

# 611-656 Palisades Dr, Pacific, Missouri 63069

Spacious 33-Unit Complex on a Quiet Cul-De-Sac in Pacific, MO



#### **Investment Highlights:**

This well-maintained apartment complex, built in 1989, features 10 buildings, including six four-family buildings, one triplex, and three duplexes. The property offers a total of 33 units, consisting of three 4-bedroom units, 24 3-bedroom units, and six 2-bedroom units. Each unit is all-electric with central air, thermal windows, and newer roofs.

Conveniently located near Highway 44 in a quiet cul-de-sac, the complex provides a peaceful living environment. Tenants are responsible for their own electric, water, and sewer utilities.



# 611-656 Palisades Drive - Income & Expenses:

## Annual Income & Expenses

Income	Rent	\$381,408
	Total Income	\$381,408
Expenses	Taxes	\$33,144
	Insurance	\$13,020
	Lawn Care	\$17,280
	Utilities - Trash	\$2,568
	Total Expenses	\$66,012
	Net Income	\$315,396
	per month	\$26,283

















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#### 611-656 Palisades Drive

Spacious 33-Unit Complex in Pacific, MO

Priced at

\$3,600,000

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