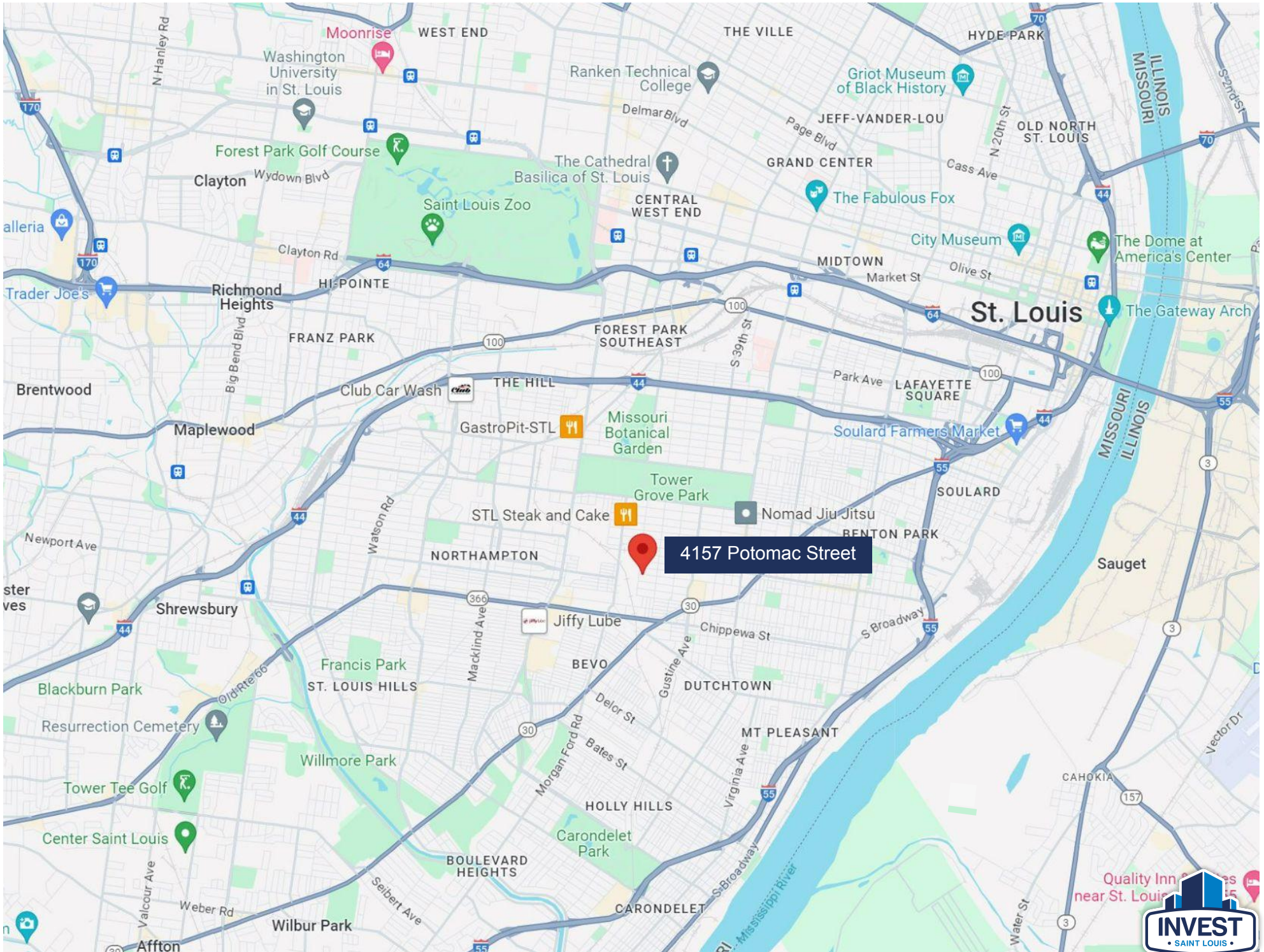




# 4157 Potomac Street, St. Louis, MO 63116

This Fully-Occupied Brick Four-Family in Tower Grove South is Available Now





4157 Potomac Street

Quality Inn & Suites near St. Louis



## Investment Summary

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- ◇ Situated in the desirable Tower Grove Park South neighborhood, this brick 4-family is located less than 3/4 of a mile from the iconic Tower Grove Park.
- ◇ All units feature comfortable 888 square foot 1-bedroom, 1-bathroom layouts.
- ◇ Built in 1929, the building offers a total of 3,552 square feet of living space.
- ◇ The property sits on a generous lot spanning 4,619 square feet.
- ◇ Here is a link to a Google Drive folder for this property with disclosures, rental verification, leases, and other supplemental documents:  
<https://bit.ly/3JDyDIb>
- ◇ Additional property photos can be found here: <https://bit.ly/3xXIN3U>
- ◇ A video tour of the property is available here: [https://youtu.be/GSt\\_26H1jOI](https://youtu.be/GSt_26H1jOI)
- ◇ A virtual tour of unit 4159 is available here: <https://bit.ly/49SUwOF>



## 4157-59 Potomac Street - Rent Roll:

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<b>Unit</b>	<b>Size</b>	<b>Current Lease Rent Amount</b>	<b>Proforma Rent Amount</b>
