



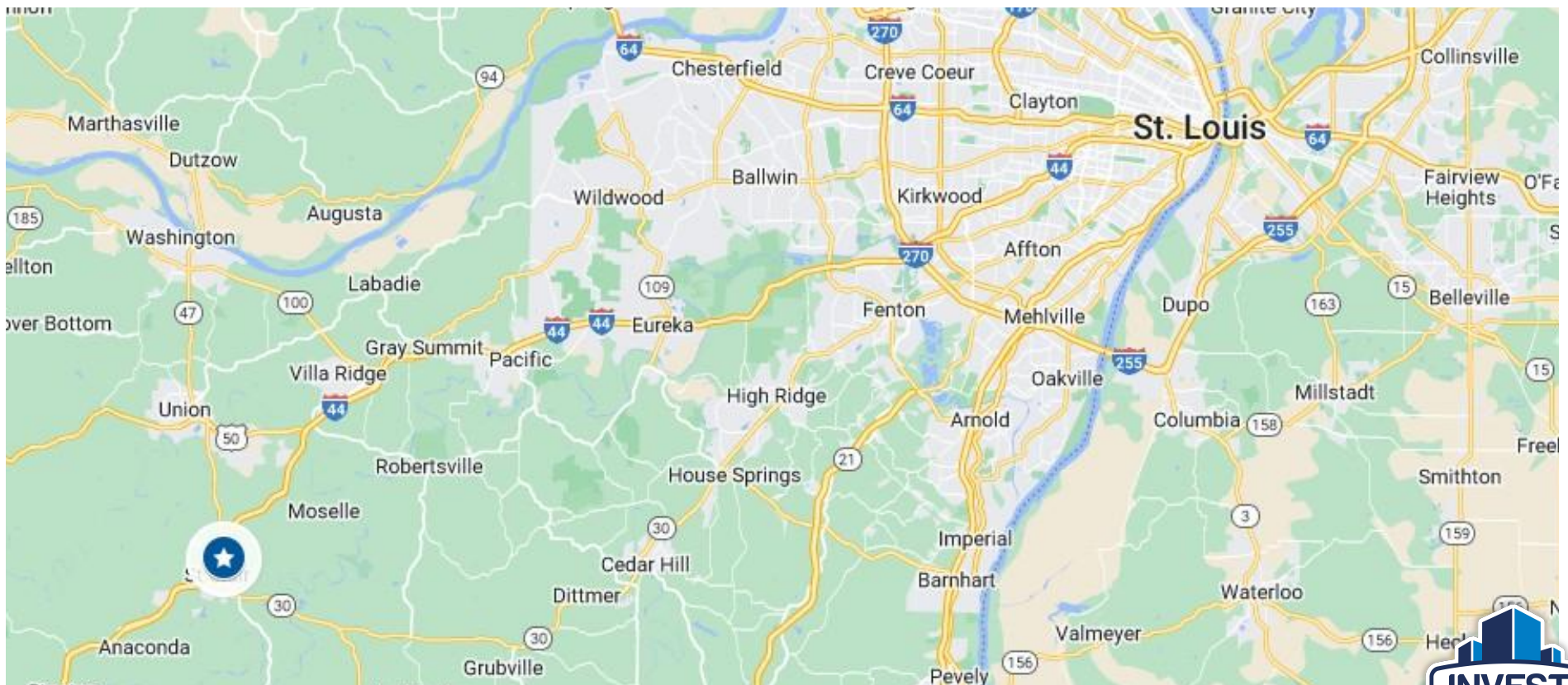
**1040-50 Plaza Ct N, St. Clair, MO 63077**

Turnkey 24-Unit Apartment Complex in St. Clair, Missouri



## Investment Highlights:

This turnkey property features two buildings with a total of 24 units, located in a peaceful rural setting. The complex includes 12 one-bedroom units and 12 two-bedroom units, all equipped with central air and thermal windows. Residents enjoy the convenience of on-site coin-operated laundry, public sewer, and 36 parking spaces. The property fosters a strong sense of community with its playground, picnic area, and outdoor bonfire space. The roof and siding, both well-maintained, were updated 15 years ago.



## 1040-50 Plaza Ct N - Income & Expenses:

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### *Annual Income & Expenses*

<b>Income</b>	Rent	\$196,608
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	<b>Total Income</b>	<b>\$196,608</b>
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<b>Expenses</b>	Taxes	\$8,712
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	Insurance	\$3,624
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	Lawn Care	\$9,288
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	Utilities - Water	\$11,304
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	Utilities - Trash	\$2,412
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	Utilities - Electric	\$5,958
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	<b>Total Expenses</b>	<b>\$41,298</b>
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	<b>Net Income</b>	<b>\$155,310</b>
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	<i>per month</i>	<b>\$12,943</b>
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brokerage in the state of Missouri.*

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## 1040-50 Plaza Ct N

Turnkey 24-Unit Apartment Complex in St. Clair, Missouri

Priced at

# \$1,875,000

## Contact:

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