



1 Proactive Dr, New Florence, Missouri 63363

Turnkey, High-Occupancy 36-Unit Investment Opportunity



Investment Highlights:

Fully Remodeled Complex:

This 36-unit complex has undergone a complete remodel, featuring modern upgrades and impeccable finishes both inside and out.

Comprehensive Upgrades:

Enjoy the benefits of a brand-new roof, siding, and a state-of-the-art solar system. Each unit has new flooring, fresh paint, updated plumbing, and electrical systems, along with individual HVAC units, all with remote control.

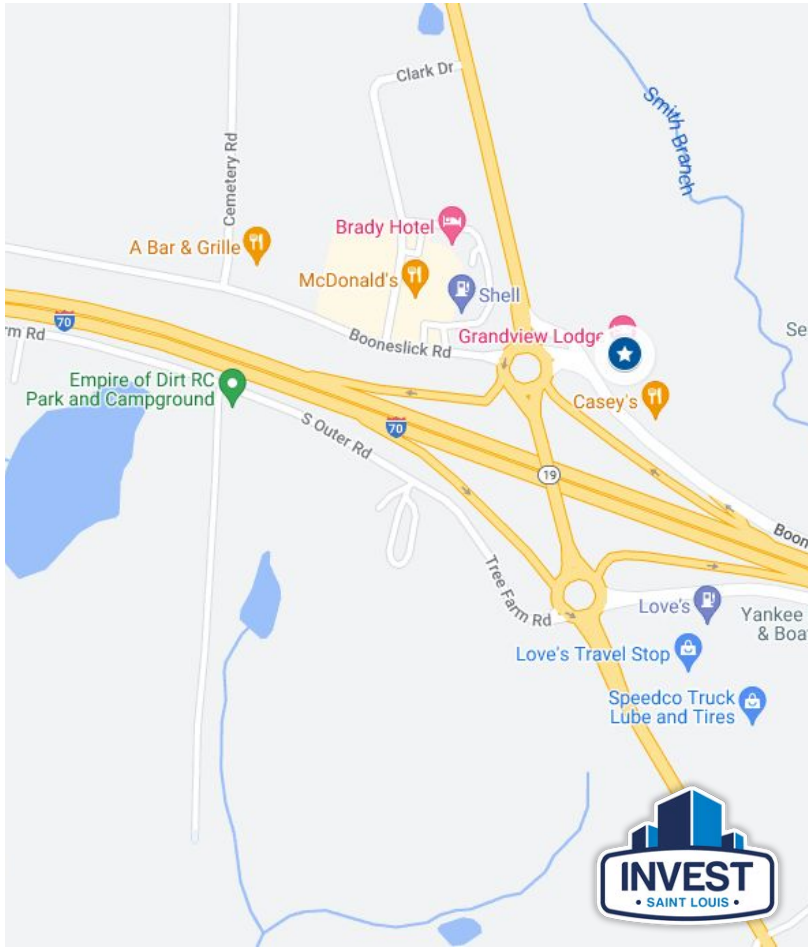
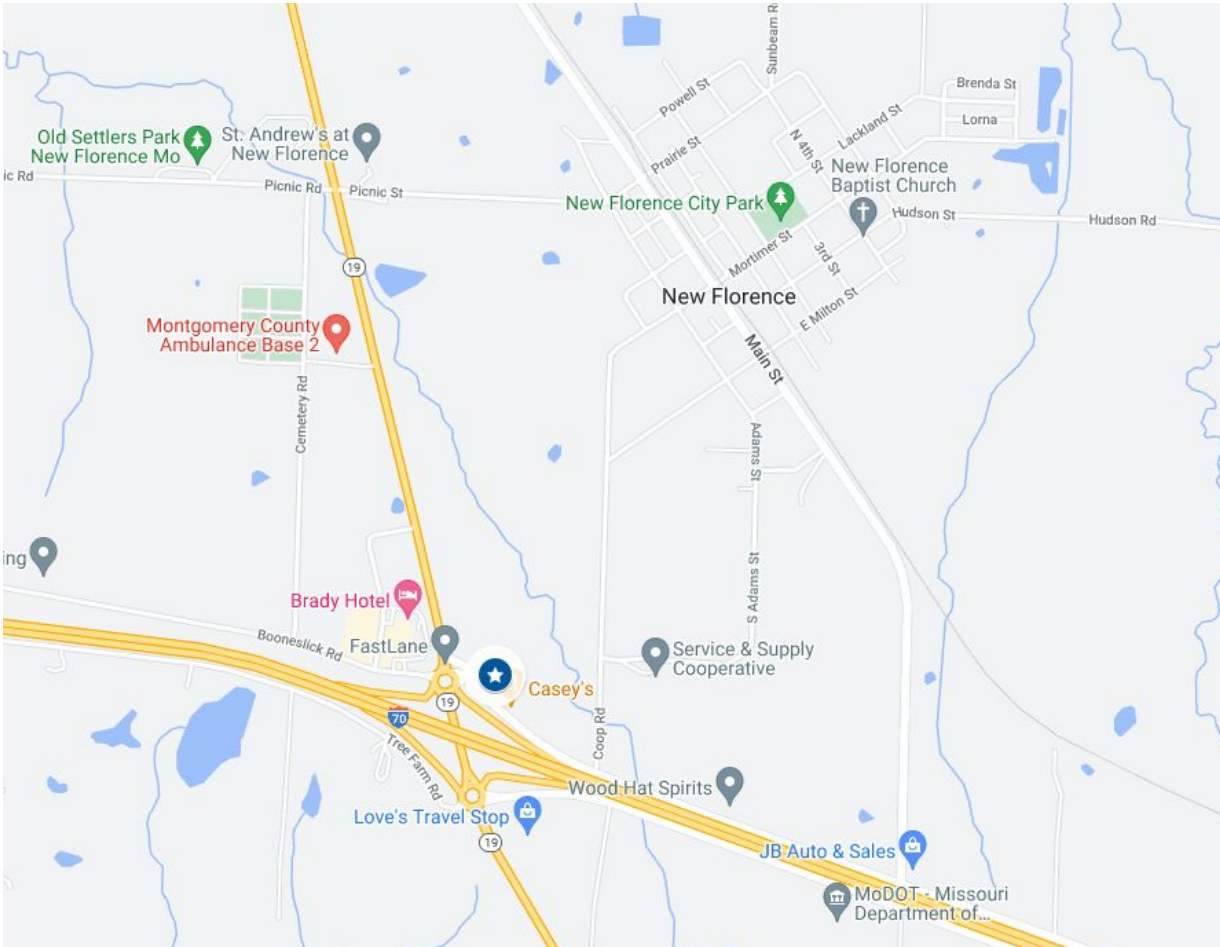
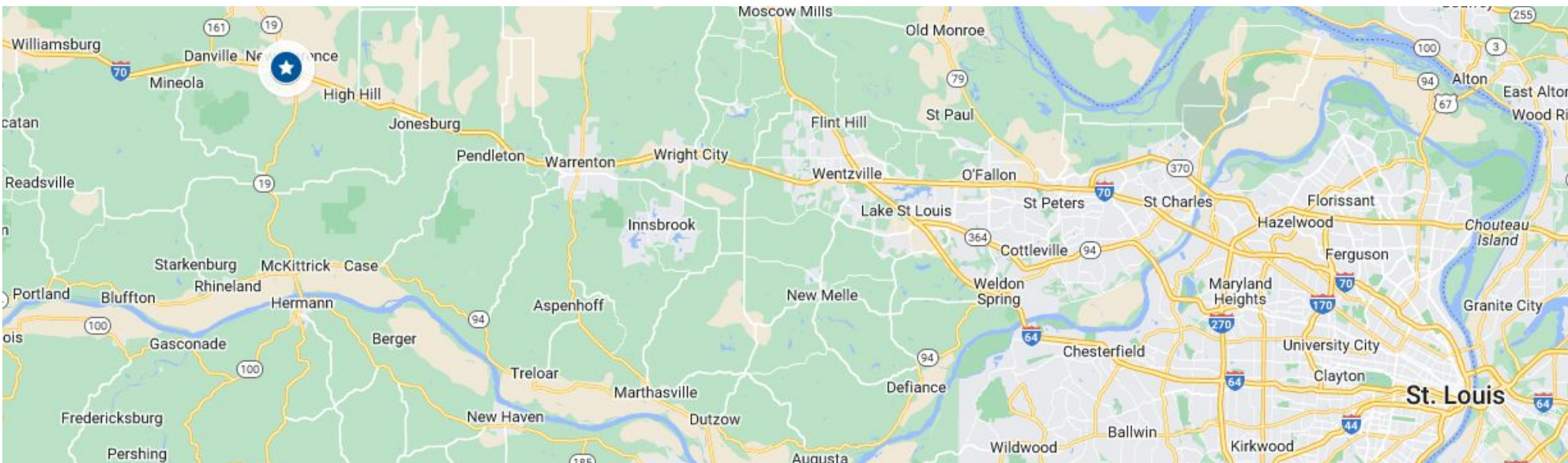
Diverse Unit Mix:

