

5 Units In Clifton Heights

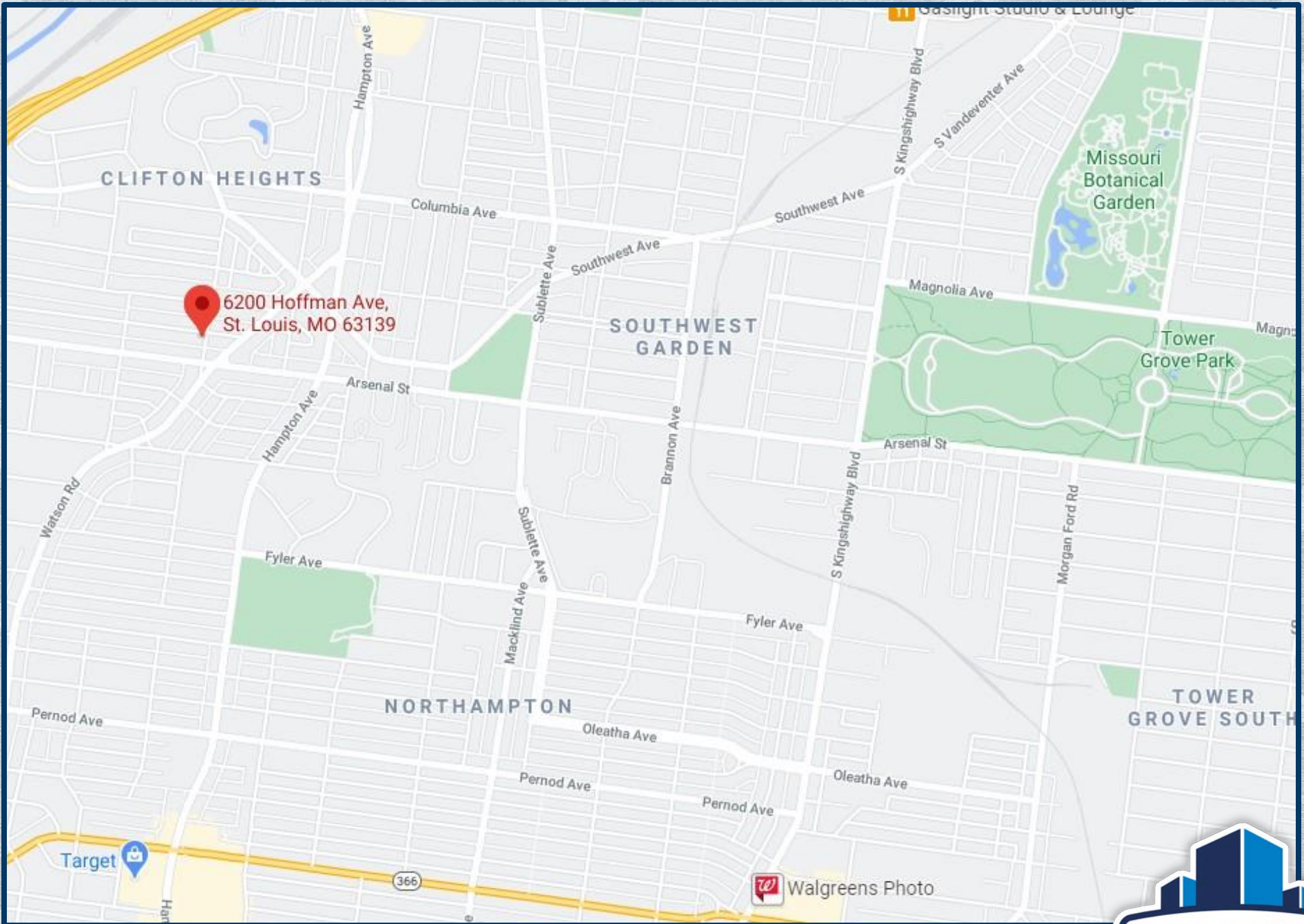
6200 Hoffman
St. Louis, MO 63139



Excellent opportunity to purchase a completely renovated 5 family in Clifton Heights. All of the units were recently updated, the building was originally a 4 family and additional 5th unit was added in the basement. Units feature modern kitchens with updated cabinets, stainless steel appliances, in unit laundry with appliances, new flooring, lighting and fans. Bathrooms are updated throughout with new vanity's, toilets, flooring, shower systems. There are recently added mini split heating and cooling for 3 of the units and the other 2 units have HVAC. The electric panels, furnaces and water heaters were updated when renovated and there are PVC plumbing stacks.

