

## FOR SALE

5128 Jamieson Ave.

St. Louis, MO 63109



Located in Desirable St. Louis Hills Neighborhood  
6 Spacious One Bedroom Apartments

**Price: \$650,000**

### Constantine (Dino) Benos

Cell: 314-504-9043

Direct: 314-446-7552

[cbenos@stlmultifamily.com](mailto:cbenos@stlmultifamily.com)

### Christopher Tucker

Cell: 314-478-1140

Direct: 314-336-1928

[tucker@realtyexchangeweb.com](mailto:tucker@realtyexchangeweb.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.

# Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following property at 5128 Jamieson 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 property at 5128 Jamieson Ave., St. Louis, MO 63109.

## Investment Highlights

- Located in Desirable St. Louis Hills Neighborhood
- 6 Spacious One Bedroom Apartments
- Individual Systems
- Great Upside on the Rents
- Central Air Conditioning
- Newer Windows
- Hardwood Floors
- Beautiful Terrazzo Flooring in Entry Foyer
- Pitched Roofs
- 6 Car Garage

All offers will be considered. Seller is not offering 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

## 2024 Income & Expenses

Income	
Rent	\$50,350
Expenses	
Repairs/Maintenance/Supplies	\$8,176
Insurance	\$6,868
Taxes	\$5,203
Management Fees	\$3,515
Electric	\$382
Sewer	\$3,115
Trash	\$1,008
Water	\$1,671
<b>Operating Expenses</b>	<b>\$29,938</b>

## Rent Roll

Unit	Current	Proforma
A	\$830	\$1,000
B	\$740	\$1,000
C	\$675	\$1,000
D	\$700	\$1,000
E	\$795	\$1,000
F	\$695	\$1,000
Monthly	\$4,435	\$6,000
Annual	\$53,220	\$72,000



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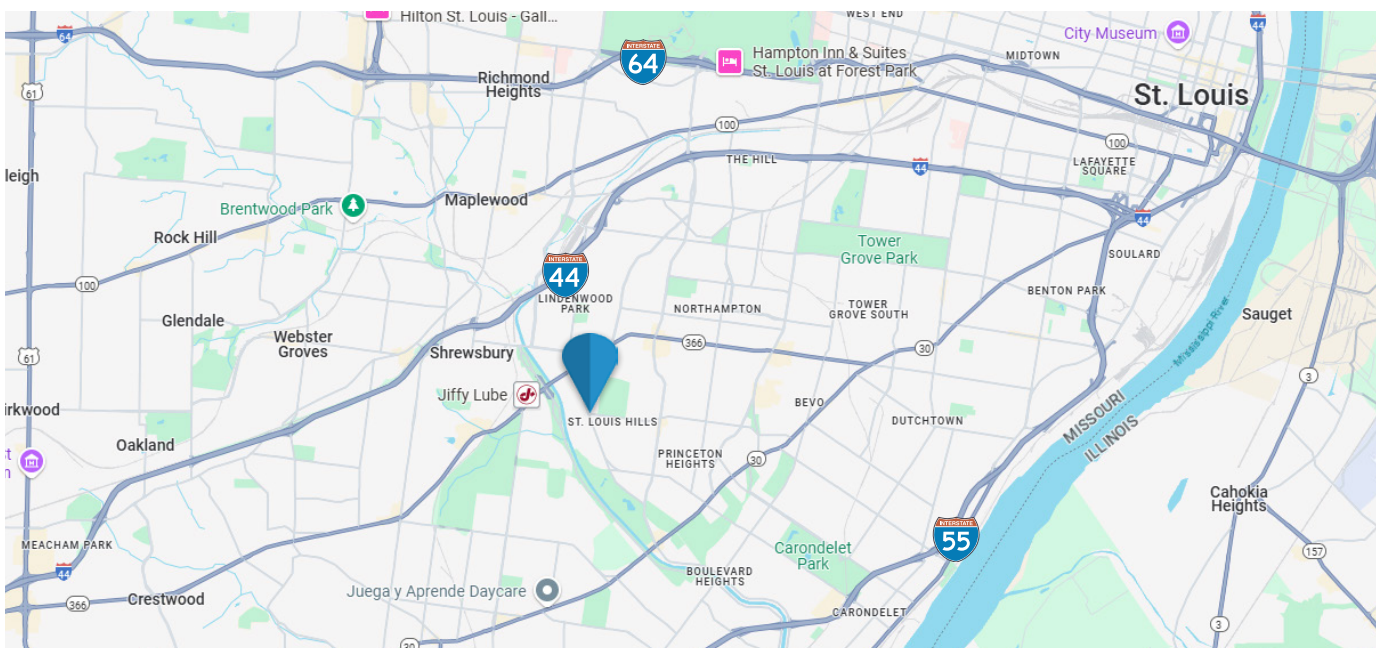
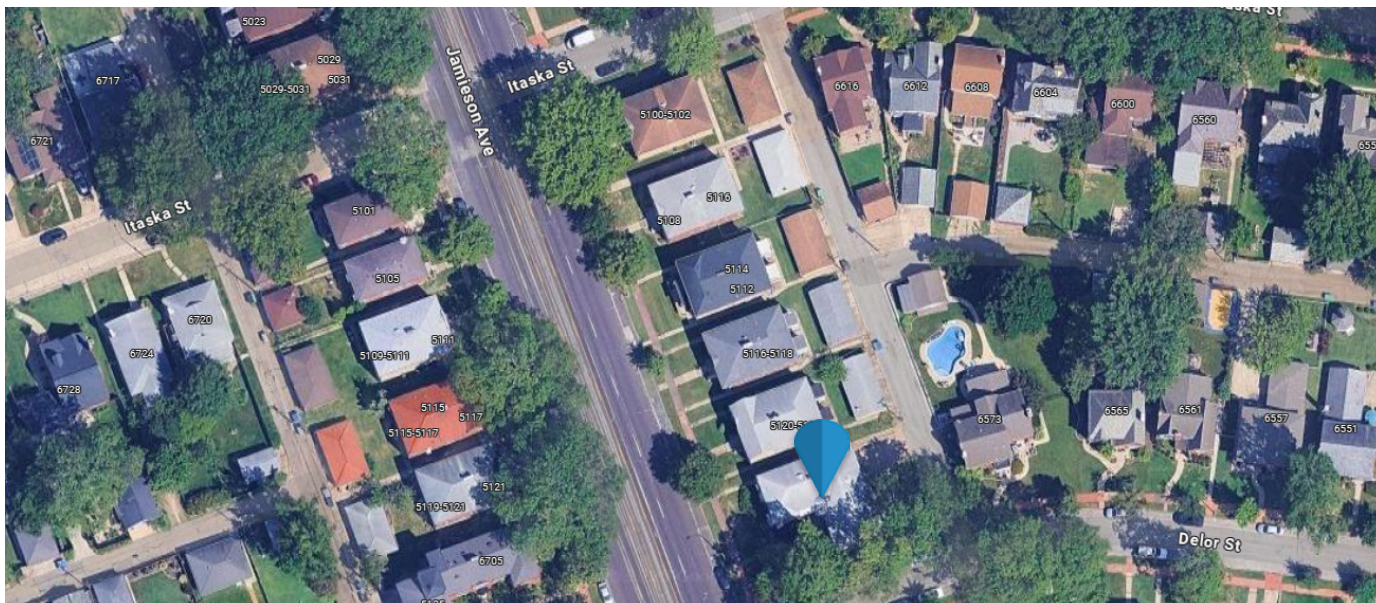
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## Location



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