With 35 furnished residential units and 1 versatile commercial space, the property offers a well-rounded investment opportunity to attract varied tenant needs.

Prime Location with High Demand:

Located just off Highway 70, this complex ensures high occupancy rates and steady rental demand, making it an attractive choice for investors seeking stability and growth.





Portfolio - Income & Expenses:

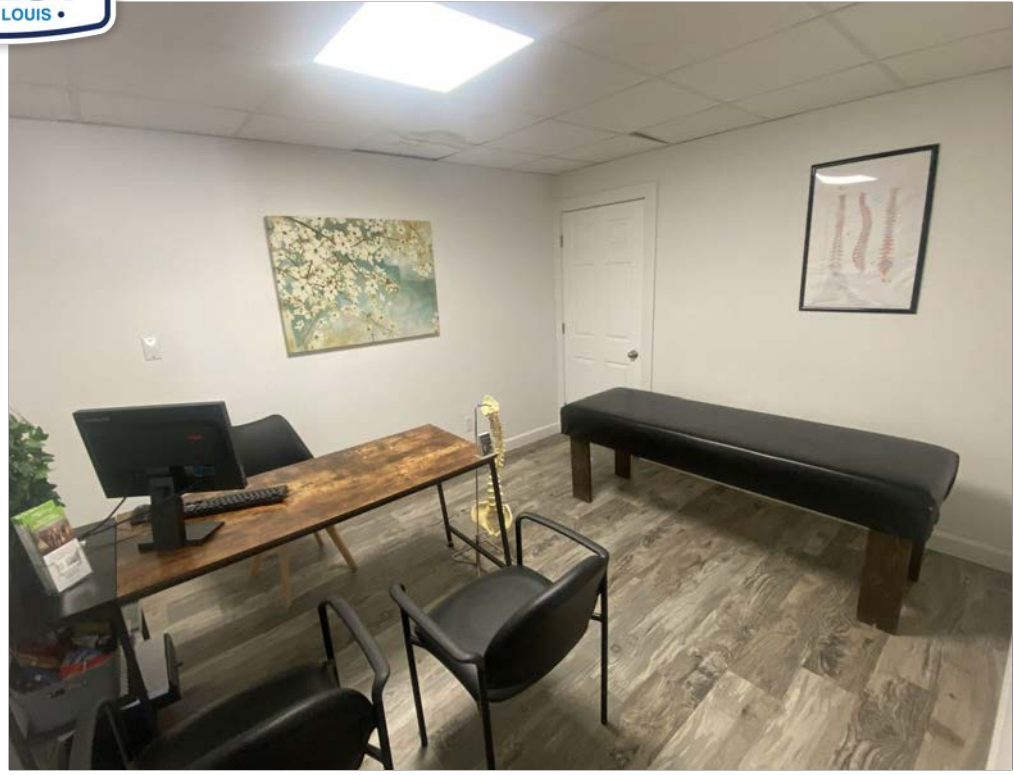
Monthly Income & Expenses

