

49 Unit Portfolio in Park Hills, Missouri

101, 105, 107, 109, & 113 Swan Dr - 101, 103, & 105 Pelican Dr - 1008 & 1010 Jane Dr



Investment Highlights:

Versatile Apartment Portfolio in a Great Location in Park Hills, Missouri

This well-maintained apartment complex consists of 49 units spread across 10 buildings, offering a variety of layouts to attract a broad tenant base.

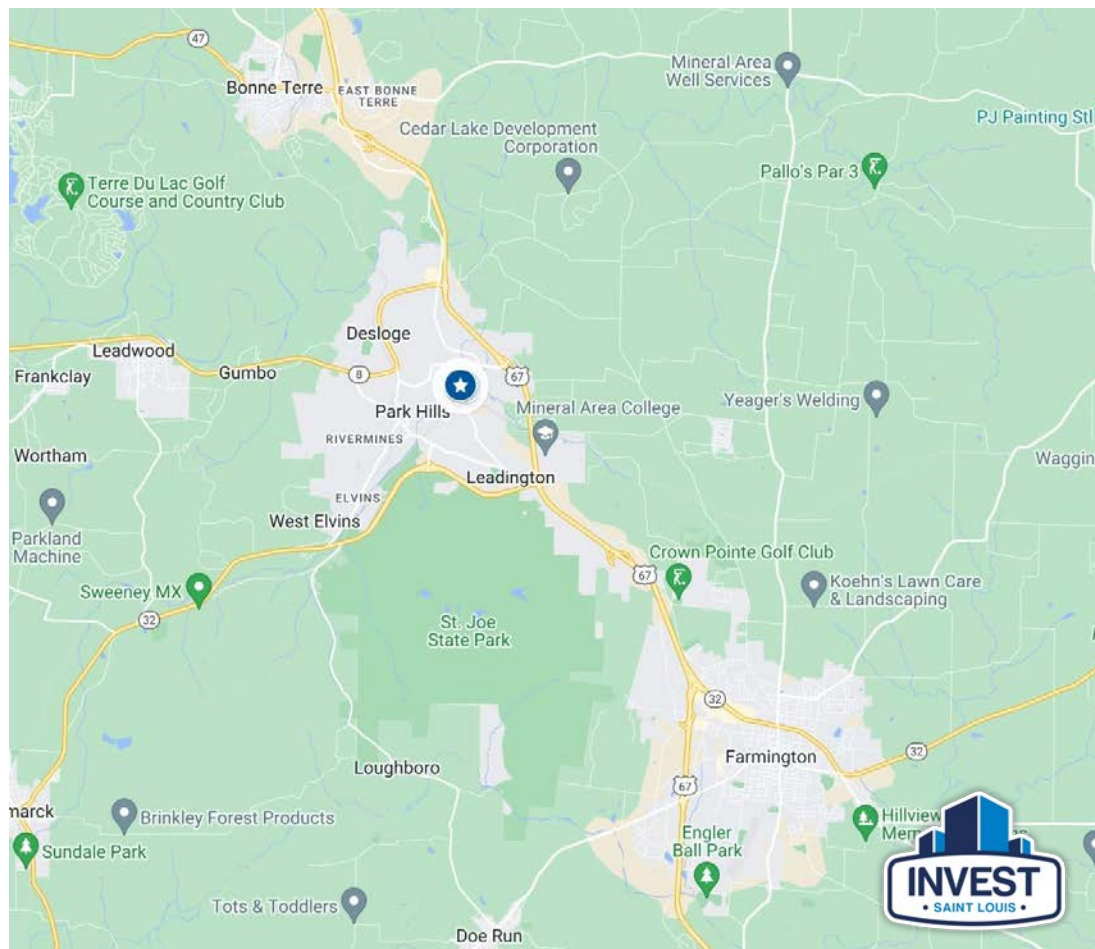
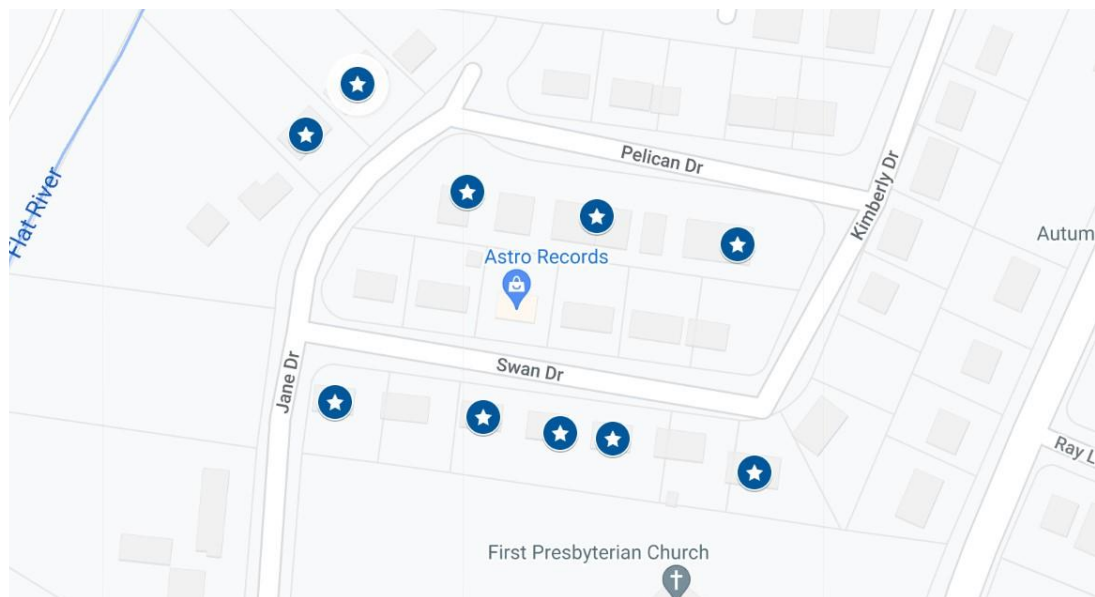
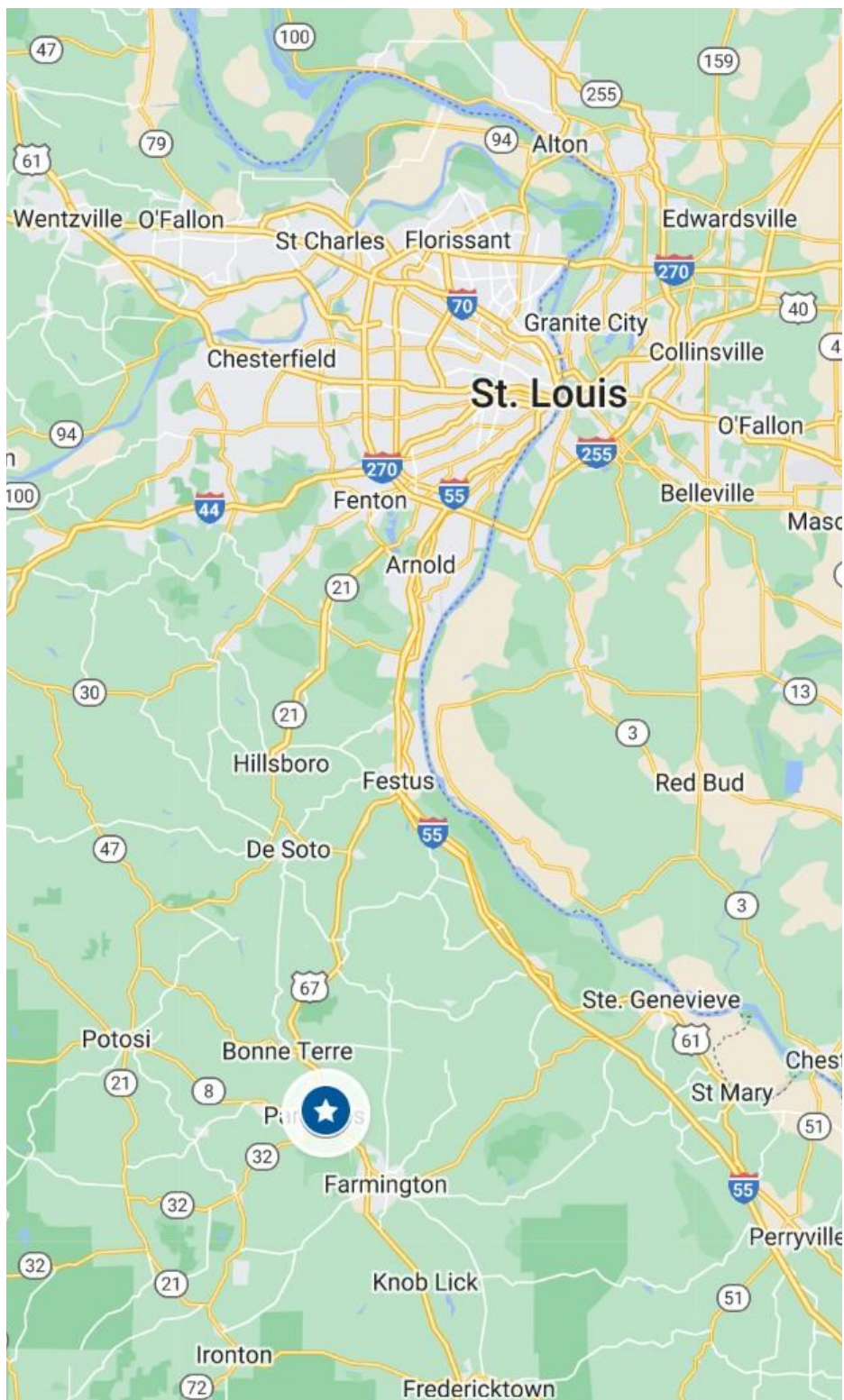
The portfolio includes:

