

FOR SALE

Sutton Elm Apartments
7403 Elm Ave.
St. Louis, MO 63143



Twenty Three One-Bedroom / One-Bathroom Units

Price: \$1,295,000

Constantine (Dino) Benos

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Christopher Tucker

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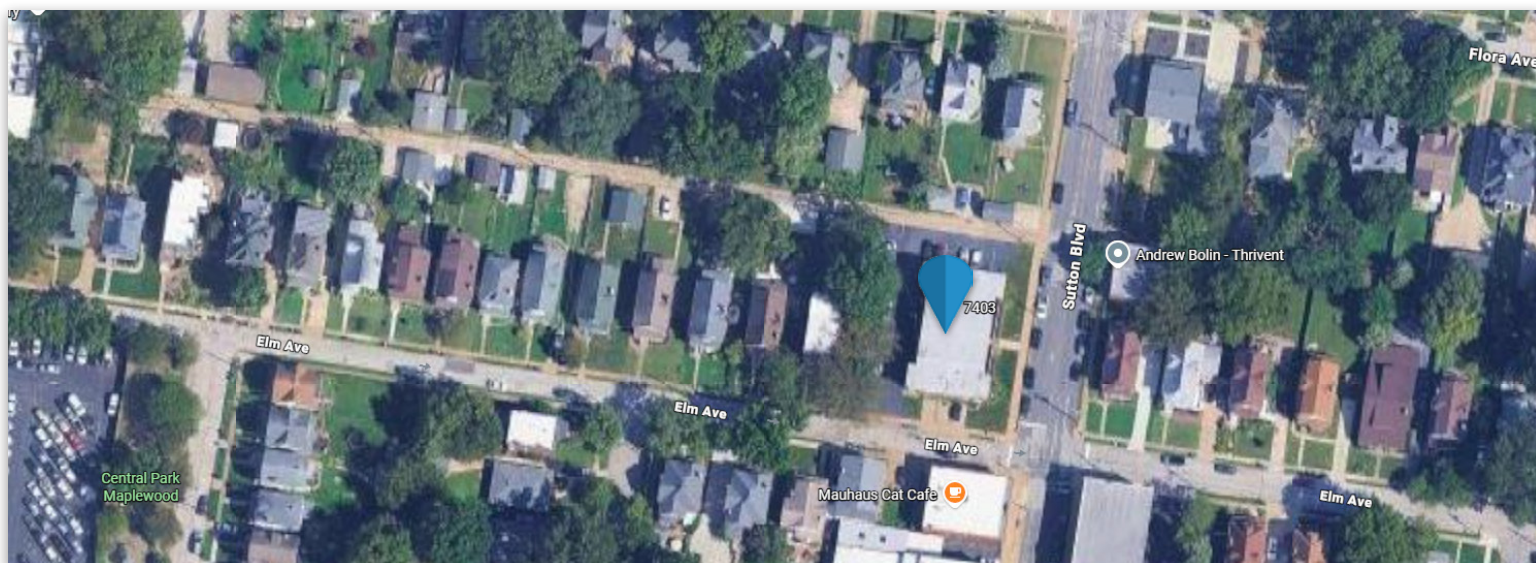
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information.
Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate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

Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following property Sutton Elm Apartments at 7403 Elm Ave., St. Louis, MO 63143.

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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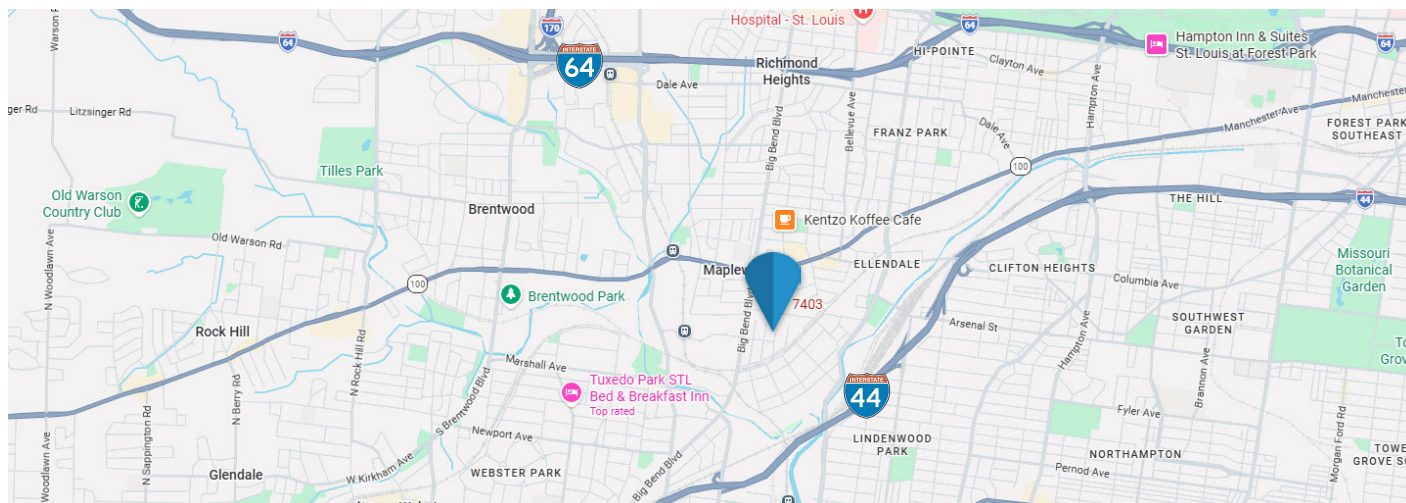
Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned property Sutton Elm Apartments at 7403 Elm Ave., St. Louis, MO 63143.

Investment Highlights

- Twenty Three One-Bedroom / One-Bathroom Units
- Off-Street Parking
- Well Maintained Complex
- On-Site Laundry Room
- Convenient Maplewood Location
- Close to Maplewood Entertainment District with unique shops and great restaurants



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	Current	Profoma
3019-1	\$755	\$850
3019-2	\$775	\$850
3019-3	\$750	\$850
3019-4	\$755	\$850
3019-5	\$795	\$850
3019-6	\$755	\$850
3019-7	\$695	\$850
3019-8	\$795	\$850
3019-9	\$795	\$850
3019-10	\$745	\$850
3019-11	\$775	\$850
3019-12	\$645	\$850
7403-1	\$765	\$850
7403-2	\$695	\$850
7403-3	\$655	\$850
7403-4	Laundry	Laundry
7403-5	\$755	\$850
7403-6	\$775	\$850
7403-7	\$725	\$850
7403-8	\$705	\$850
7403-9	\$795	\$850
7403-10	\$745	\$850
7403-11	\$775	\$850
7403-12	\$795	\$850
Monthly	\$17,220	\$19,550
Annual	\$206,640	\$234,600

2025 Income	
Rent	\$201,097

2025 Expenses	
Admin	\$5,866
Advertising	\$3,588
Electric	\$1,962
Inspection	\$1,786
Insurance	\$16,857
Maintenance	\$49,288
Sewer	\$5,283
Taxes	\$26,027
Trash	\$2,068
Water	\$6,151
Operating Expenses	\$118,876



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