There is off street parking for the tenants. 4 out of the 5 units are currently leased- one unit is being left vacant to show. When fully rented this building generates \$4,600 a month and \$55,200 annually. Annual expenses are \$7,175 so if fully rented the building would generate an annual net operating income of \$48,025 which is a 7.6 % cap rate.





6200 Hoffman Ave,
St. Louis, MO 63139



rent roll - 6200 Hoffman, 63139

unit	current lease rent amount
1	\$ 900
2	\$ 925
3	\$ 775
4	\$ 1,075
5	vacant*
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totals	\$ 3,675
annualized	\$ 44,100

**recently vacated and being marketed for \$925*



net income - 6200 Hoffman, 63139

actual

Income rents (current rent roll) \$ 44,100

Total Income \$ **44,100**

maintenance \$ 1,200

insurance \$ 1,650

taxes \$ 2,255

utilities - sewer \$ 910

utilities - water \$ 1,160

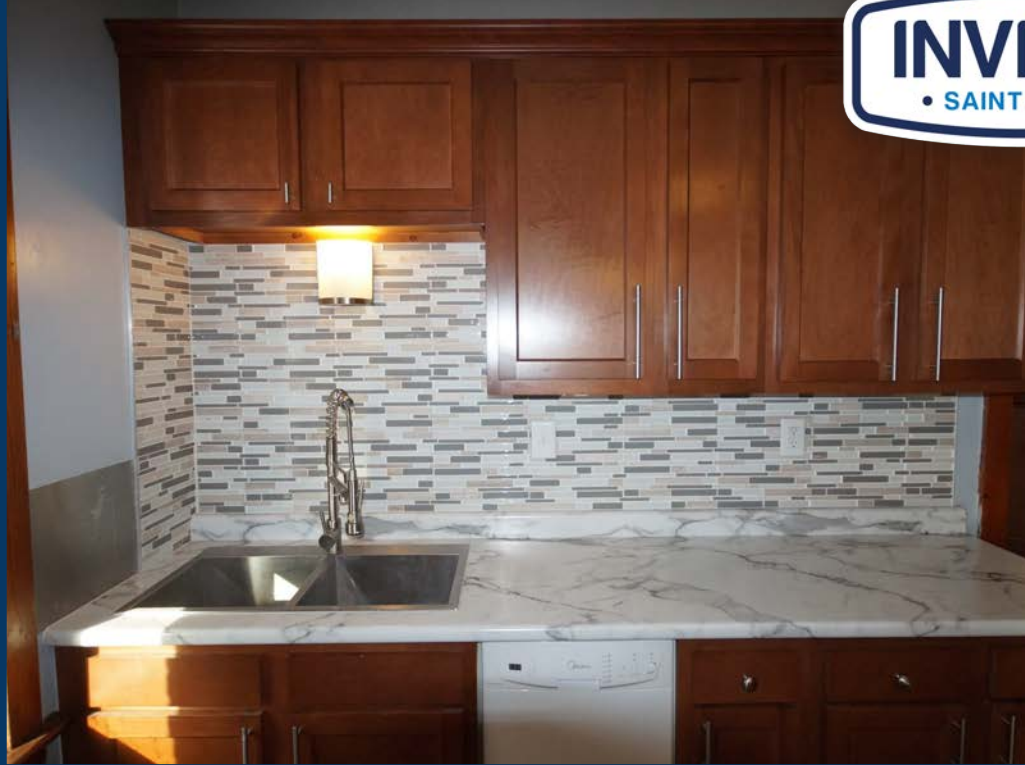
Total Expenses \$ **7,175**

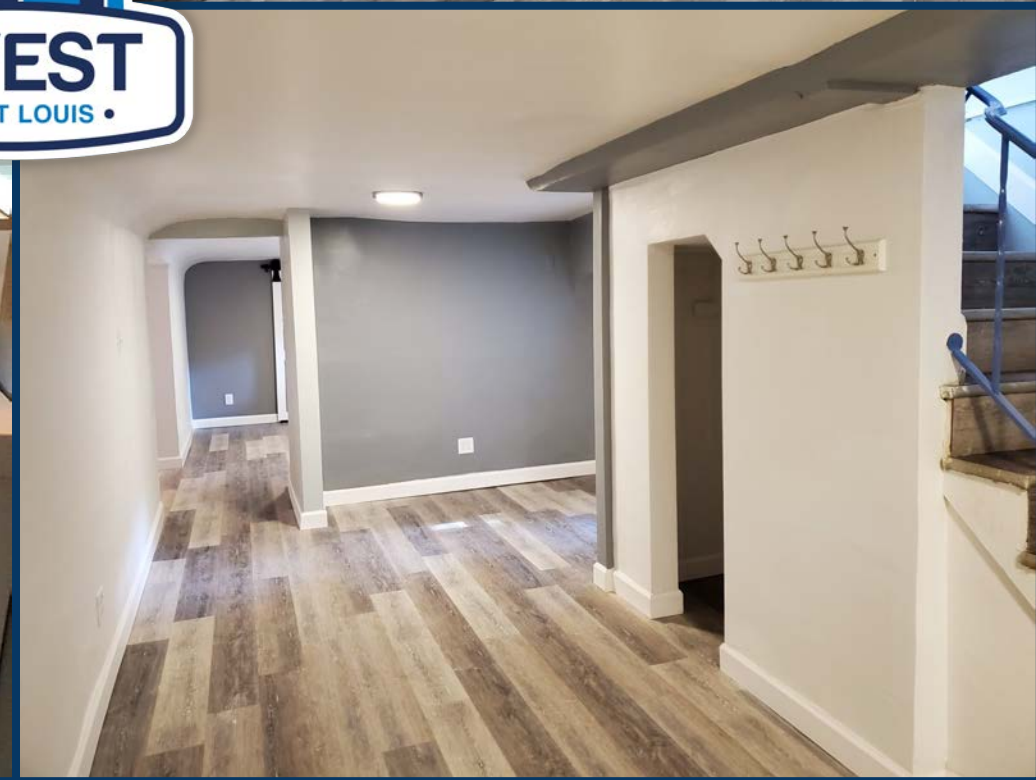
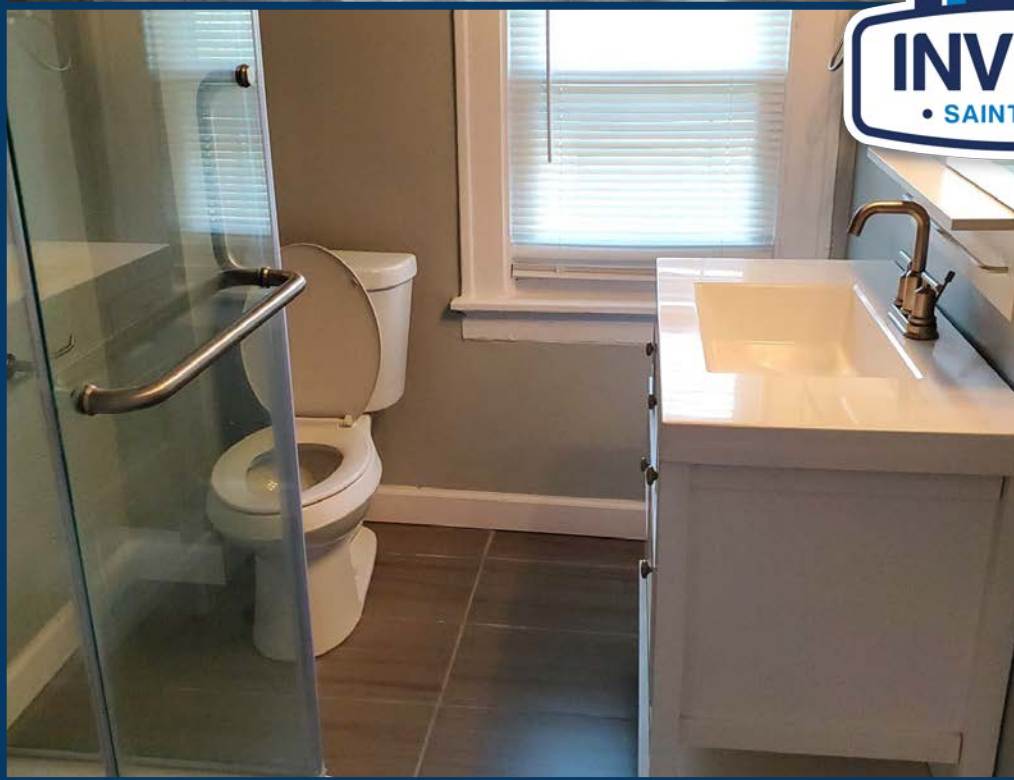
Net Income \$ **36,925**

