



# 1 Proactive Dr, New Florence, Missouri 63363

Turnkey, High-Occupancy 36-Unit Investment Opportunity



## Investment Highlights:

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### **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:**

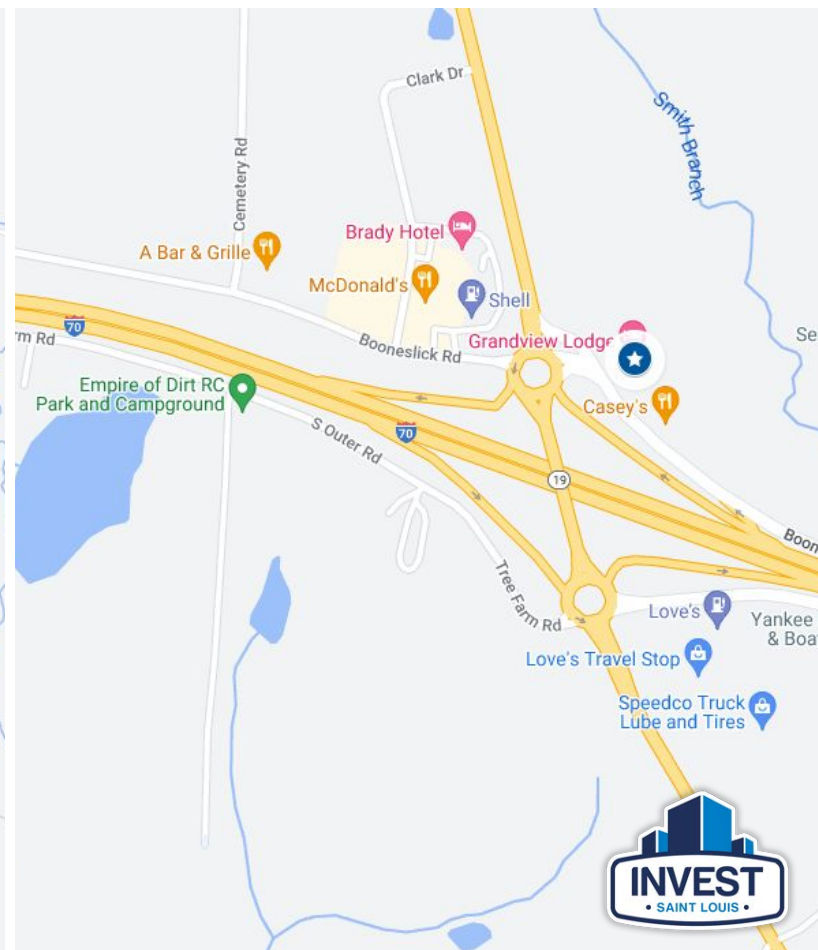
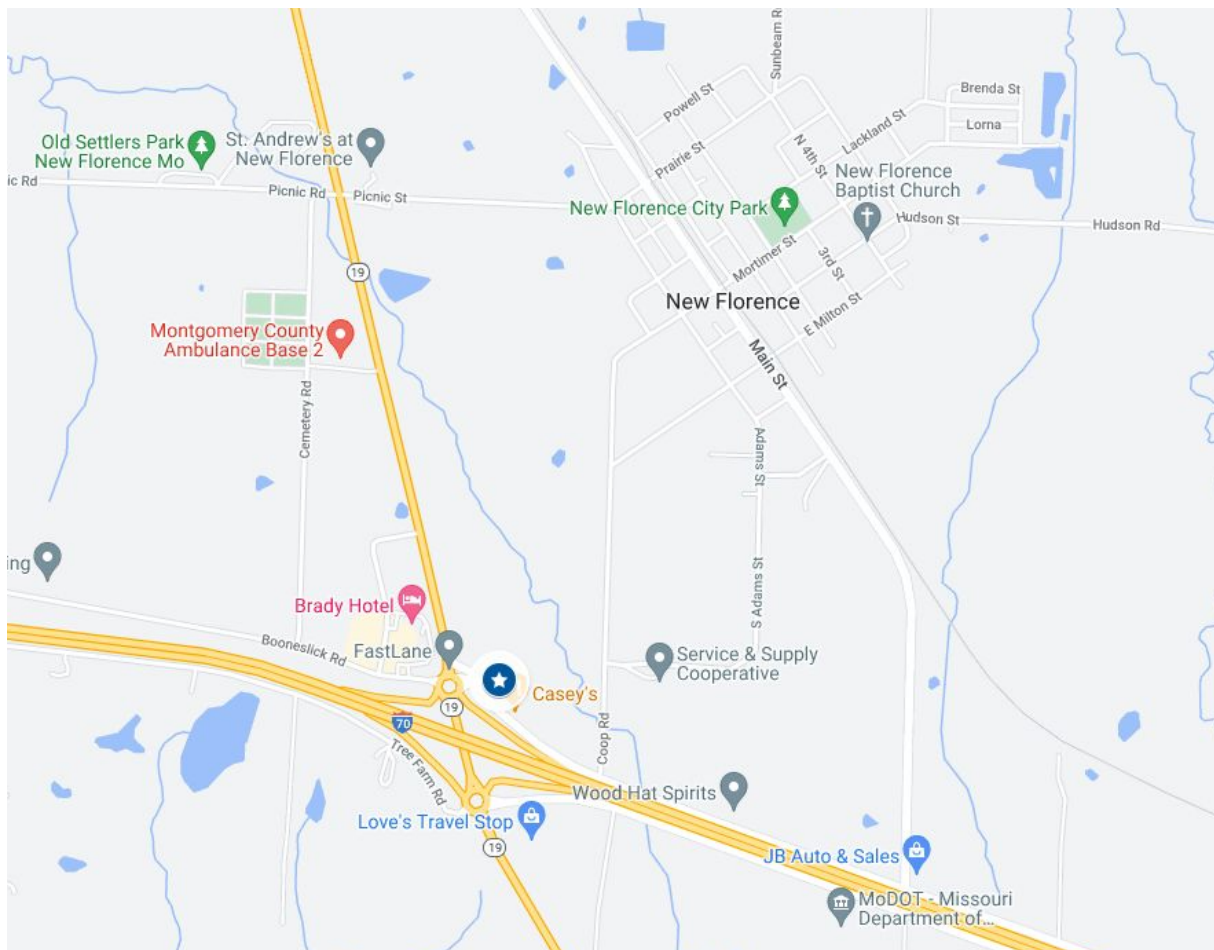
With 35 furnished residential units and 1 versatile commercial space, the property offers a well-rounded investment opportunity to attract varied tenant needs.