4157	1 Beds, 1 Bath	\$725.00	\$845.00
4157A	1 Beds, 1 Bath	\$675.00	\$845.00
4159	1 Beds, 1 Bath	\$700.00	\$845.00
4159A	1 Beds, 1 Bath	\$600.00	\$845.00
Totals	n/a	\$2,700.00	\$3,380.00
<b>Annualized</b>	<b>n/a</b>	<b>\$32,400.00</b>	<b>\$40,560.00</b>



# 4157-59 Potomac Street - Income, Expenses, & Proforma:

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			<i>Proforma</i>		
<b>Income</b>	Rents (Current Rent Roll Annualized)	\$ 32,400.00	<b>Income</b>	Rents	\$ 40,560.00
				5% Vacancy	\$ 2,028.00
	<b>Total Income</b>	<b>\$ 32,400.00</b>		<b>Total Income</b>	<b>\$ 38,532.00</b>
<b>Expense</b>	Taxes	\$ 3,145.00	<b>Expense</b>	Taxes	\$ 3,145.00
	Insurance	\$ 914.00		Insurance	\$ 914.00
	Cleaning & Maintenance	\$ 2,400.00		Cleaning & Maintenance	\$ 2,400.00
	Management	\$ 1,944.00		Management	\$ 1,944.00
	Lawn Care	\$ 600.00		Lawn Care	\$ 600.00
	Utilities - Water/Trash	\$ 1,493.00		Utilities - Water/Trash	\$ 1,493.00
	Utilities - Sewer	\$ 1,834.00		Utilities - Sewer	\$ 1,834.00
	<b>Total Expenses</b>	<b>\$ 12,330.00</b>		<b>Total Expenses</b>	<b>\$ 12,330.00</b>
	<b>Net Income</b>	<b>\$ 20,070.00</b>		<b>Net Income</b>	<b>\$ 26,202.00</b>
	<i>per month</i>	<i>\$ 1,672.50</i>		<i>per month</i>	<i>\$ 2,183.50</i>



