

# Southwest Gardens 4-Family

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4960 Odell St.  
St. Louis, MO 63139

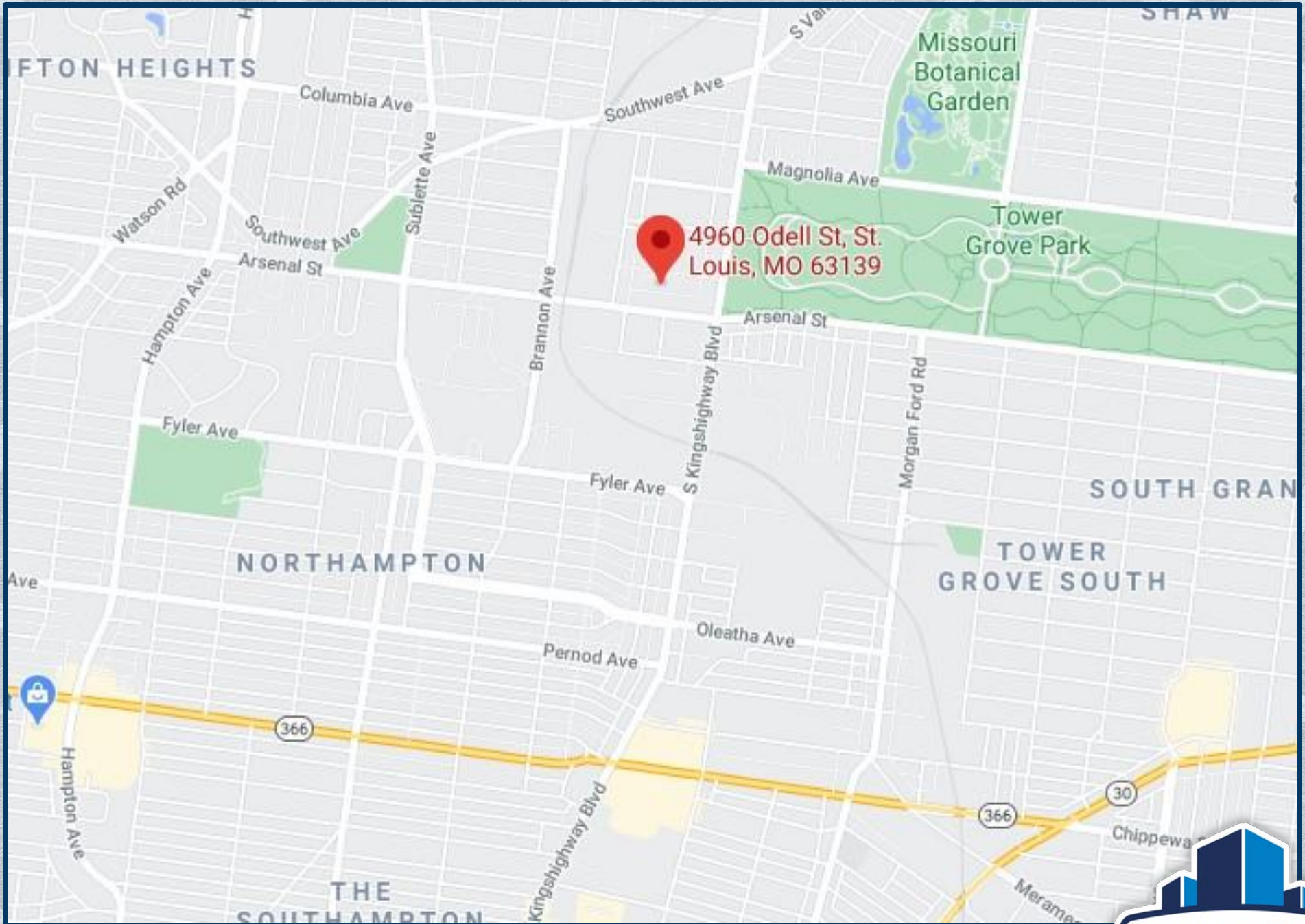




Located in Southwest Gardens just steps from Tower Grove Park and a short walk to the Hill and the Botanical Gardens. This four family has been renovated throughout and features beautiful hardwood floors, central air, vinyl windows, updated kitchens with updated cabinets, countertops, dishwashers and original built in cabinets. Bathrooms were completely updated throughout. There are two garages with a parking spot for each tenant and backyard has privacy fencing and is secure. There is an enclosed porch for each unit that tenants have used as an office. Building has central air and the seller replaced furnances, condensers, water heaters. There are updated electric panels and pvc stacks. This building was recently fully rented to