

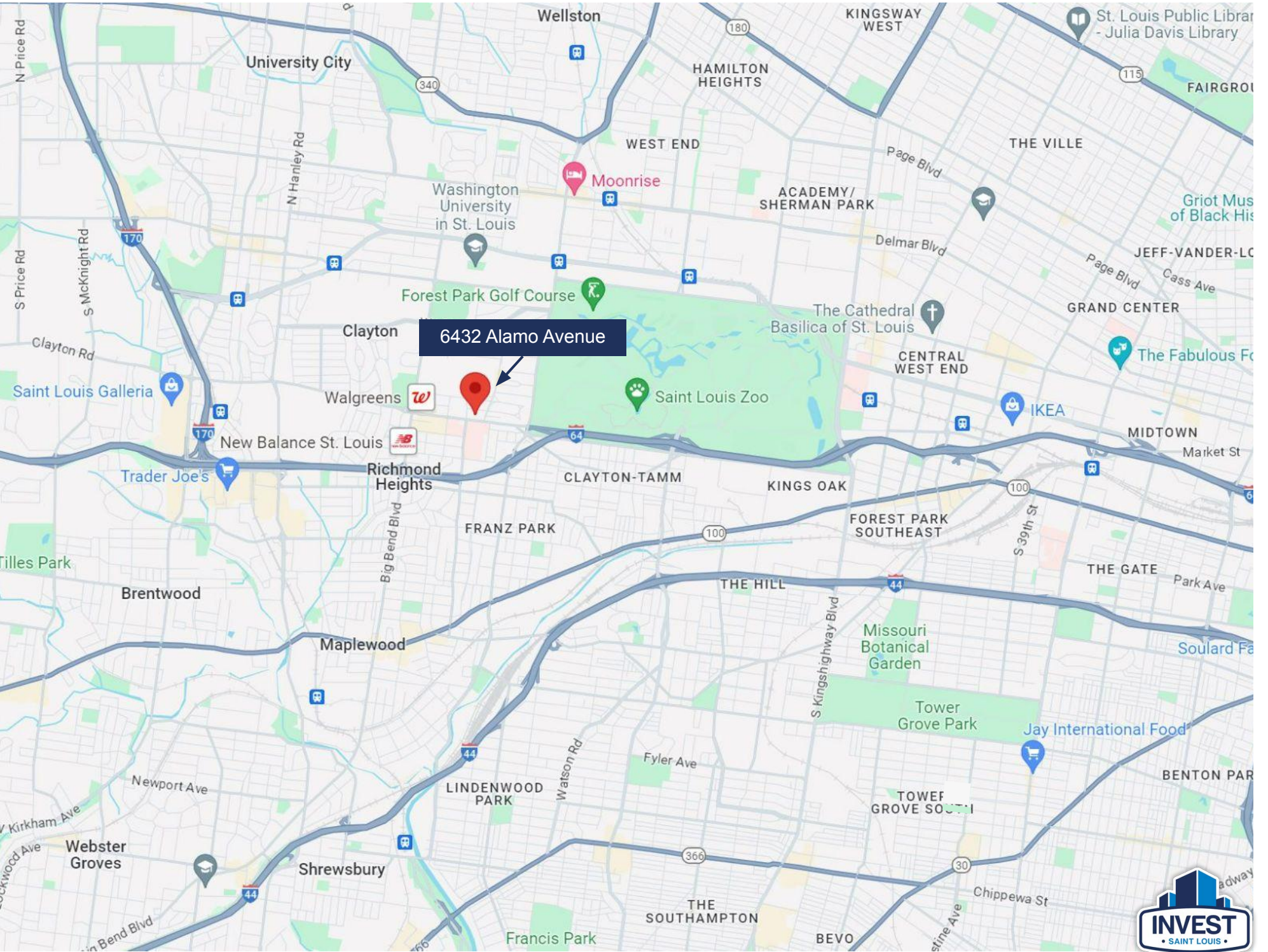


6432 Alamo Ave, Clayton, MO 63105

**Large Four-Family in Desirable Clayton
Located Near Forest Park Available Now**



6432 Alamo Avenue



Investment Summary

- ◇ This brick 4-family is located in Clayton, Missouri, less than half a mile from Forest Park and just two doors down from Henry Wright Park on Alamo Avenue.
- ◇ Three of the four units are currently rented with room to increase rents as-is, or much further with additional property upgrades.
- ◇ All units are 2-bedroom, 1-bathroom.
- ◇ Washers and dryers are available for tenant use in the basement.
- ◇ Two units have central heating and central air conditioning. The other two units have radiator heat and AC window units.
- ◇ One unit (2W) was given ~\$60k renovation with new paint throughout, stainless steel appliances in an all new kitchen, upgraded bathrooms, floors refinished, central heat and central air added, and in-unit washer and dryer added.
- ◇ Unit 2W has signed lease for \$1,795/month starting July 1st, 2024 and can be viewed prior to that date.
- ◇ The building is a total of 4,396 square feet; ~1,099sf per unit
- ◇ Located in Saint Louis County within the highly desirable Clayton school district.
- ◇ Virtual tour of newly renovated unit 2W: <https://bit.ly/4aNs0iA>
- ◇ Additional property photos: <https://bit.ly/49X7dl4>
- ◇ Video tour of unit 1W: <https://youtu.be/5AYeBX3WL8g>
- ◇ Link to a Google Drive folder for this property with disclosures, rental verification, leases, and other supplemental documents: <https://bit.ly/44jQXzD>



