



125 Crescent Lake Rd, St. Clair, Missouri 63077

Well-Maintained 24-Unit Apartment Complex in St. Clair



Investment Highlights:

This 24-unit apartment complex, built in 1986, has been meticulously cared for over the years. It consists of two buildings featuring a total of 16 two-bedroom units and 8 one-bedroom units. Each apartment is equipped with baseboard heating and window air conditioning, providing reliable and efficient comfort for tenants.



125 Crescent Lake Rd - Income & Expenses:

Annual Income & Expenses

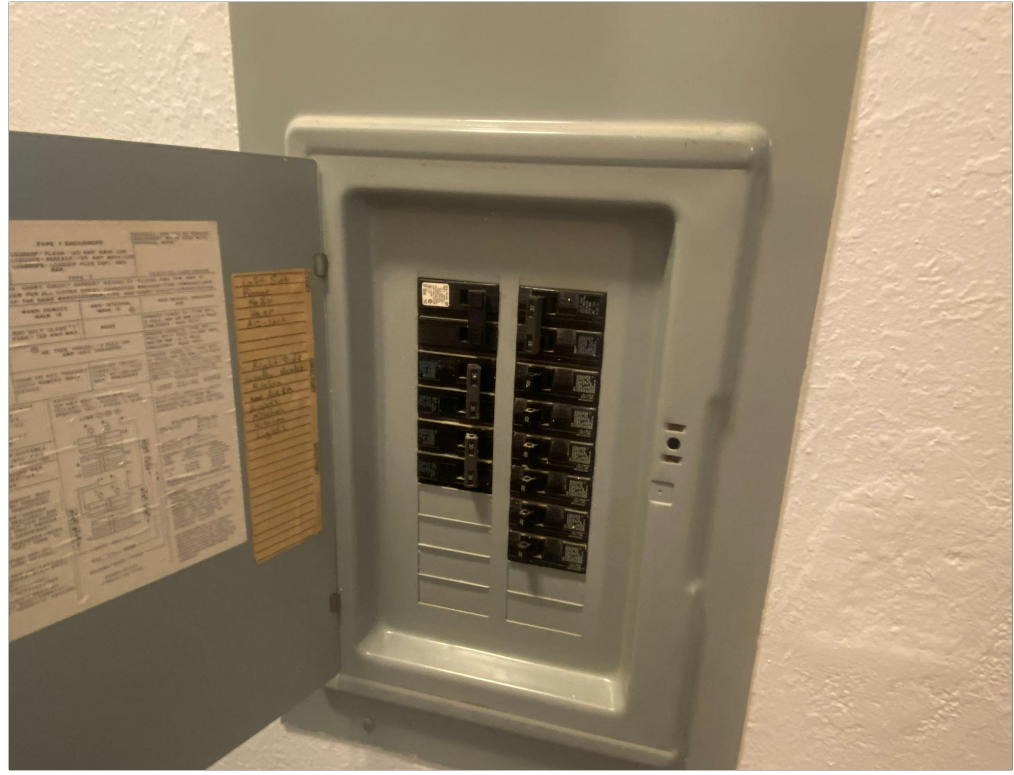
Income	Rent	\$192,504
	Laundry Income	\$3,600
	Total Income	\$196,104
Expenses	Taxes	\$10,092
	Insurance	\$2,292
	Utilities - Gas & Electric	\$1,080
	Utilities - Water	\$4,020
	Utilities - Sewer	\$4,020
	Utilities - Trash	\$1,500
	Total Expenses	\$23,004
<hr/> <hr/>		
Net Income	\$173,100	
<i>per month</i>	\$14,425	













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.

125 Crescent Lake Road

Well-Maintained 24-Unit Apartment Complex in St. Clair

Priced at

\$1,700,000

Contact:

Mike Shepherd, Agent

(314) 662-6453 Phone

MikeShepherd1968@gmail.com