### **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:

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### *Monthly Income & Expenses*

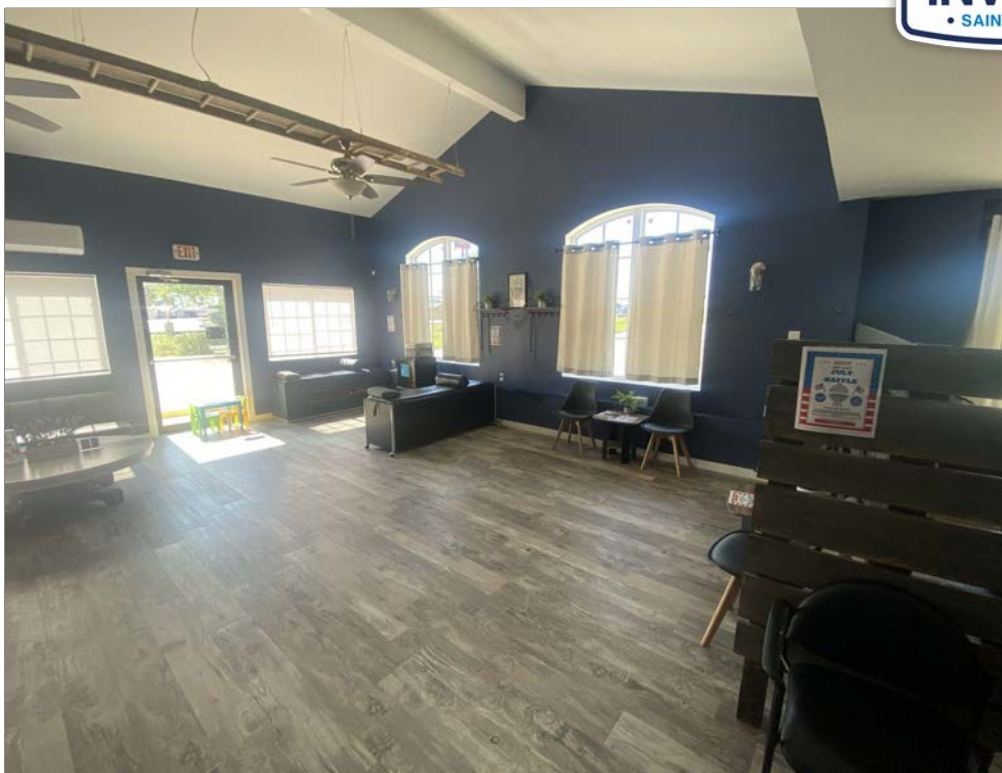
<b>Income</b>	Rent	\$	29,980.00
<b>Total Income</b>		<b>\$</b>	<b>29,980.00</b>
<b>Expenses</b>	Taxes	\$	1,828.00
	Insurance	\$	1,193.00
	Internet	\$	1,000.00
	Software	\$	270.00
	Maintenance	\$	1,200.00
	Lawn Care	\$	200.00
	Water	\$	100.00
	Trash	\$	100.00
	Electric	\$	1,500.00
<b>Total Expenses</b>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