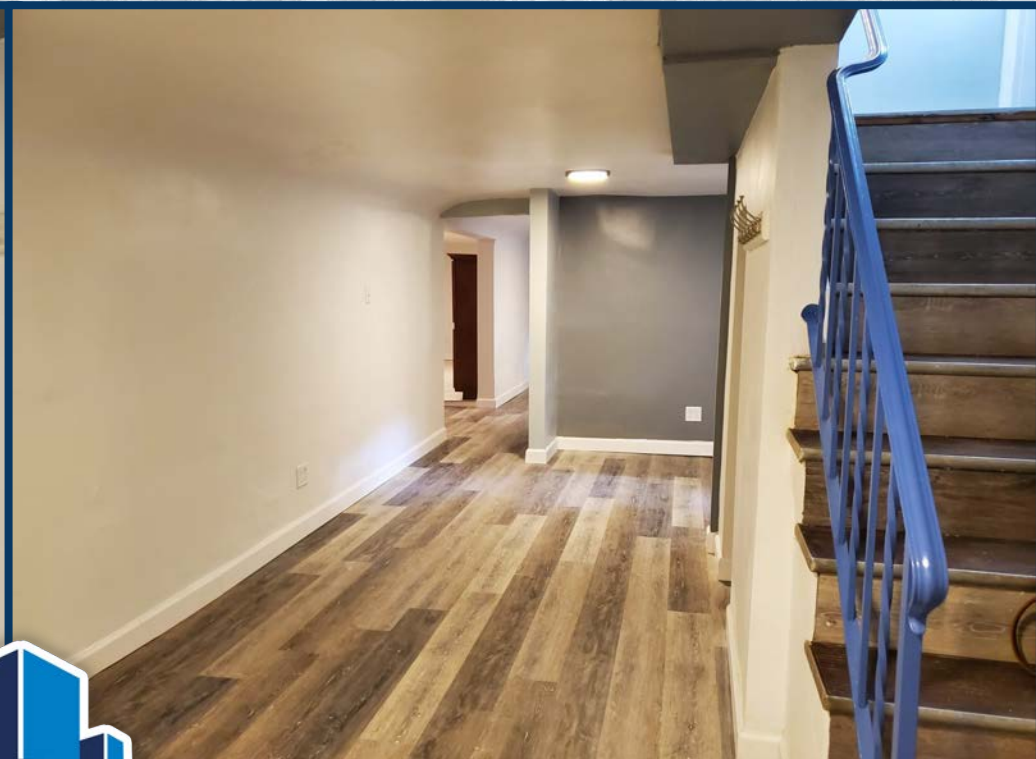
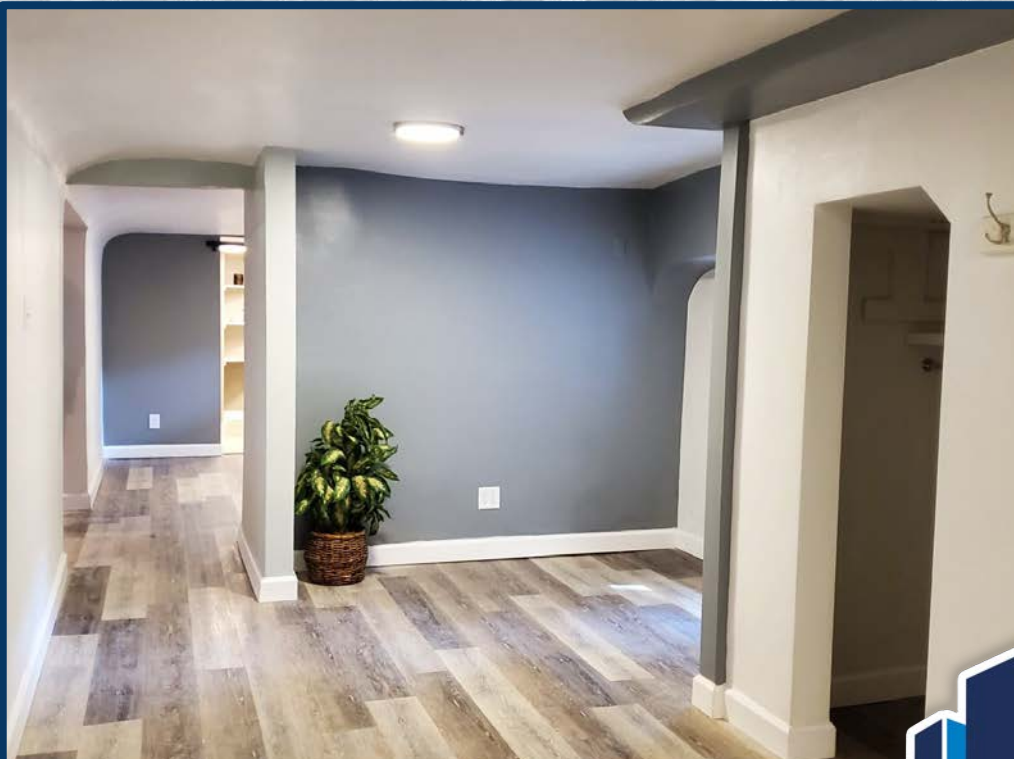
per month \$ **3,077**