- 24 one-bedroom, one-bathroom units.
- 10 two-bedroom, 1.5-bathroom units.
- 15 two-bedroom, two-bathroom units.

Addresses in the portfolio include 101, 105, 107, 109, and 113 Swan Drive; 101, 103, and 105 Pelican Drive; and 1008 and 1010 Jane Drive.

This property provides an excellent opportunity to expand or diversify your investment portfolio with a mix of unit sizes and configurations to meet tenant demand.





Portfolio - Income & Expenses:

2023

Income	Rent	\$ 352,908.00
	Total Income	\$ 352,908.00
Expense	Taxes	\$ 10,828.00
	Insurance	\$ 23,196.00
	Maintenance	\$ 29,825.00
	Utilities - Electric	\$ 8,220.00
	Utilities - Water/Sewage	\$ 29,100.00
	Utilities - Trash	\$ 3,960.00
	Total Expenses	\$ 105,129.00
	Net Income	\$ 247,779.00
	<i>per month</i>	\$ 20,648.25



















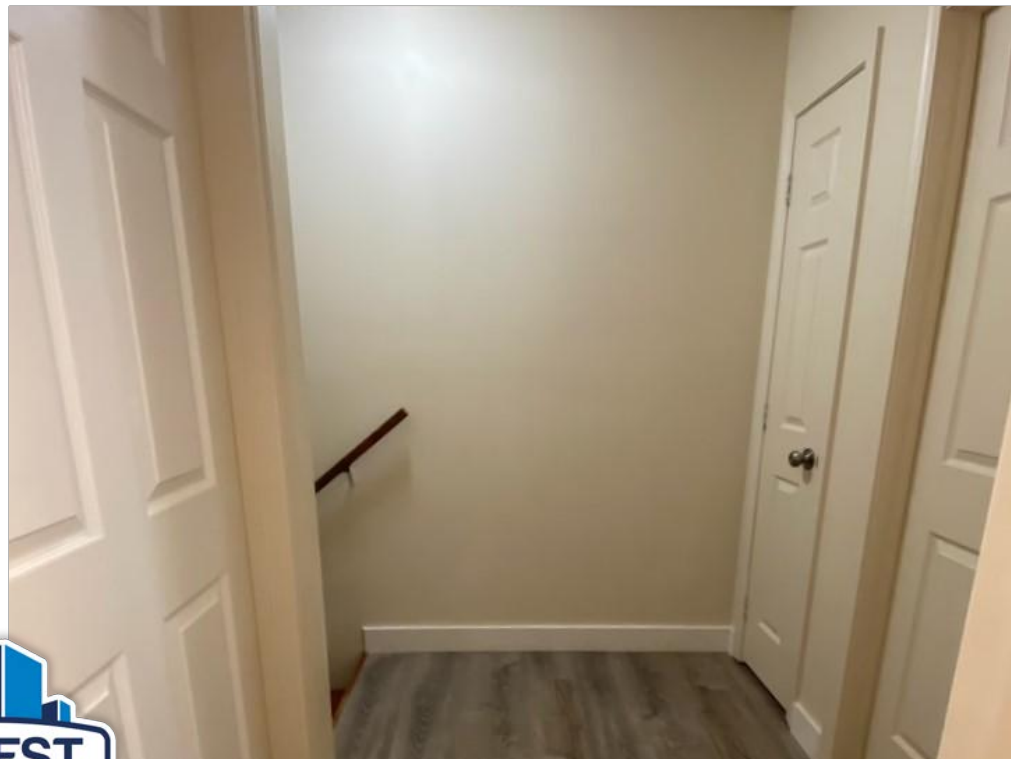














2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201
Website: www.InvestSTL.com

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

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

49-Unit Portfolio in Park Hills

101, 105, 107, 109, & 113 Swan Drive
101, 103, & 105 Pelican Drive
1008 & 1010 Jane Drive

Priced at

\$2,800,000

Contact:

Mike Shepherd

(314) 662-6453 Phone

MikeShepherd1968@gmail.com