long term tenants under market rent with the apartments rented at \$900, \$900, \$825 and \$880 for a total of \$3,505 a month and there were two recent vacancies. There is one new tenant pending at \$925+ \$25 for pet rent and the other apartment is being marketed to rent at \$925. Once fully rented with the two vacancies filled the building would rent for \$3,675 a month and \$44,100 annually. Expenses are \$7,733 annually, so if the building were fully rented the annual net income after expenses could be \$36,367 which would be a 7.4% cap rate.







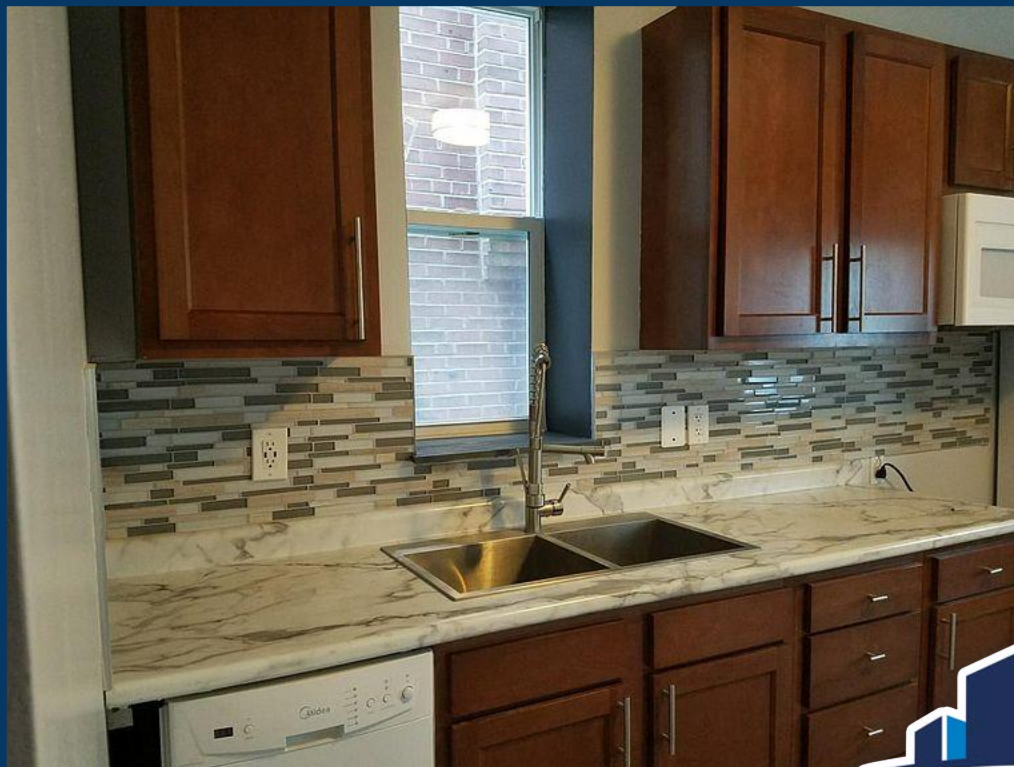
## rent roll - 4940 Odell St, 63139

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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**\$489,000**

*paying buyer's agents 2.0%*

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Listing Agent:

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