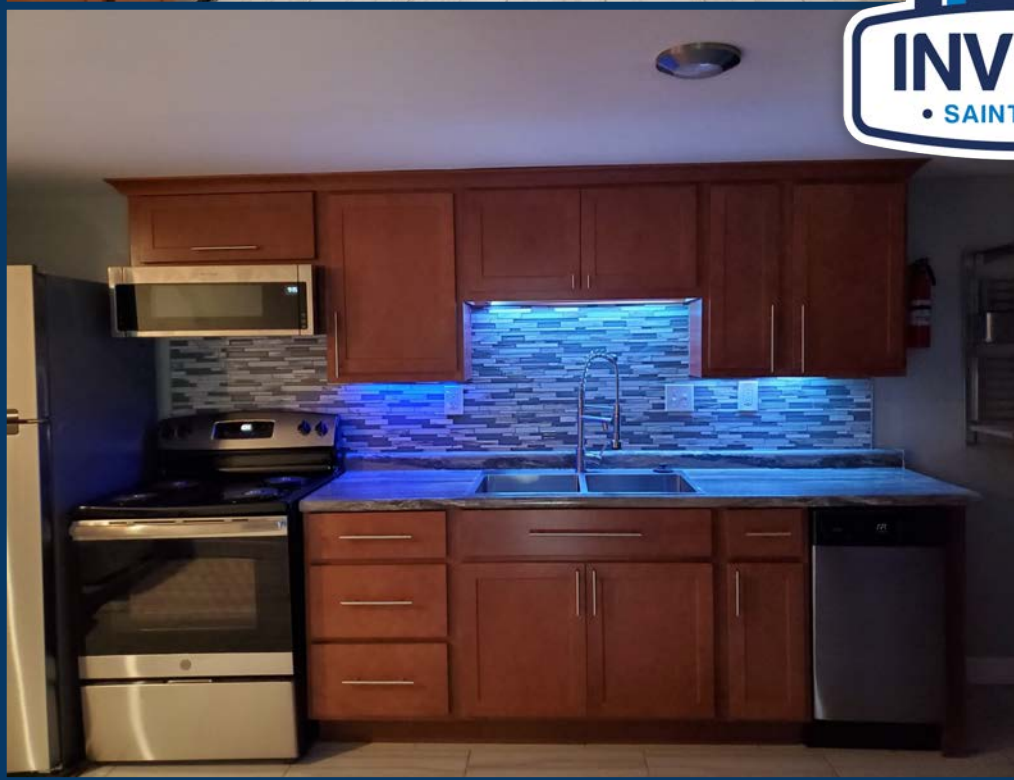


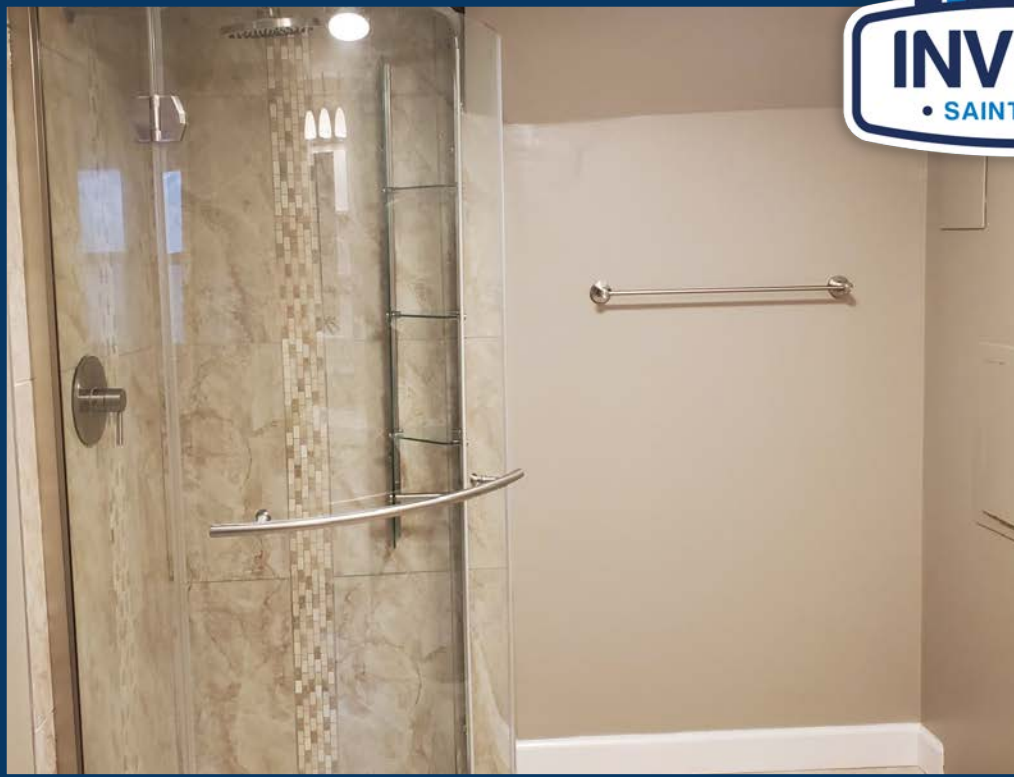
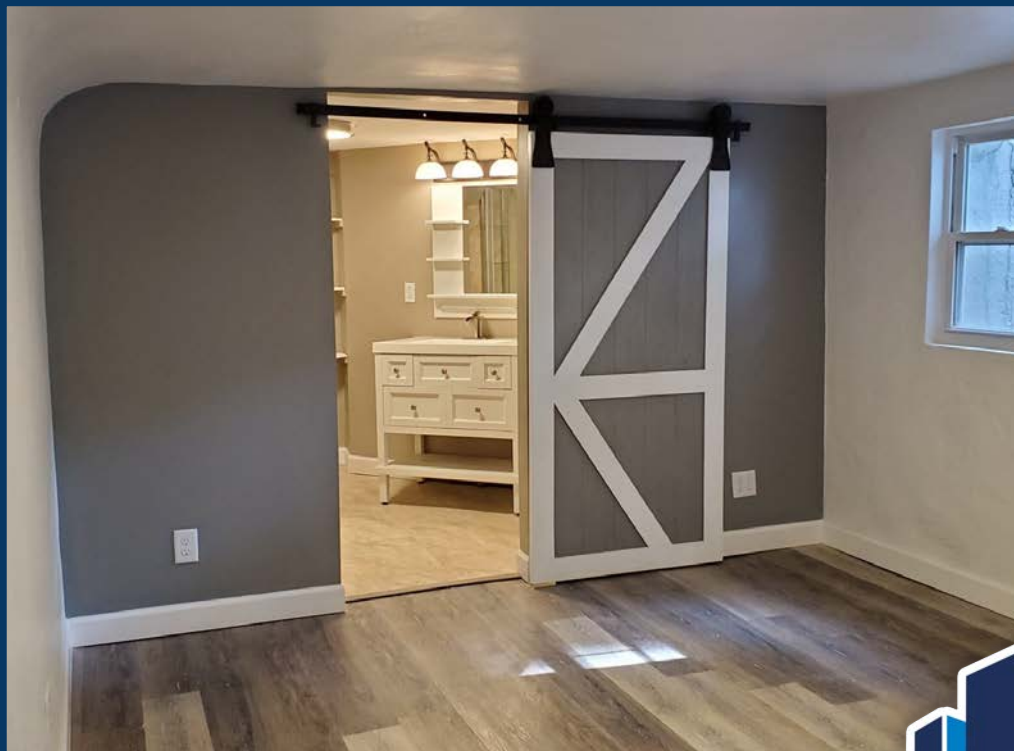














\$625,000

paying buyer's agents 2.0%

Listing Agent:

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