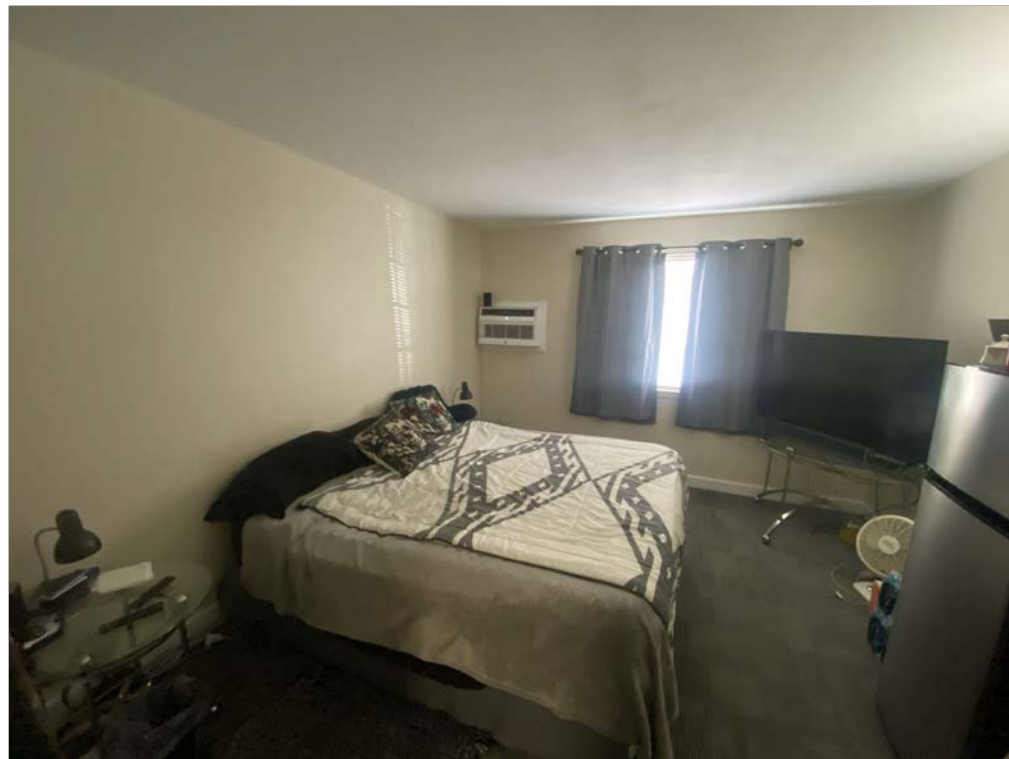




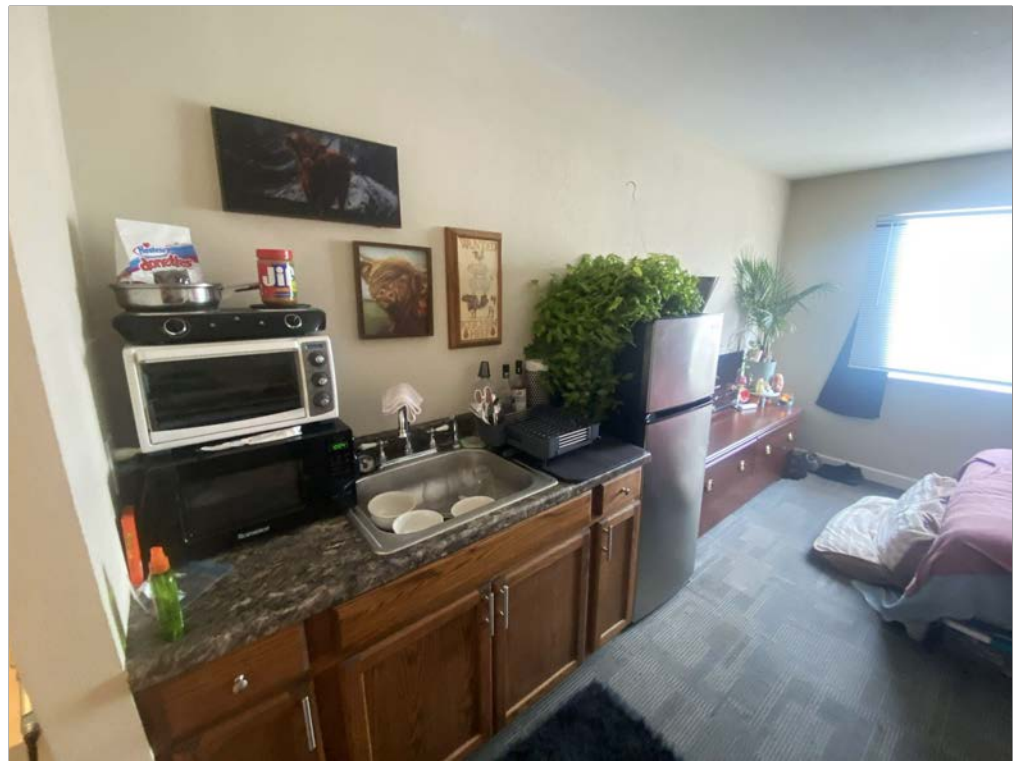