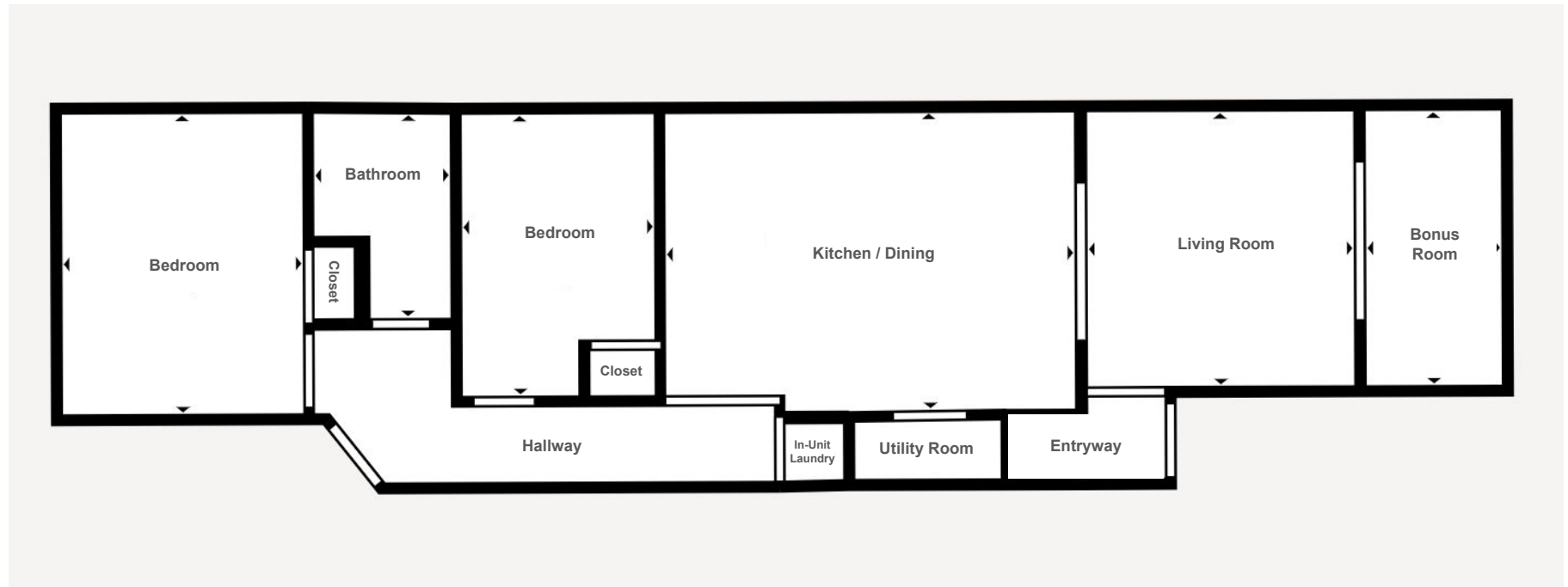
6432 Alamo Ave - Rent Roll

Unit	Size	Current Lease Rent Amount	Proforma Rent Amount (estimates)
<i>1E</i>	2 Beds, 1 Bath	\$ 1,195	\$ 1,495
<i>2E</i>	2 Beds, 1 Bath	\$ 1,095	\$ 1,345
<i>1W</i>	2 Beds, 1 Bath	\$ -	\$ 1,345
<i>2W</i>	2 Beds, 1 Bath	\$ 1,795	\$ 1,895
Totals	n/a	\$ 4,085	\$ 6,080
Annualized	n/a	\$ 49,020	\$ 72,960

6432 Alamo Ave - Income

			<i>Proforma</i>			
Income	Rents (current rent roll annualized)	\$	49,020	Income	Rents (proforma amounts annualized)	\$ 72,960
	Total Income	\$	49,020		Total Income	\$ 72,960
Expense	Taxes	\$	10,051	Expense	Taxes	\$ 10,051
	Insurance	\$	2,649		Insurance	\$ 2,649
	Cleaning & Maintenance (est/avg)	\$	2,400		Cleaning & Maintenance (est/avg)	\$ 2,400
	Lawn Care	\$	600		Lawn Care	\$ 600
	Utilities - Water/Trash	\$	1,683		Utilities - Water/Trash	\$ 1,683
	Utilities - Sewer	\$	1,834		Utilities - Sewer	\$ 1,834
	Total Expenses	\$	19,217		Total Expenses	\$ 19,217
	Net Income	\$	29,803		Net Income	\$ 53,743
	<i>per month</i>	\$	2,484		<i>per month</i>	\$ 4,479

