

# 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:

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### **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.

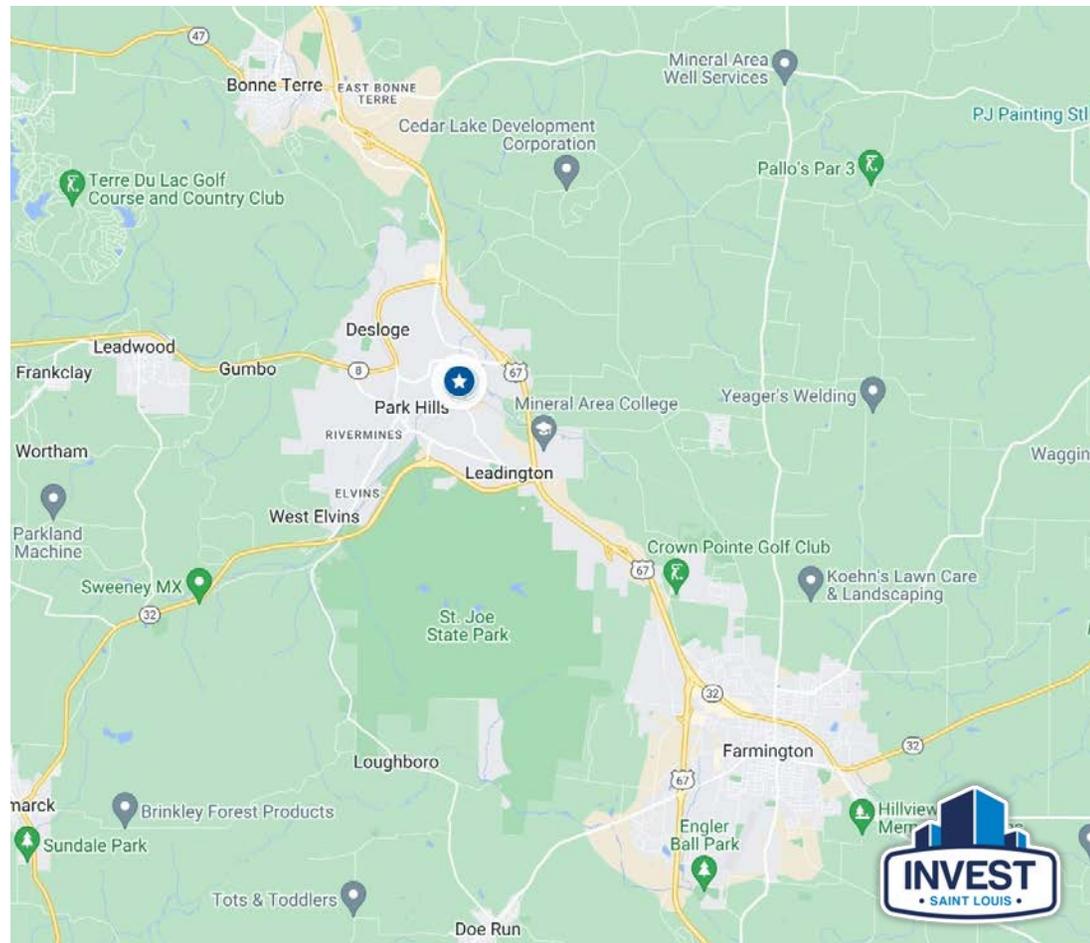
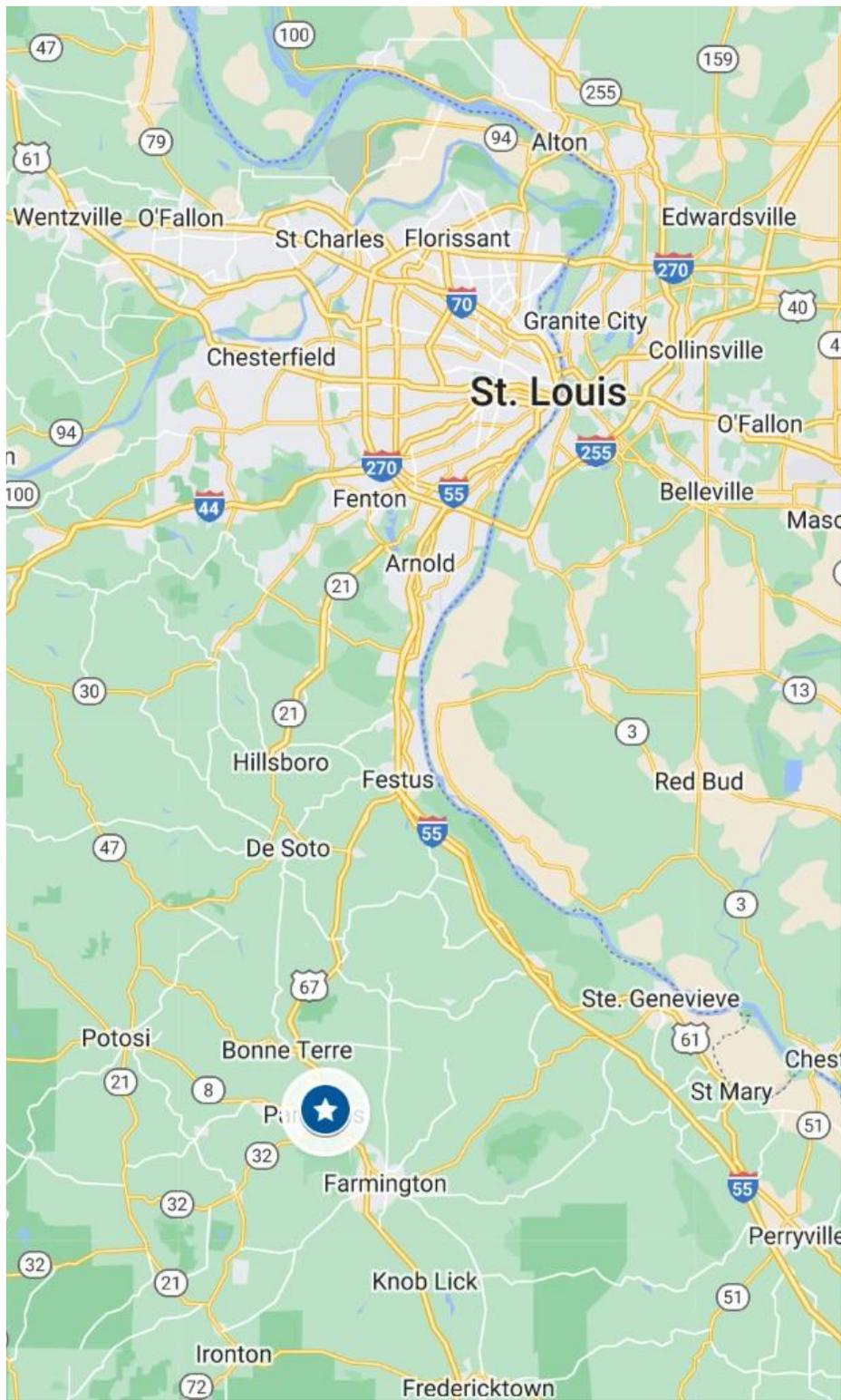
The portfolio includes:

- 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:

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**2023**

|                |                          |                      |
|----------------|--------------------------|----------------------|
| <b>Income</b>  | Rent                     | \$ 352,908.00        |
|                | <b>Total Income</b>      | <b>\$ 352,908.00</b> |
| <b>Expense</b> | 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          |
|                | <b>Total Expenses</b>    | <b>\$ 105,129.00</b> |
|                | <b>Net Income</b>        | <b>\$ 247,779.00</b> |
|                | <i>per month</i>         | <b>\$ 20,648.25</b>  |



















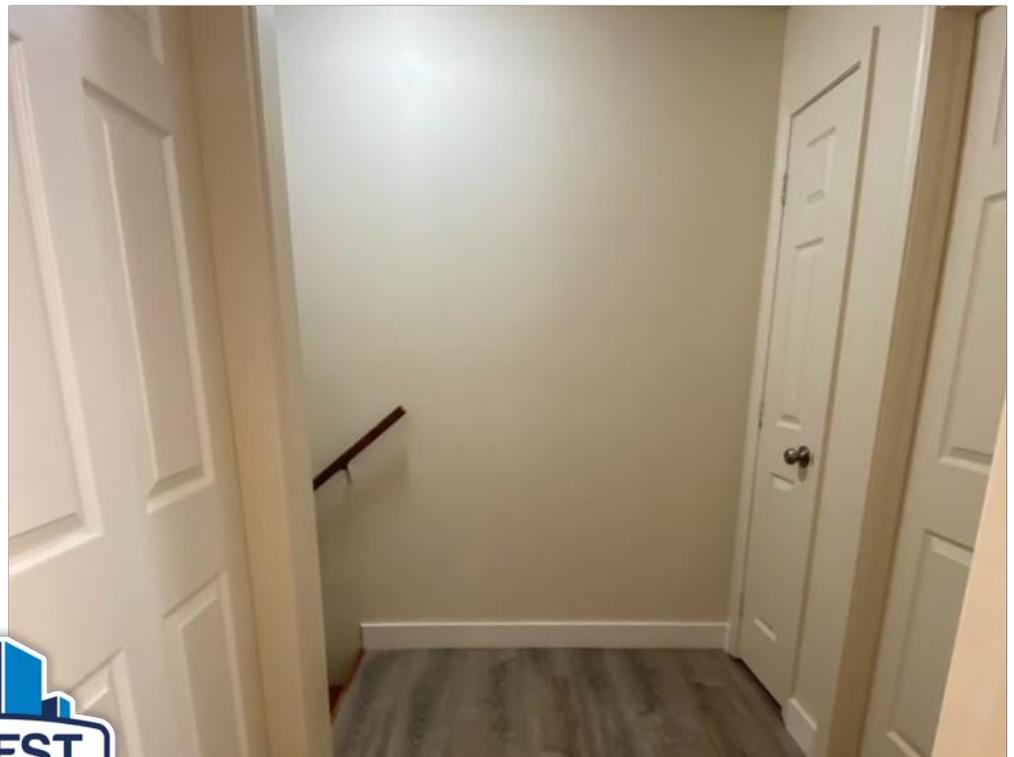














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## 49-Unit Portfolio in Park Hills

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

Priced at

**\$3,100,000**

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