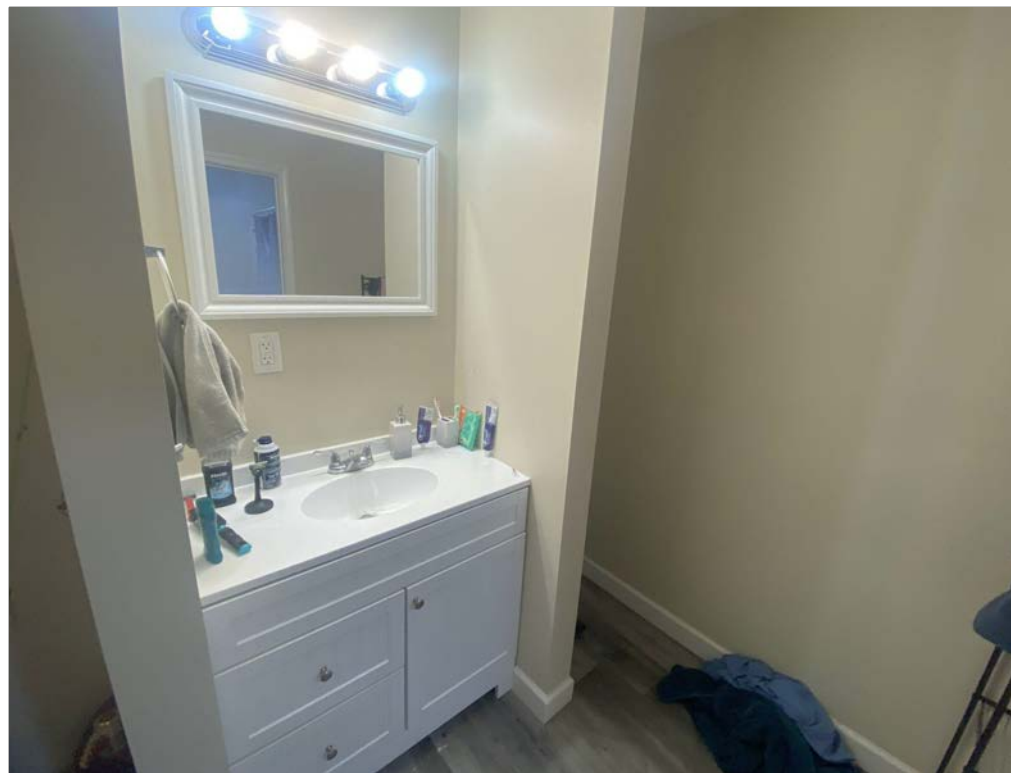
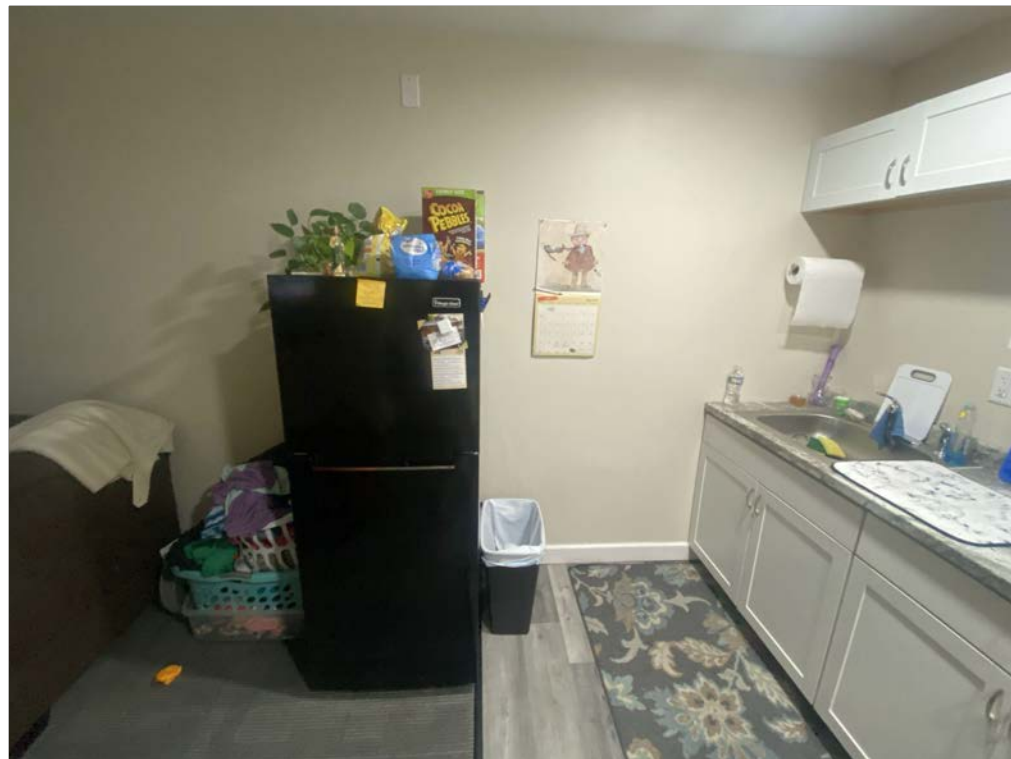