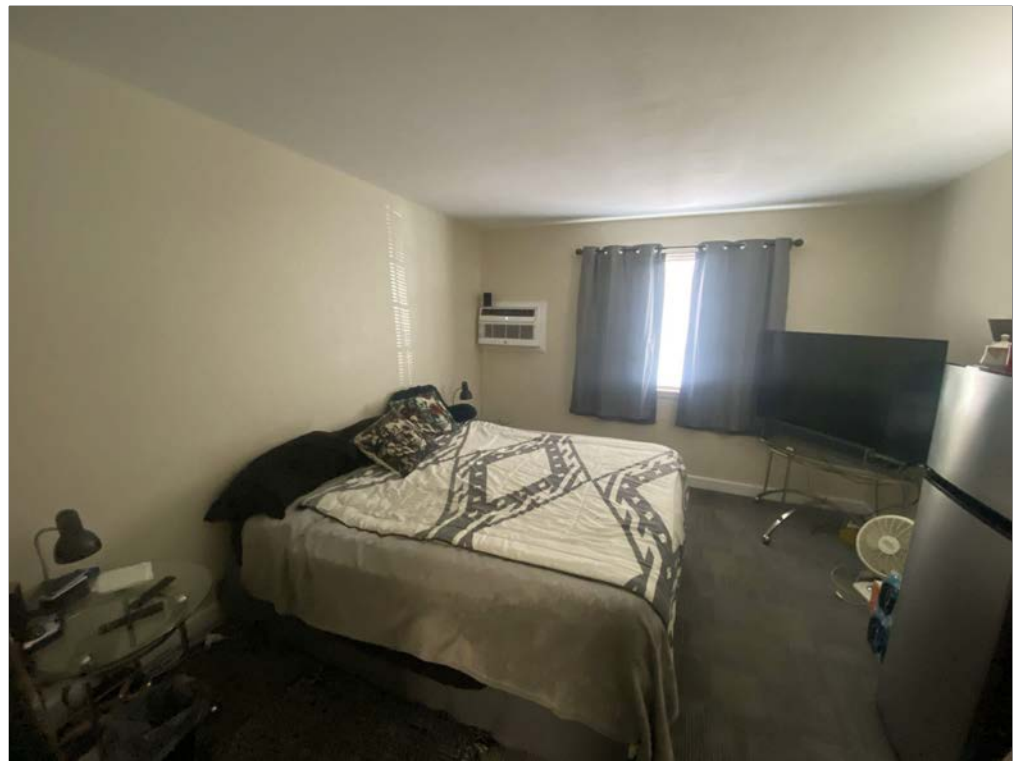
Income	Rent	\$	29,980.00
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	Total Income	\$	29,980.00
Expenses	Taxes	\$	1,828.00
	Insurance	\$	1,193.00
	Internet	\$	1,000.00
	Software	\$	270.00
	Maintenance	\$	1,200.00
	Lawn Care	\$	200.00
	Water	\$	100.00
	Trash	\$	100.00
	Electric	\$	1,500.00
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	Total Expenses	\$	7,391.00
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	Net Income	\$	22,589.00