6432 Alamo Ave - Unit 2W Floor Plan:

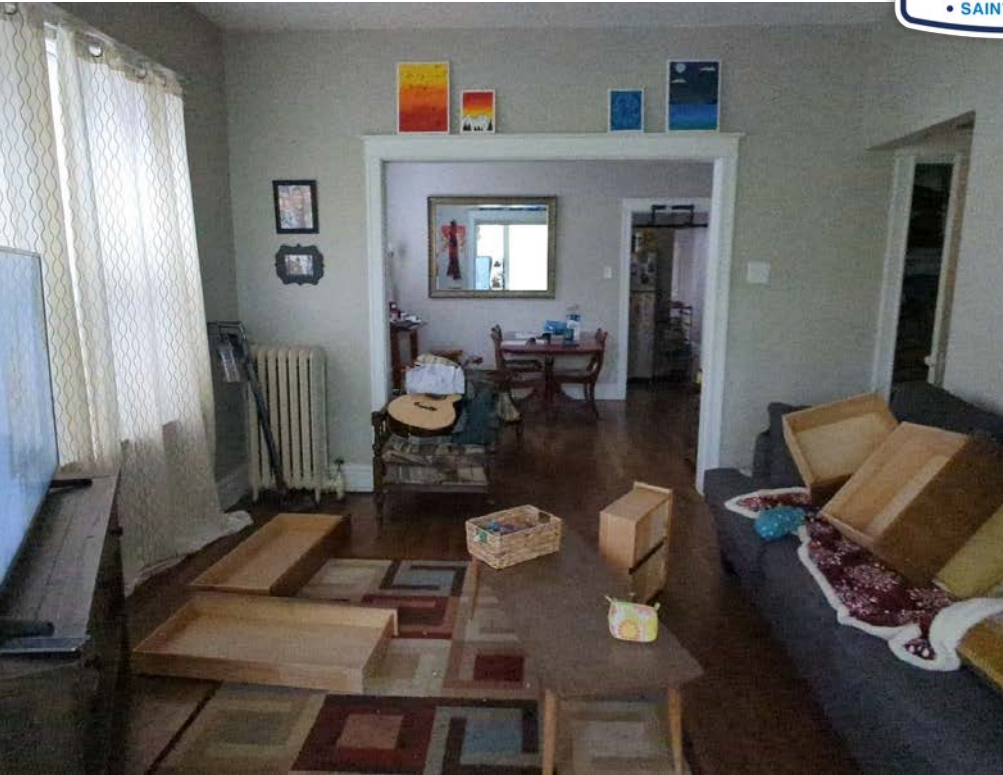


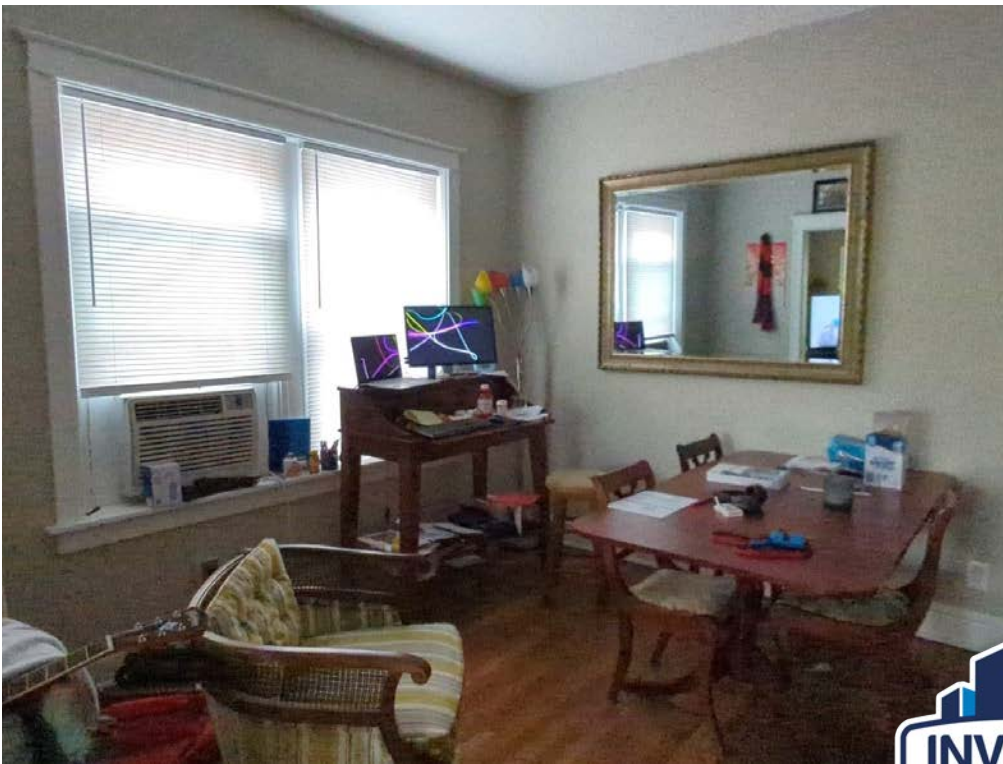














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**6432 Alamo Ave,
Clayton, MO 63105**

Priced at:

\$875,000

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