



4 UNIT MULTIFAMILY FOR SALE

3453 Pennsylvania Avenue • St. Louis, MO 63118



- Four spacious 1 Bed/1 Bath Units
- Newer windows
- Laundry in basement
- Many kitchen updates
- Many bathroom updates
- Large backyard
- Partial fencing

Offered at:
\$245,000

For More Information Contact:

Constantine (Dino) Benos • Cell: (314) 504-9043

Direct: (314) 446-7552 • cbenos@stlmultifamily.com • www.stlmultifamily.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

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2023 Current Rent Roll/ Income

Unit	Floor Plan	Current Rent	Annual Rent
1S	1 Bed/1 Bath	\$650	\$7,800
1N	1 Bed/1 Bath	\$650	\$7,800
2S	1 Bed/1 Bath	\$650	\$7,800
2N	1 Bed/1 Bath	\$650	\$7,800
Total Rent		\$2,600	\$31,200

January-June 2023 Expenses

Income	
Rents	\$15,600
Total Income	\$15,600
Expenses	
Maintenance and Supplies	\$3,997
Management	\$1,026
Utilities (Electric, Gas, Sewer, Water)	\$2,213
Insurance	\$808
Taxes	\$715
Total Expenses	\$8,759



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Proforma Rent Roll

Unit	Floor Plan	Proforma Rent	Proforma Annual Rent
1S	1 Bed/1 Bath	\$650	\$7,800
1N	1 Bed/1 Bath	\$650	\$7,800
2S	1 Bed/1 Bath	\$650	\$7,800
2N	1 Bed/1 Bath	\$650	\$7,800
Total Rent		\$2,600	\$31,200

Proforma Income and Expenses

Income	
Rents	\$31,200
Annualized Income	\$31,200
Expenses	
Maintenance, Supplies, Repairs	\$7,993
Management	\$2,052
Utilities (Electric, Gas, Sewer, Water)	\$4,426
Insurance	\$1,616
Taxes	\$1,430
Annualized Expenses	\$17,517

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