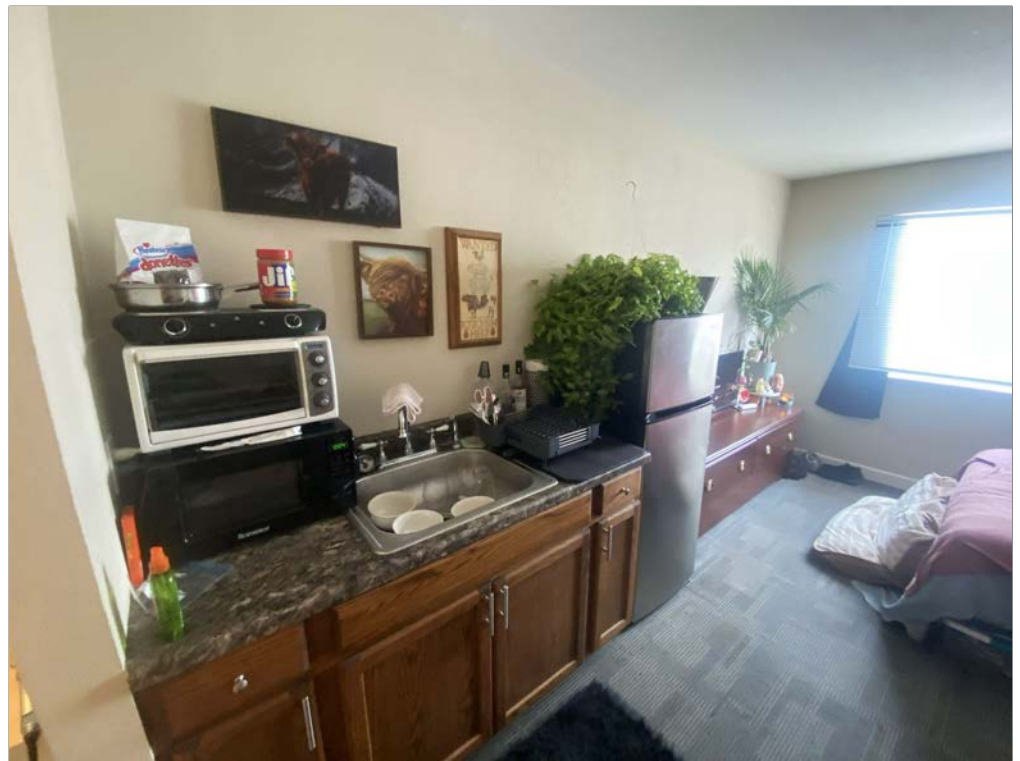


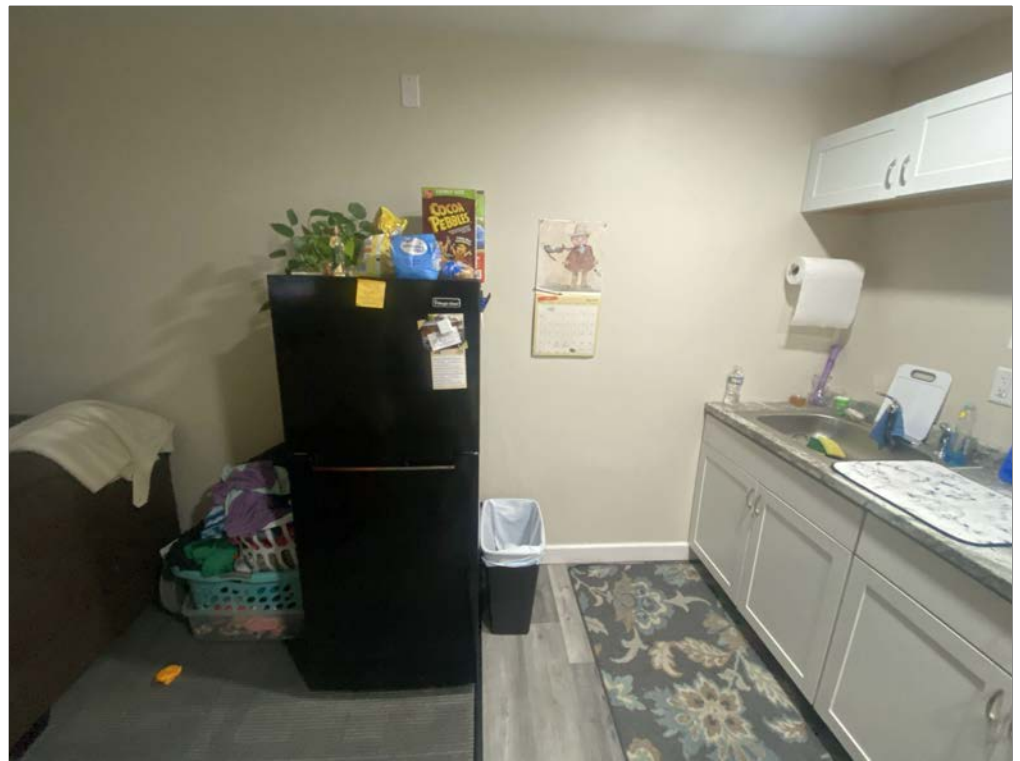




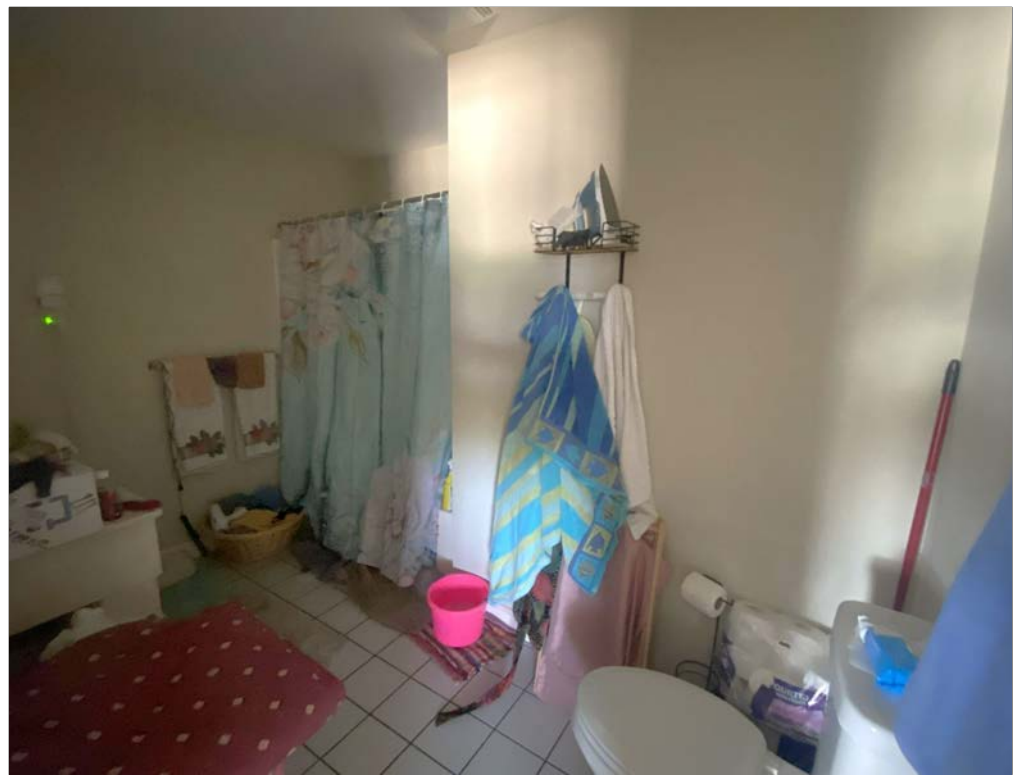


