

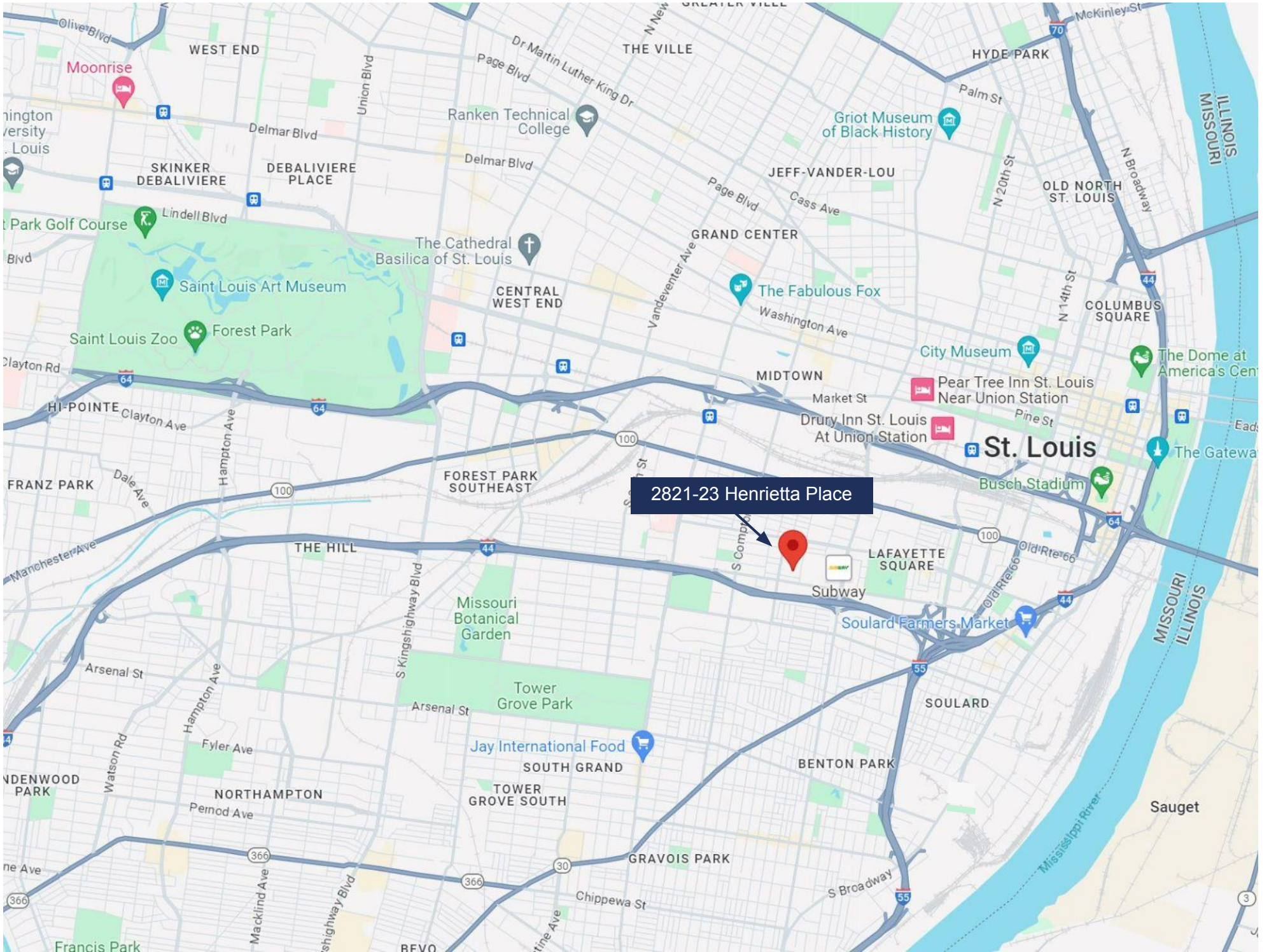


**2821-23 Henrietta Place, St. Louis, MO 63104**

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**This Fully-Occupied and Recently Updated Four-Family  
in The Gate District is Available Now**





