

## FOR SALE

Murdoch Garden Apartments  
4600-4612 Murdoch Cut Off  
St. Louis, MO 63119



Eight Units  
Two Two-Bedroom / One-Bathroom Units  
Six One-Bedroom / One-Bathroom Units

**Price: \$825,000**

**Constantine (Dino) Benos**

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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.

# Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following property Murdoch Garden Apartments at 4600-4612 Murdoch Cut Off, St. Louis, MO 63119.

The owners have used their best efforts to provide accurate information. However, the prudent investor should not rely upon these figures, projections and assumptions, as they are subject to change. You are encouraged to make your own calculations according to the criteria you deem appropriate. The following information, charts and projections are included for demonstration purposes only and are not in any way guaranteed.

By your receipt of this brochure, you acknowledge its confidential nature and agree that you will not, directly or indirectly, disclose or permit someone else to disclose this material to any other person, firm or entity without the prior written permission of Realty Exchange.



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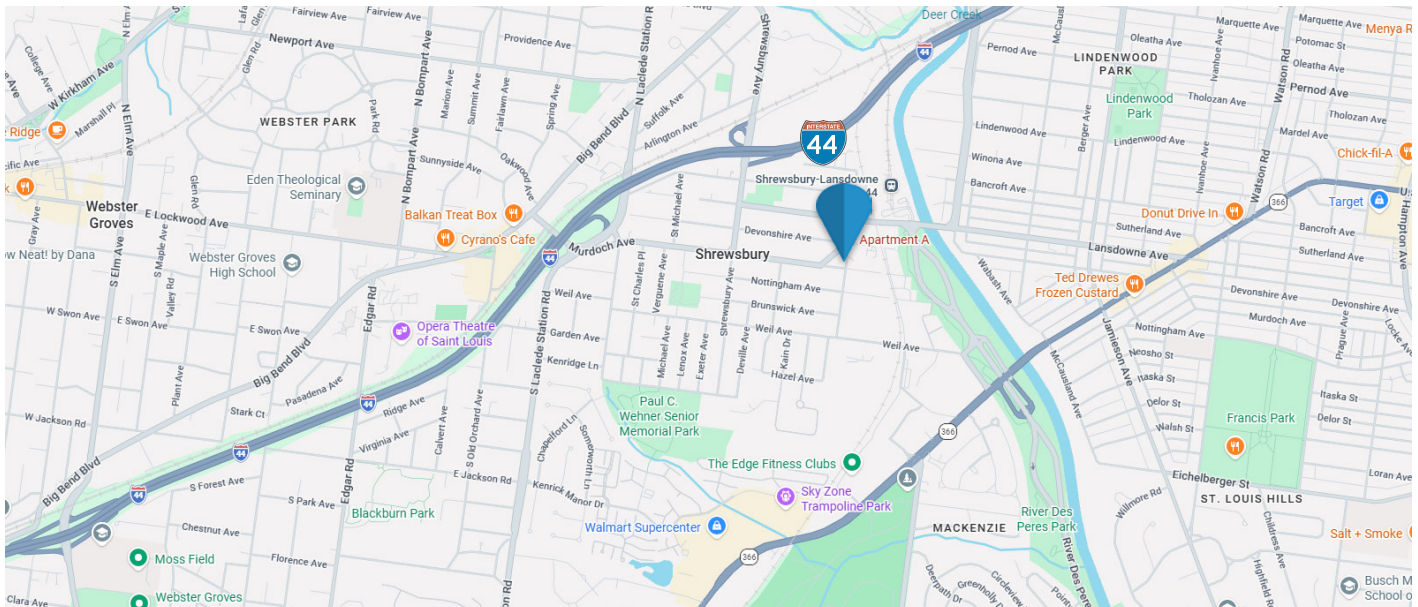
# Summary

## The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned property Murdoch Garden Apartments at 4600-4612 Murdoch Cut Off, St. Louis, MO 63119.

## Investment Highlights

- Eight Units - Two Two-Bedroom / One-Bathroom and Six One-Bedroom / One-Bathroom
- Pitched Roofs
- Central Air Conditioning
- On-Site Laundry Room
- Individual Storage Rooms
- Off-Street Parking
- Many Updates
- Great Shrewsbury Location Near Restaurants and Shopping



**Please do not disturb tenants or tour property without listing agent.**  
To schedule a property inspection or to receive answers to questions please contact:

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# Financials

| Current Rent Roll |      |          |          |
|-------------------|------|----------|----------|
| Unit              | Type | Current  | Profoma  |
| 4600              | 2 BR | \$825    | \$1,050  |
| 4600 A            | 2 BR | \$825    | \$1,050  |
| 4604              | 1 BR | \$895    | \$895    |
| 4604 A            | 1 BR | \$775    | \$895    |
| 4608              | 1 BR | \$895    | \$895    |
| 4608 A            | 1 BR | \$775    | \$895    |
| 4612              | 1 BR | \$775    | \$895    |
| 4612 A            | 1 BR | \$775    | \$895    |
| Monthly           |      | \$6,540  | \$7,470  |
| Annual            |      | \$78,480 | \$89,640 |

| 2025 Income |          |
|-------------|----------|
| Rent        | \$82,877 |

| 2025 Expenses      |          |
|--------------------|----------|
| Admin              | \$1,800  |
| Electric           | \$791    |
| Gas                | \$1,128  |
| Insurance          | \$9,692  |
| Maintenance        | \$12,393 |
| Sewer              | \$1,462  |
| Taxes              | \$6,720  |
| Trash              | \$1,875  |
| Water              | \$1,631  |
| Operating Expenses | \$37,489 |



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