

FOR SALE

5031-5033 Lindenwood Ave.
St. Louis, MO 63109



Four Residential Units

Price: \$319,500

Constantine (Dino) Benos
Executive Vice President

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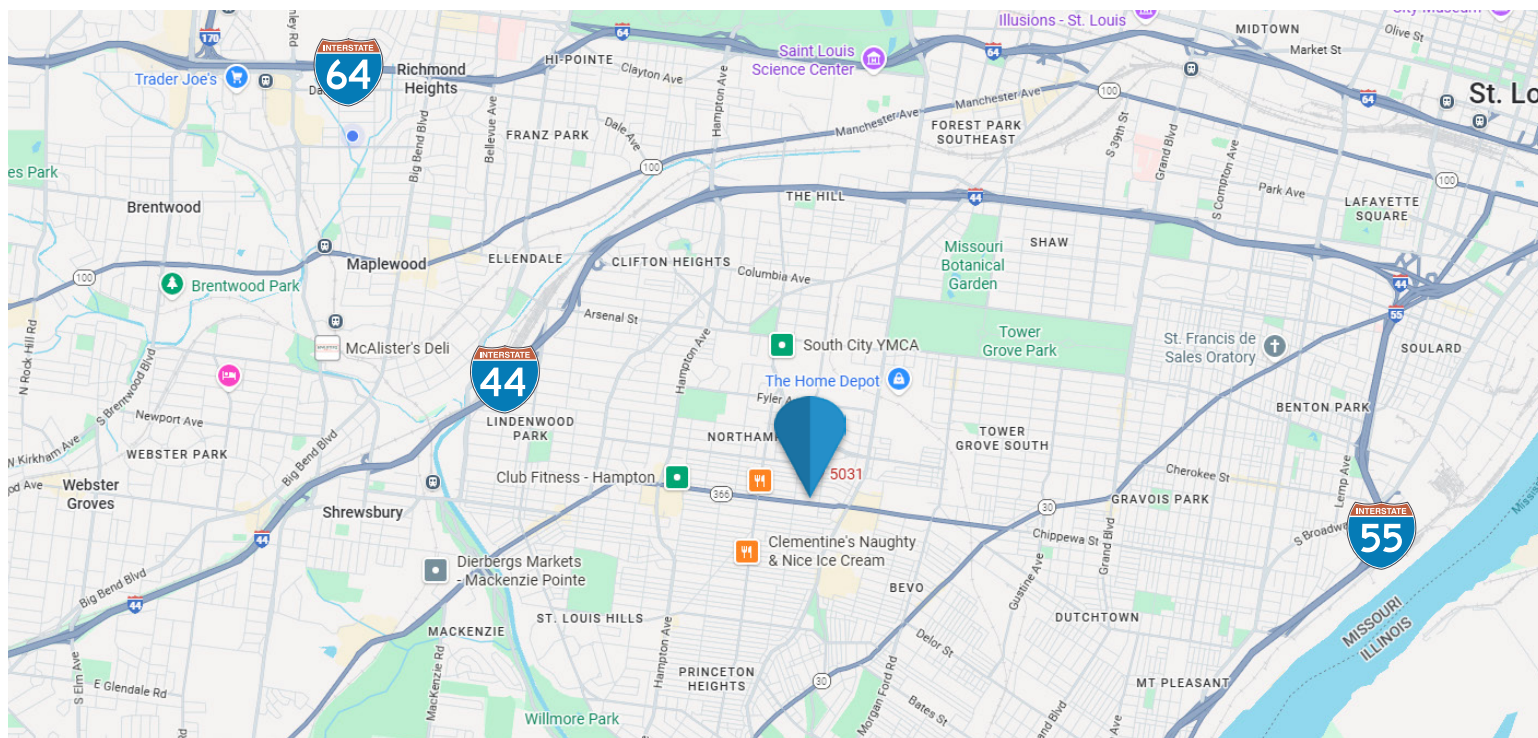
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information.
Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate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

Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following Apartment Complex at 5031-5033 Lindenwood Ave., St. Louis, MO 63109.

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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Apartment Package Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Apartment Complex at 5031-5033 Lindenwood Ave., St. Louis, MO 63109. The property contains a total of 4 units.

Investment Highlights

- Wonderful South City Location
- Four 1 Bedroom Units
- Gas Forced Air
- Parking Pad in Back
- Newer Roof
- Hardwood Floors
- Rear Decks for Tenant Use

All offers will be considered. The owners are not offering any financing.



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

Rent Roll		
Unit	Current	Proforma
31	\$650	\$795
31 A	\$650	\$795
33	\$600	\$795
33 A	\$600	\$795
Monthly Total	\$2,500	\$3,180
Yearly Total	\$30,000	\$38,160

Expenses	
Taxes	\$3,700
Hazard & Liability Insurance	\$1,200
Water & Trash	\$1,600
Sewer	\$1,900
Lawn (8 Months)	\$400
Management Fees	\$600
Operating Expenses	\$9,400



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