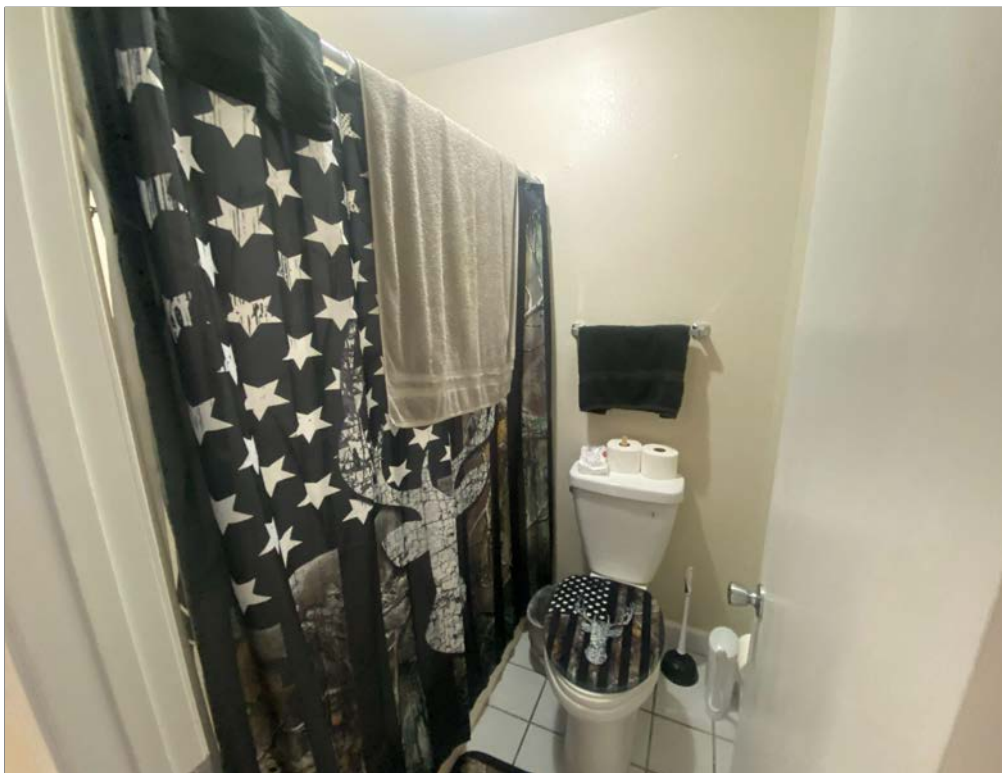
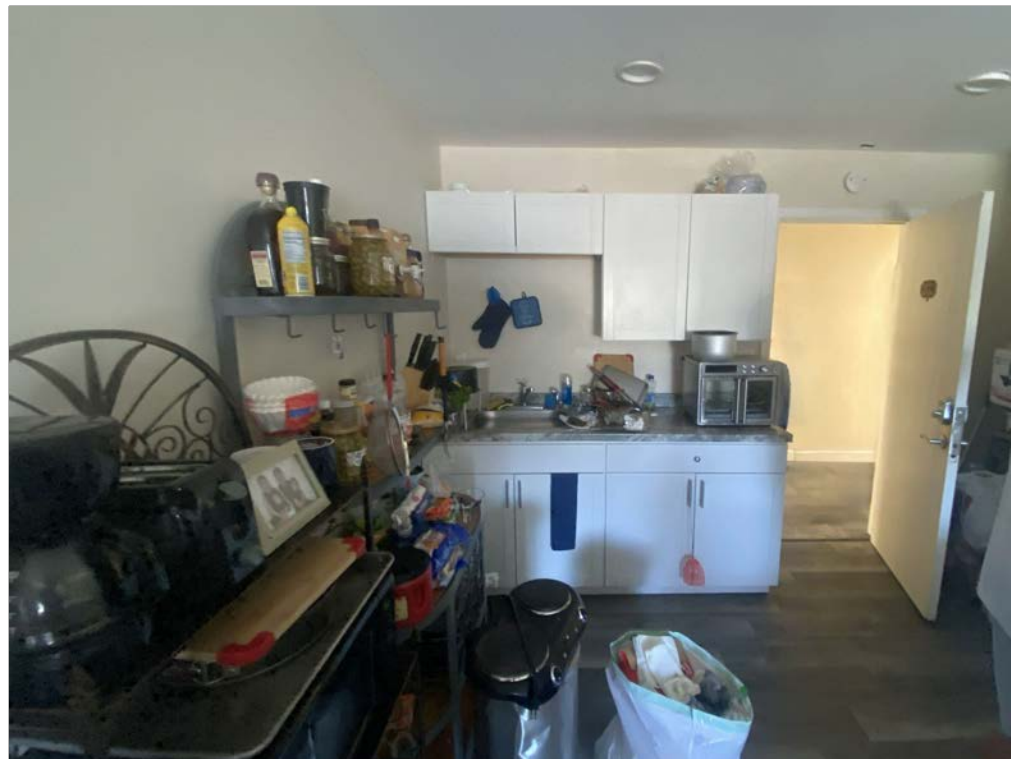