## Summary

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- ◇ This brick 4-family is situated between Lafayette Park and the Compton Hill Reservoir in The Gate District, one block off Lafayette Ave where extensive new construction/development has taken place.
- ◇ Updated systems (see photos) include central heating and air conditioning throughout, and newer water heaters.
- ◇ All units have newer kitchens, bathrooms, flooring, paint, as well as in-unit full sized washer and dryer.
- ◇ Each unit boasts spacious 2-bedroom, 1-bathroom layouts with 1,234 square feet per unit. The upstairs units have a bonus room suitable for a small office space. All units are fully occupied.
- ◇ Video walkthrough of all four units, basement, and exterior: <https://youtu.be/Xz-SGuzXUnk>
- ◇ Link to a Google Drive folder with disclosures, rental verification, leases, and other supplemental documents: <https://bit.ly/3xYhpTA>
- ◇ Unit/property photos: <https://bit.ly/3y47OdW>
- ◇ Complete 3D scan / virtual tour of unit 2823: <https://bit.ly/3UIHm2n>

## 2821-23 Henrietta Place - Rent Roll:

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<b>Unit</b>	<b>Size</b>	<b>Current Lease Rent Amount</b>	<b>Estimated Proforma Rent Amount</b>
2821 1E	2 Beds, 1 Bath	\$1,150.00	\$1,395.00
2821 2E	2 Beds, 1 Bath	\$1,150.00	\$1,395.00
2823 1W	2 Beds, 1 Bath	\$1,200.00	\$1,395.00
2823 2W	2 Beds, 1 Bath	\$1,200.00	\$1,395.00
Totals	n/a	\$4,700.00	\$5,580.00
<b>Annualized</b>	<b>n/a</b>	<b>\$56,400.00</b>	<b>\$66,960.00</b>

# 2821-23 Henrietta Place - Income, Expenses, & Proforma:

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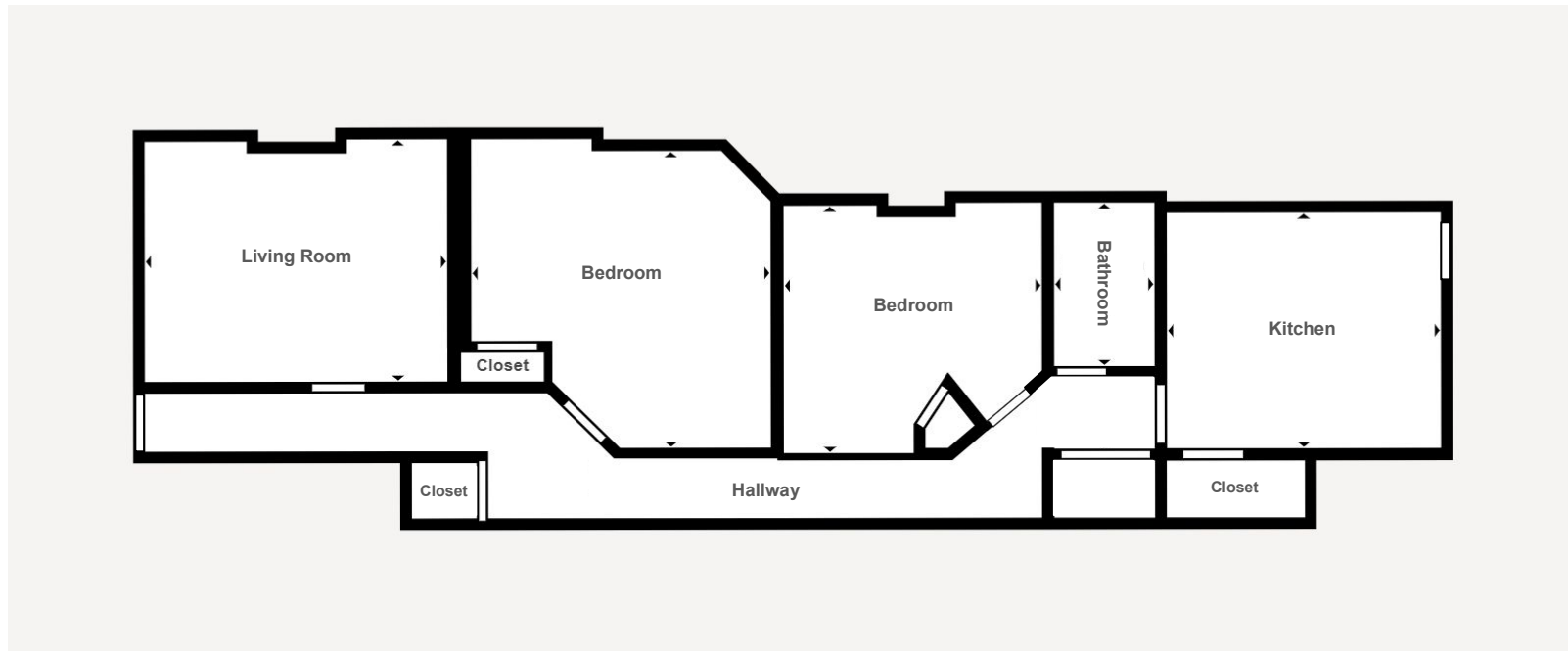
## Income, Expenses, & Proforma - 2821-23 Henrietta Pl, 63104

