



**1545 W Main Street, Festus, Missouri 63028**

Turnkey Property with 14 Spacious Units

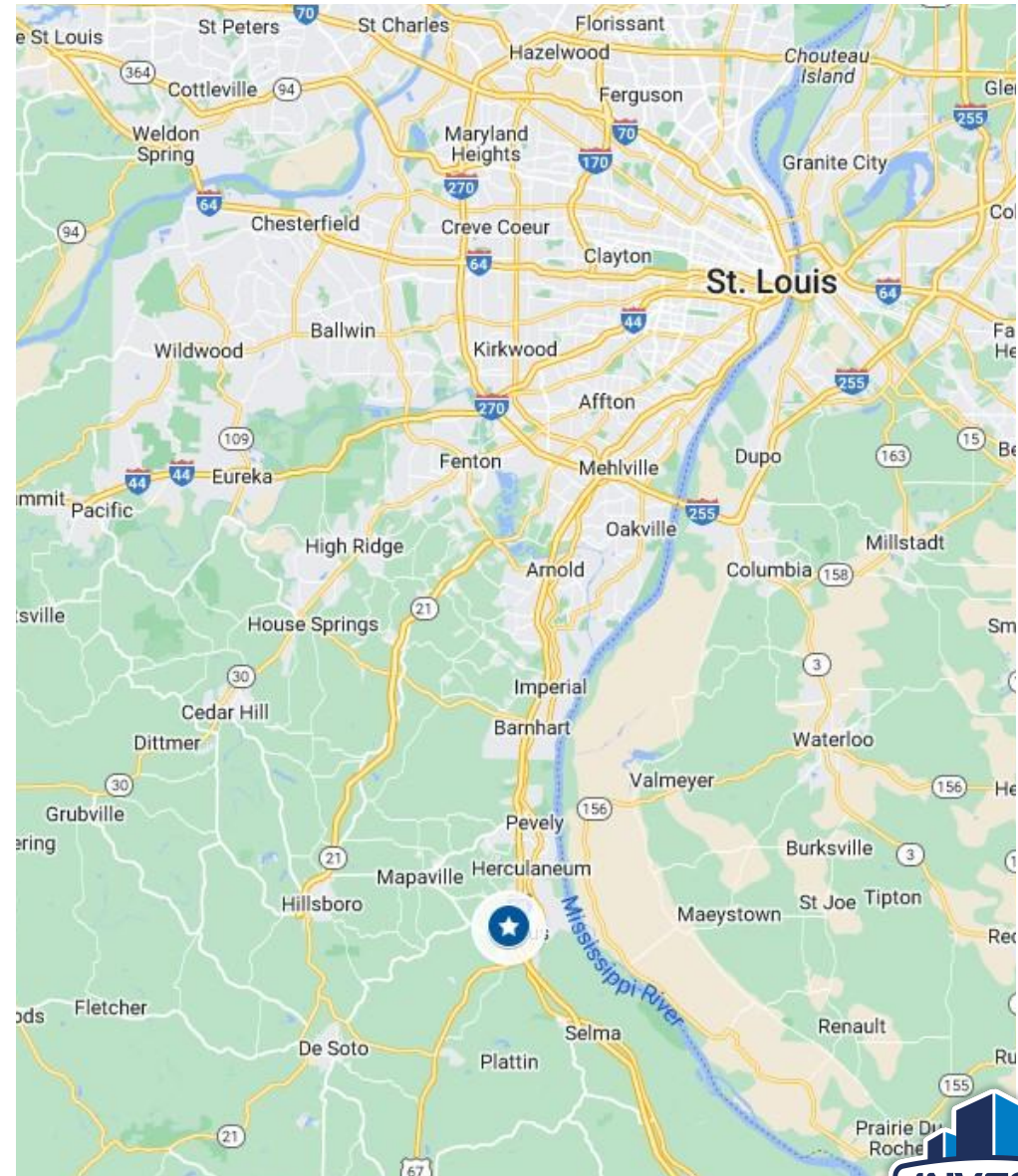


## Investment Highlights:

14-unit building featuring 10 two-bedroom units and 4 one-bedroom units.

This property is an excellent income-generating investment opportunity. Located within the Festus city limits, it is conveniently within walking distance of a school and a daycare next door.

The building includes coin-operated washers and dryers, private storage units for each tenant in the basement, and an office with a bathroom for added functionality.



## 1545 W Main Street - Income & Expenses:

---

### *Annual Income & Expenses*

<b>Income</b>	Rent	\$122,088
---------------	------	-----------

---

	<b>Total Income</b>	<b>\$122,088</b>
--	---------------------	------------------

<b>Expenses</b>	Taxes	\$3,924
-----------------	-------	---------

	Insurance	\$2,568
--	-----------	---------

	Utilities - Electric	\$480
--	----------------------	-------

	Utilities - Water	\$6,000
--	-------------------	---------

	Utilities - Sewer	\$6,000
--	-------------------	---------

---

	<b>Total Expenses</b>	<b>\$18,972</b>
--	-----------------------	-----------------

---

---

	<b>Net Income</b>	<b>\$103,116</b>
--	-------------------	------------------

	<b><i>per month</i></b>	<b>\$8,593</b>
--	-------------------------	----------------









2309 Thurman Avenue  
St. Louis, Missouri 63110

Website: [www.InvestSTL.com](http://www.InvestSTL.com)  
Agent Direct Line: (314) 662-6453

*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.

**1545 W Main St, 63028**

Turnkey Property with 14 Spacious Units

Priced at

**\$1,150,000**

---

**Contact:**

**Mike Shepherd, Agent**

(314) 662-6453, Phone

MikeShepherd1968@gmail.com, Email