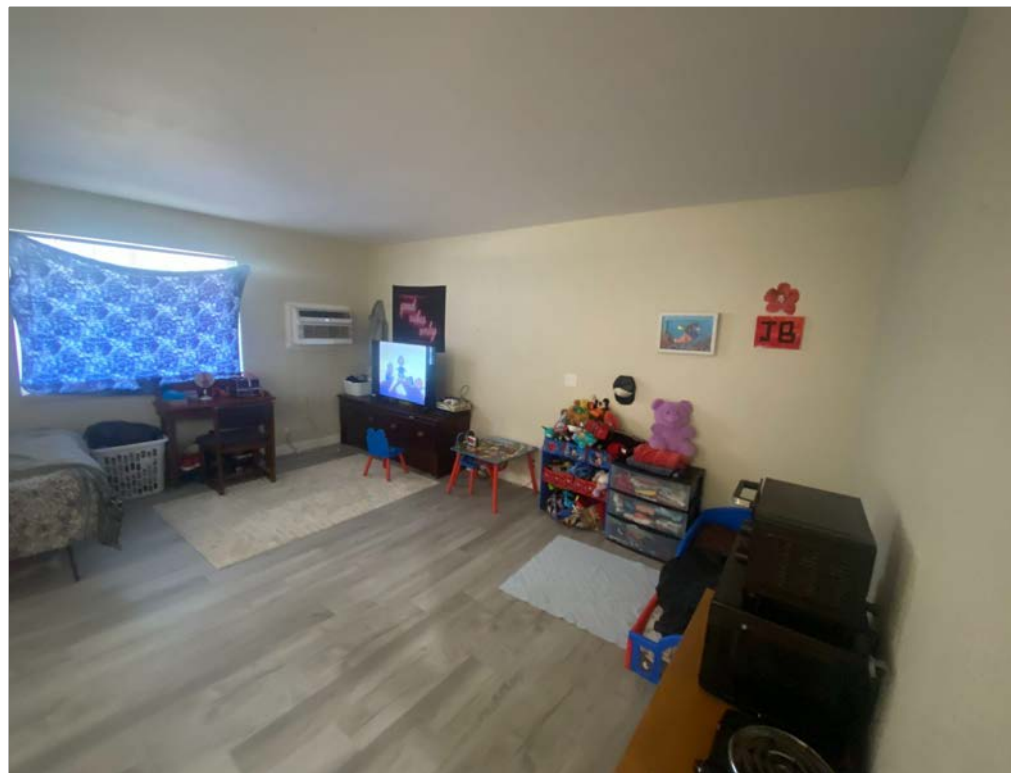
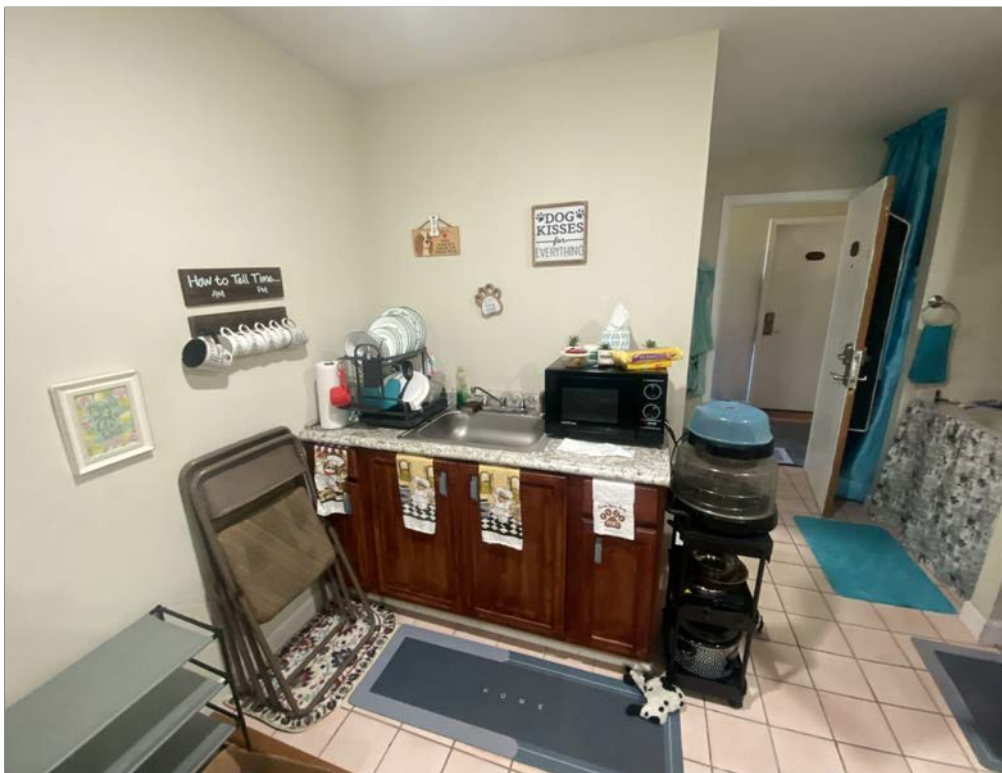