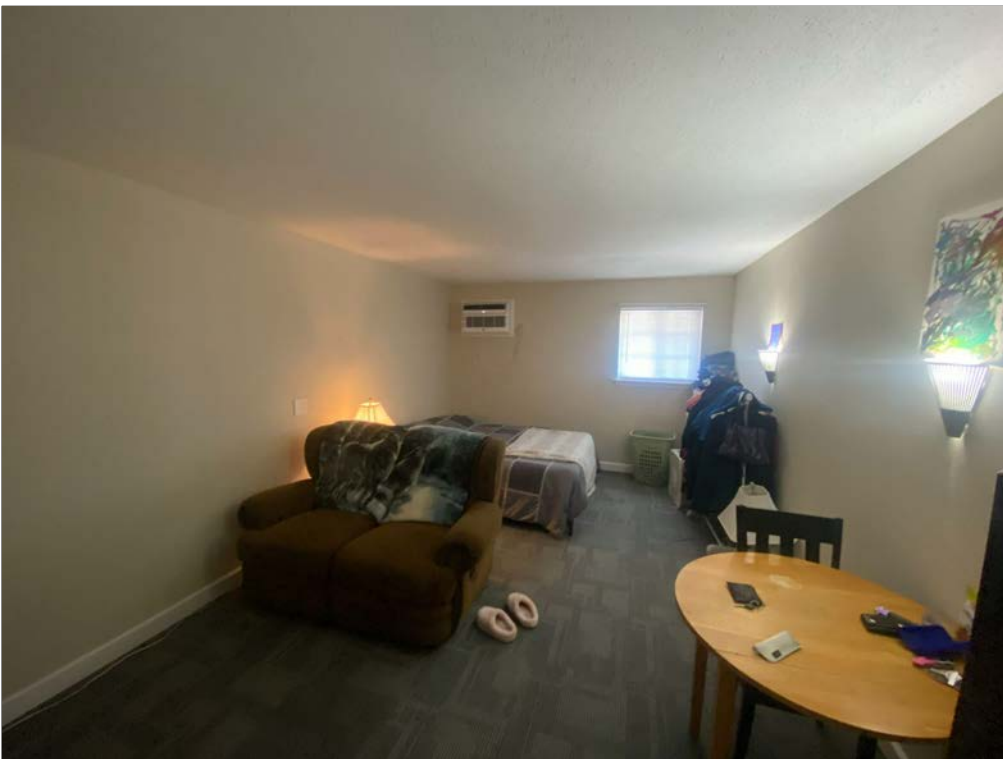








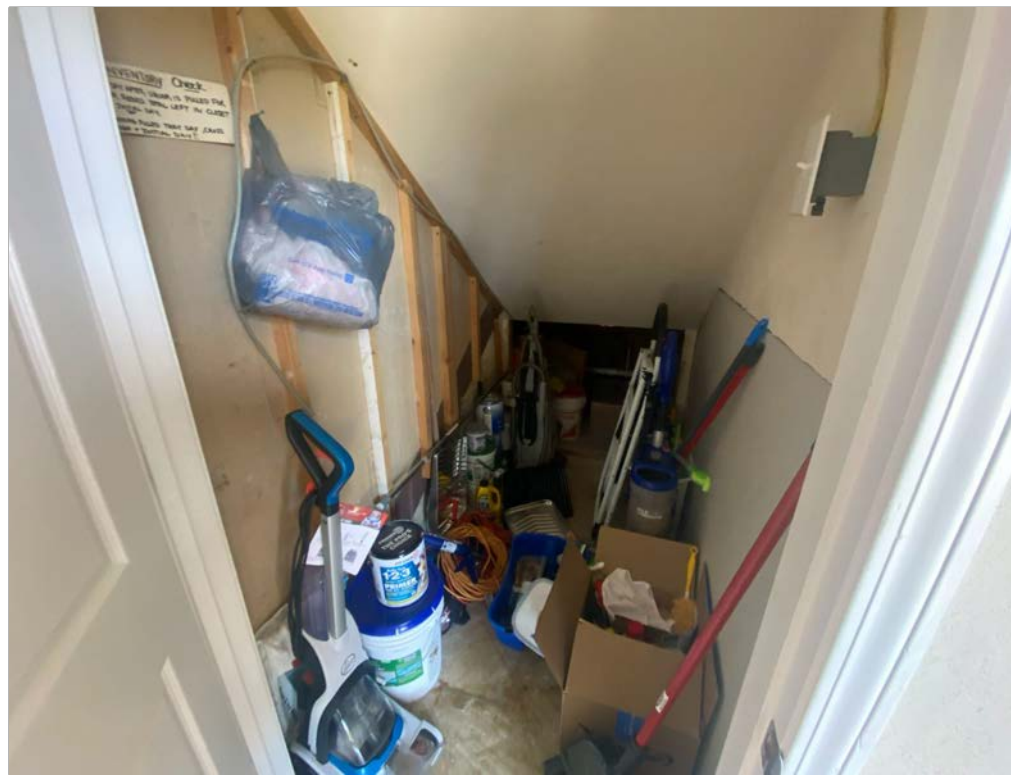