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			<i>Proforma Estimate</i>		
<b>Income</b>	Rents (Current Rent Roll Annualized)	\$ 56,400.00	<b>Income</b>	Rents	\$ 66,960.00
	<b>Total Income</b>	<b>\$ 56,400.00</b>		<b>Total Income</b>	<b>\$ 66,960.00</b>
<b>Expense</b>	Taxes	\$ 3,846.00	<b>Expense</b>	Taxes	\$ 3,846.00
	Insurance	\$ 983.00		Insurance	\$ 3,000.00
	Cleaning & Maintenance	\$ 2,400.00		Cleaning & Maintenance	\$ 2,400.00
	Lawn Care	\$ 600.00		Lawn Care	\$ 600.00
	Utilities - Water/Trash	\$ 1,493.00		Utilities - Water/Trash	\$ 1,493.00
	Utilities - Sewer	\$ 2,205.00		Utilities - Sewer	\$ 2,205.00
	<b>Total Expenses</b>	<b>\$ 11,527.00</b>		<b>Total Expenses</b>	<b>\$ 13,544.00</b>
	<b>Net Income</b>	<b>\$ 44,873.00</b>		<b>Net Income</b>	<b>\$ 53,416.00</b>
	<i>per month</i>	<i>\$ 3,739.42</i>		<i>per month</i>	<i>\$ 4,451.33</i>

## 2821-23 Henrietta Place - Floor Plan of Unit 2823:

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## 2821-23 Henrietta Place - Floor Plan of Unit 2823A:

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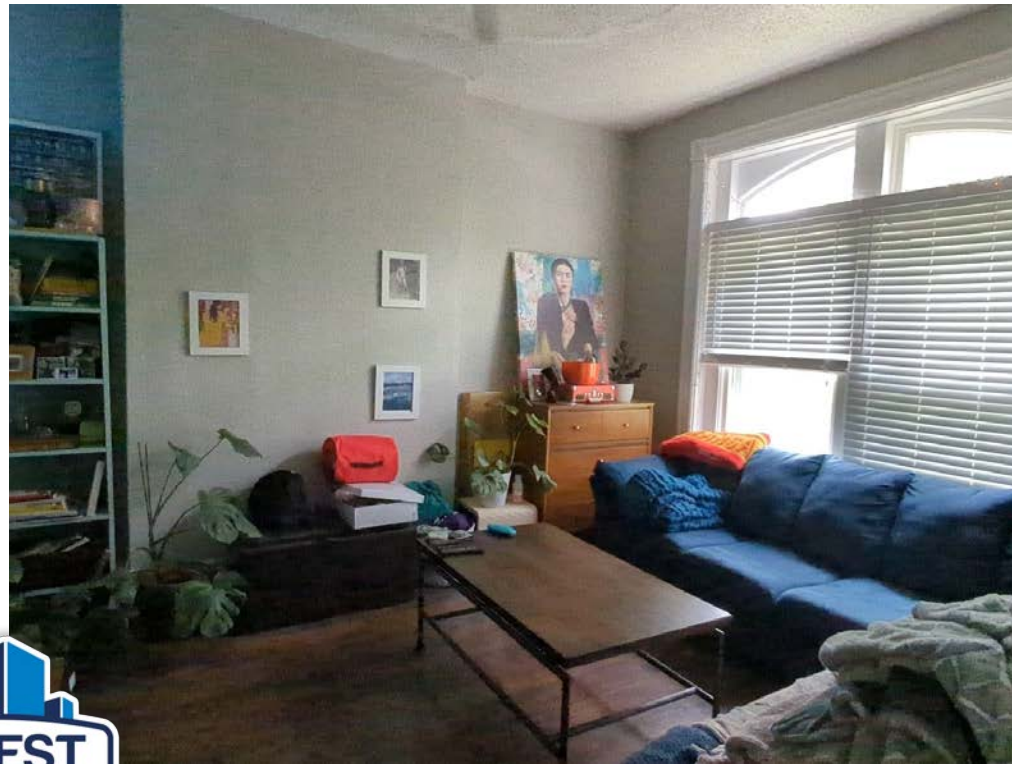




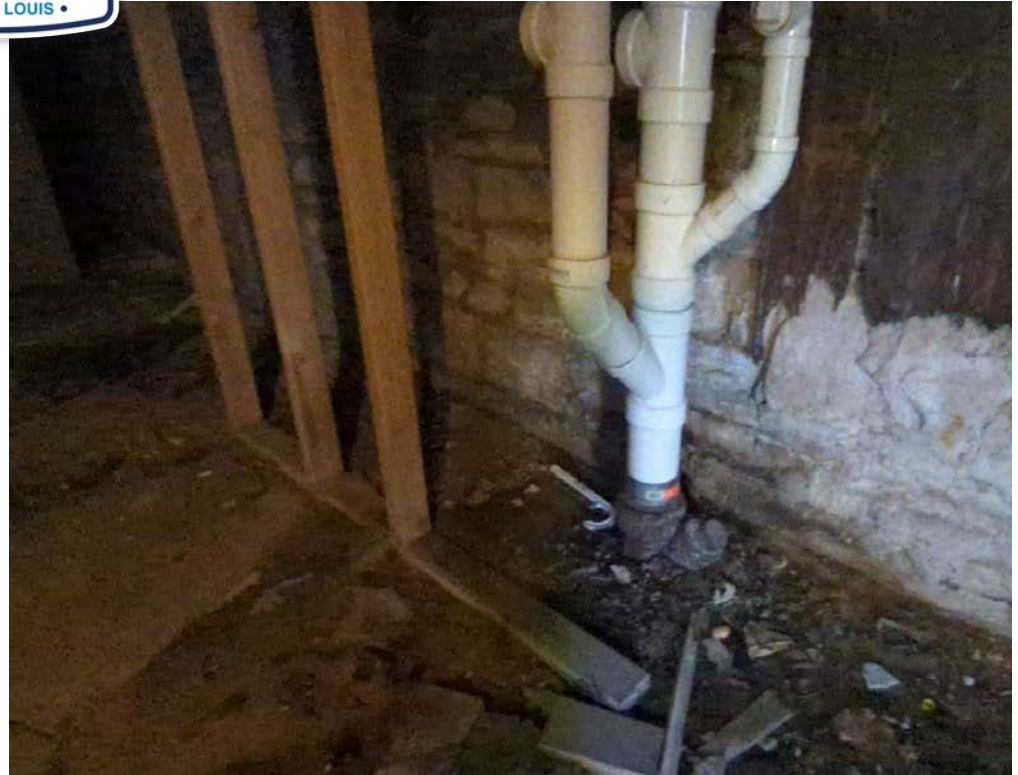














## Invest St. Louis

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**2821-23 Henrietta Place,  
Saint Louis, MO 63104**

**Priced at:**

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**\$599,000**

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### Contact:

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