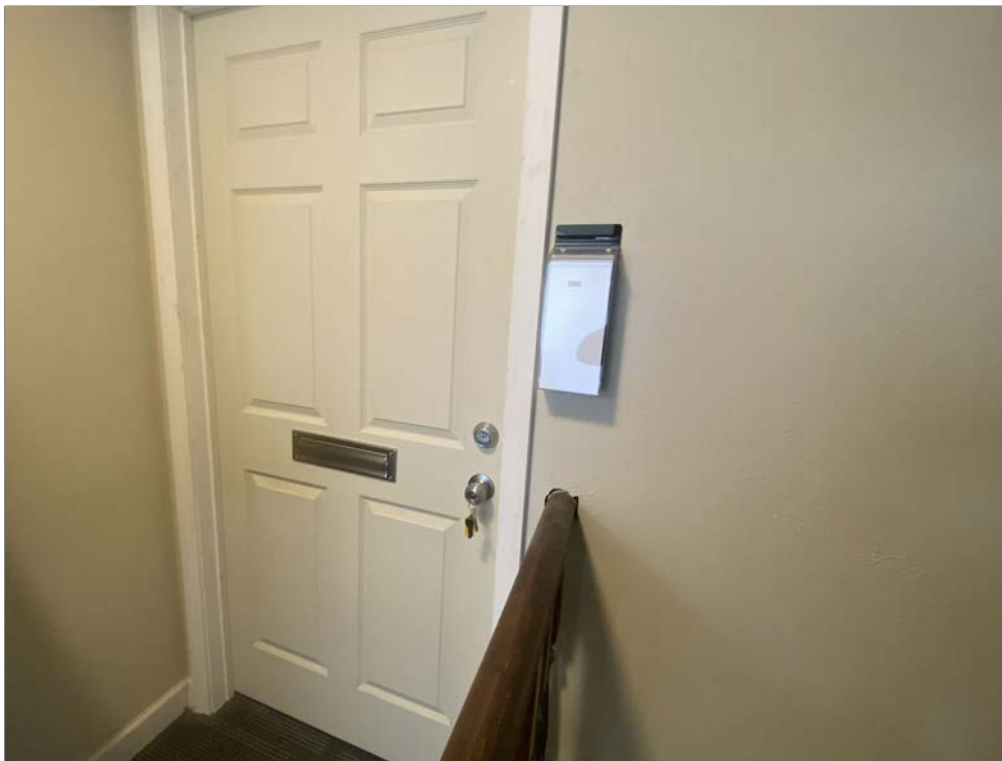




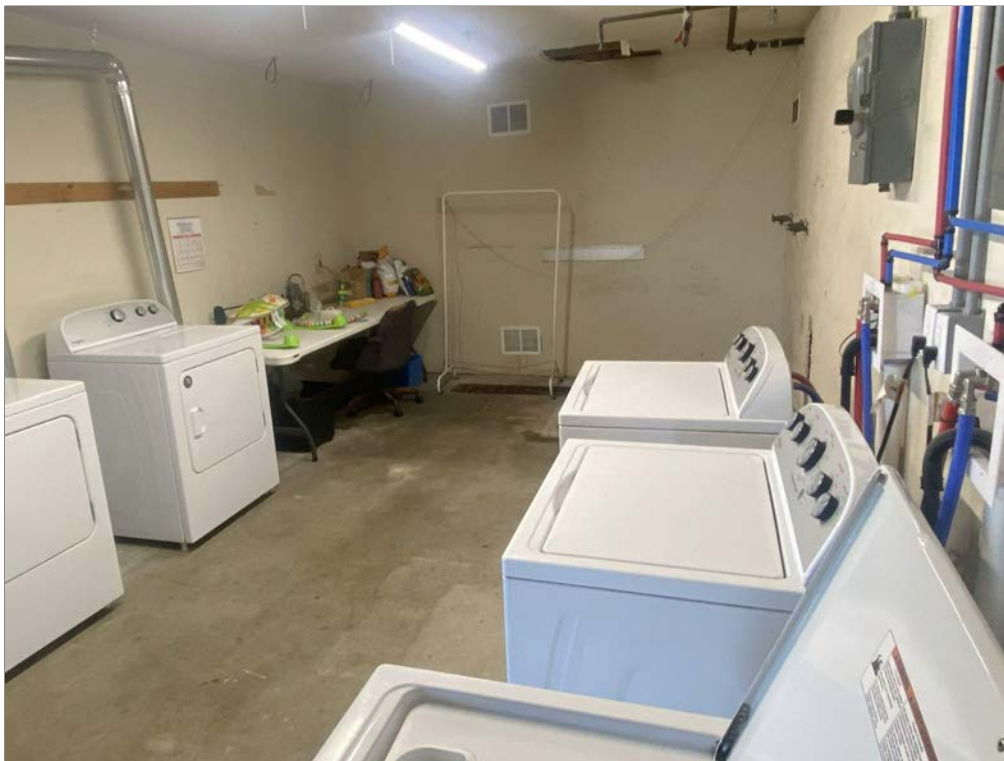














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## **1 Proactive Drive**

Turnkey, High-Occupancy 36-Unit Investment Opportunity

Priced at

**\$2,700,000**

## **Contact:**

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