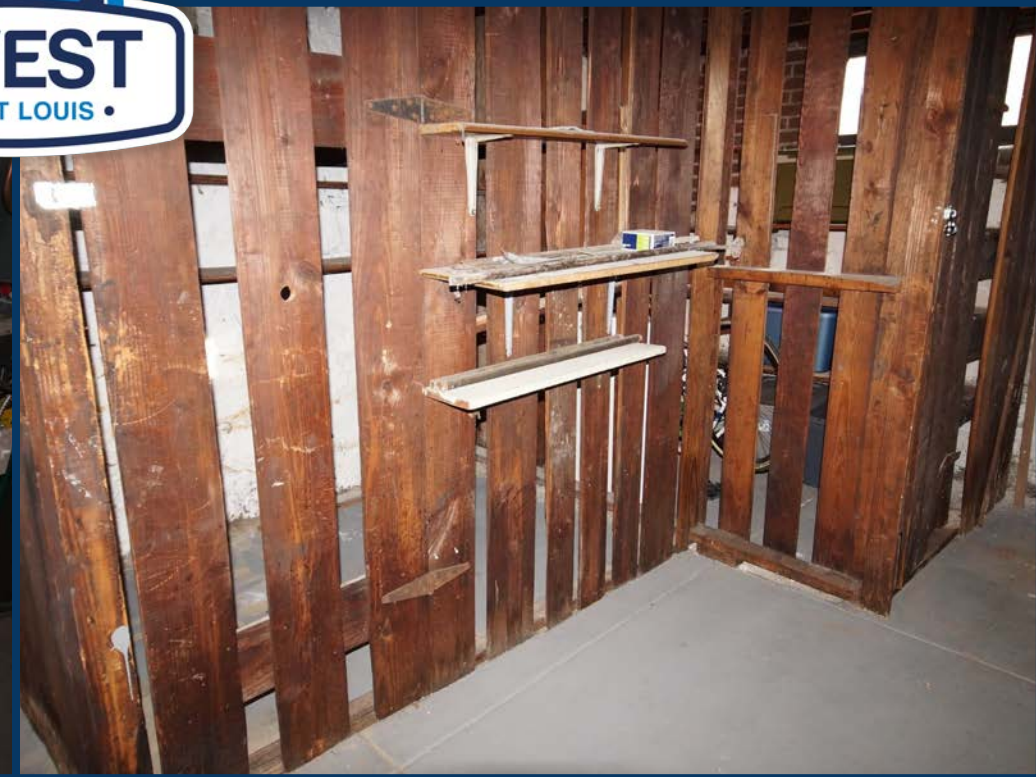
per month \$ **2,283**

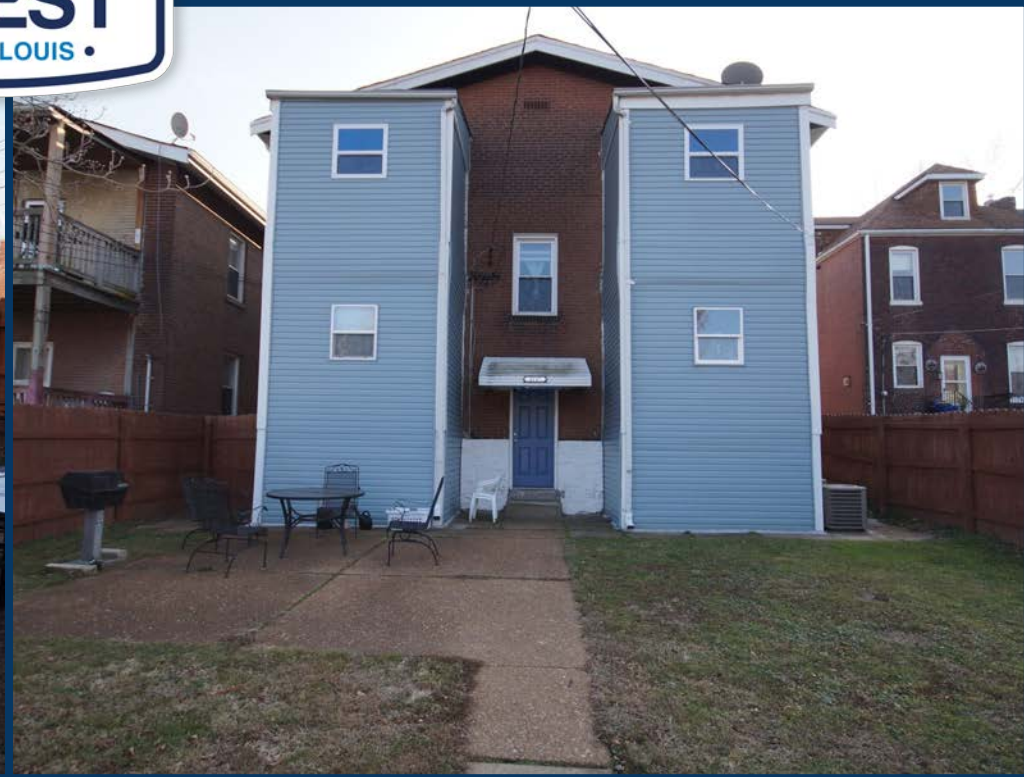














\$529,000

paying buyer's agents 2.0%

Listing Agent:

Jordan Schoen
314.255.5117

jordan@investinstlouis.com