# 4159 Potomac Street - Floor Plan:

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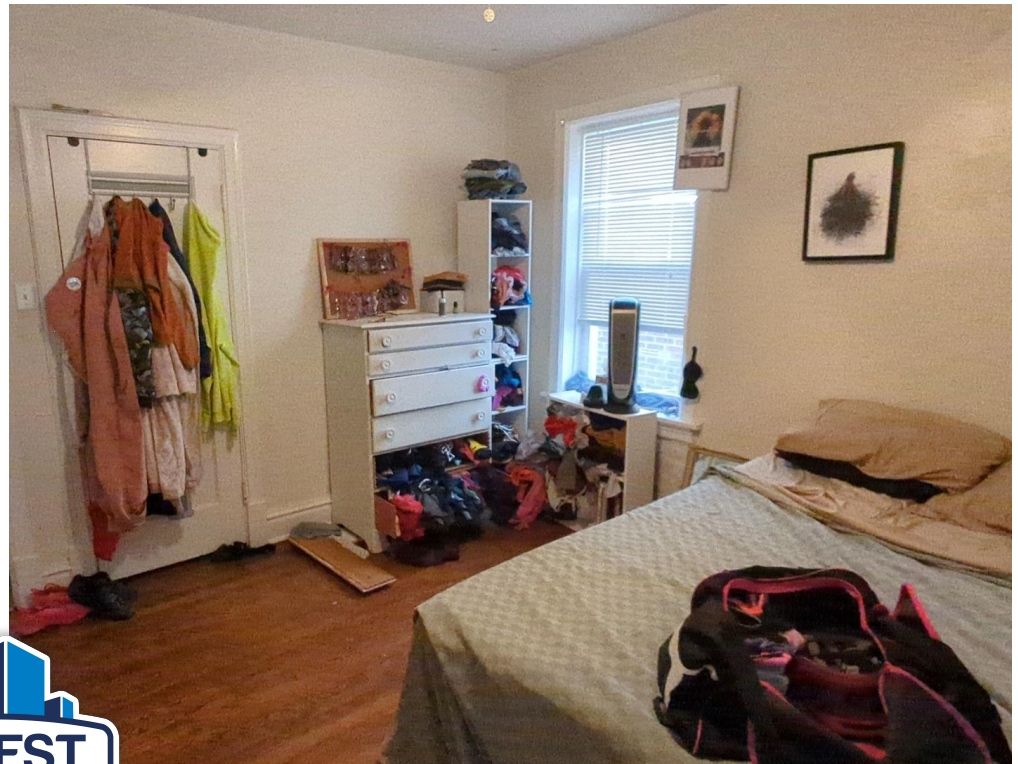




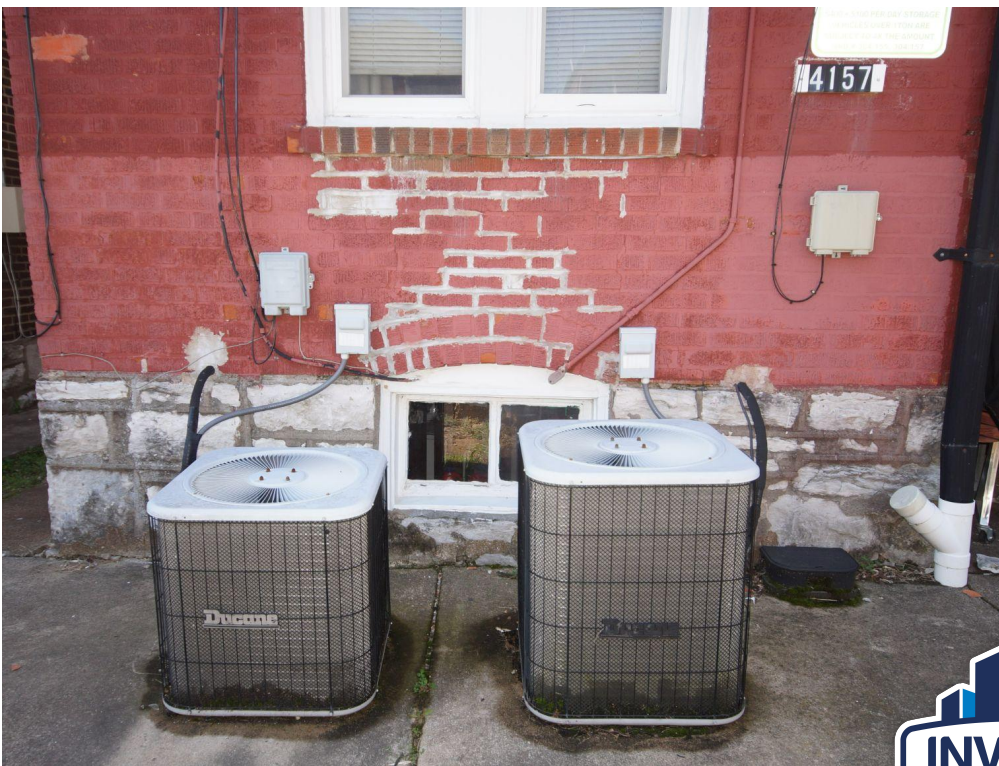
















## **Invest St. Louis**

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Office: (314) 325-6201

*Invest St. Louis is a licensed real estate  
brokerage in the state of Missouri.*

### **Disclaimer:**

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**4157-59 Potomac Street,  
St. Louis, MO 63105**

**Priced at:**

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**\$349,000**

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### **Contact:**

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Patrick@InvestSTL.com