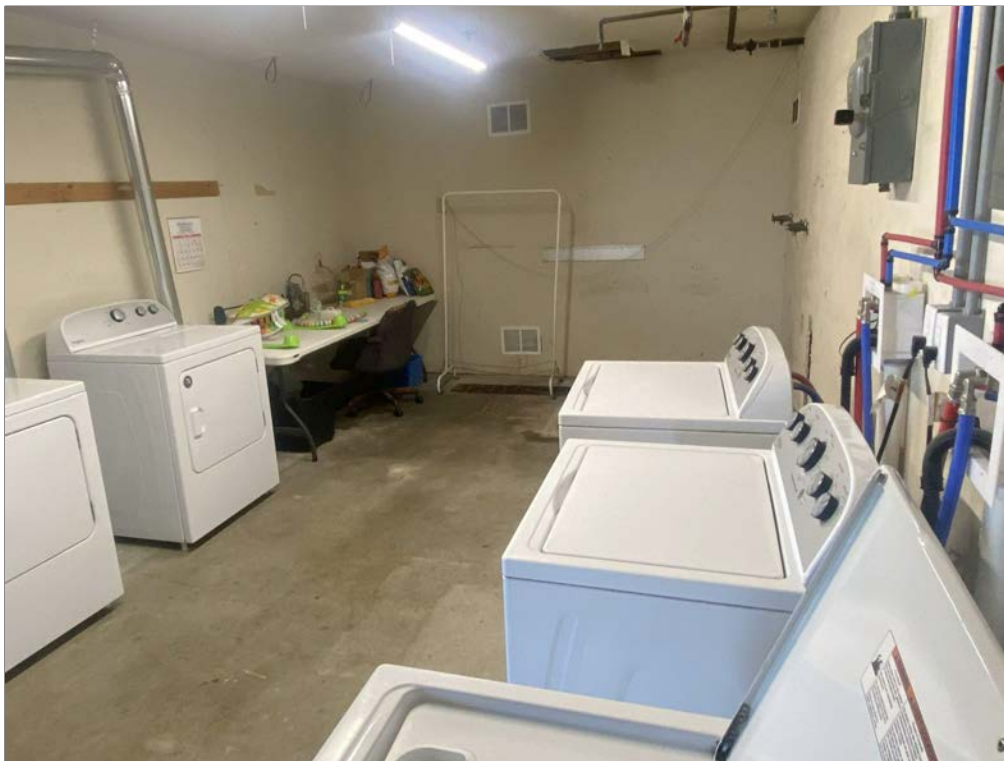














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1 Proactive Drive

Turnkey, High-Occupancy 36-Unit Investment Opportunity

Priced at

\$2,800,000

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