

MULTI FAMILY INVESTMENT OPPORTUNITY

2748 - 2752 KEOKUK & 3906 - 3908 CALIFORNIA
ST. LOUIS, MO 63118



SALE PRICE \$447,000



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EXECUTIVE SUMMARY

ADDRESS

 2748 – 2750 Keokuk St.
St. Louis, Mo. 63118

 2752 – 2754 Keokuk St.
St. Louis, Mo. 63118

 3906 - 3908 California St.
St. Louis, Mo. 63118

PRICING



Sale Price: **\$447,000** (\$37,250 Per Unit)

As-Is Cap Rate: 12.24%

Individual Sale Price: **\$160,000**

Total Land Area: +/- .25 Acres

Parking Spaces: 4 off street parking spaces for 3906-3908 California; ample street parking

INVESTMENT HIGHLIGHTS

- Portfolio of three adjoining four family buildings.
 - Prefers to sell as a package, but is willing to sell off individually
 - If sold individually price is \$160k per building.
- Recently spent \$35,160 in CapEx.
 - 10 of the 12 units have been completely renovated... floors, painting, bathrooms, kitchen appliances and new doors.
 - New roofs replaced on two of the buildings.
 - New A/C for all 12 of the units.
- Individually metered gas and electric, common water/sewer.
- Potential to Raise Rents.
 - Current average rent is \$550.
- Located in highly desirable Dutchtown.

This portfolio presents an incredible opportunity for the new owner to enjoy great cash flow with the tenant base in place, while providing the ability to significantly increase returns by

INCOME/EXPENSES

Income/Expense - Portfolio (12 Units) Proforma

Gross Potential Rent	\$	79,800.00
Vacancy - 5%	\$	3,990.00
Gross Income	\$	75,810.00
Management Fee - 6%	\$	4,372.00
Utilities	\$	8,303.27
Insurance	\$	5,277.00
Repairs & Maint	\$	1,980.00
Property Taxes	\$	1,146.67
Total Expenses	\$	21,078.94
Net Operating Income	\$	54,731.06

Sale Price \$ 447,000

Cap Rate 12.24%

2748-50 Keokuk St. Income/Expense - Proforma

Gross Potential Rent	\$	27,000.00
Vacancy - 5%	\$	1,350.00
Gross Income	\$	25,650.00
Management Fee - 6%	\$	1,539.00
Utilities	\$	2,744.23
Insurance	\$	1,759.00
Repairs & Maint	\$	660.00
Property Taxes	\$	344.68
Total Expenses	\$	7,046.91
Net Operating Income	\$	18,603.09

2752-54 Keokuk St. Income/Expense - Proforma

Gross Potential Rent	\$	26,400.00
Vacancy - 5%	\$	1,320.00
Gross Income	\$	25,080.00
Management Fee - 6%	\$	1,504.80
Utilities	\$	2,794.35
Insurance	\$	1,759.00
Repairs & Maint	\$	660.00
Property Taxes	\$	415.69
Total Expenses	\$	7,133.84
Net Operating Income	\$	17,946.16

3906-08 California St. Income/Expense - Proforma

Gross Potential Rent	\$	26,400.00
Vacancy - 5%	\$	1,320.00
Gross Income	\$	25,080.00
Management Fee - 6%	\$	1,504.80
Utilities	\$	2,764.69
Insurance	\$	1,759.00
Repairs & Maint	\$	660.00
Property Taxes	\$	386.30
Total Expenses	\$	7,074.79
Net Operating Income	\$	18,005.21

RENT ROLL

Tenant	Sq. Ft.	Rent	Lease Start Date	Lease End Date	Security Deposit	Pet Deposit	Market Rent	Tenant Responsibilities
2748 1F Keokuk	1,100	\$600.00	December, 2019	December, 2020	\$ 550.00	-	\$595	Gas & Electric
2748 2F Keokuk	1,100	\$550.00	June, 2020	June, 2021	\$ 550.00	-	\$595	Gas & Electric
2750 1F Keokuk	1,100	\$550.00		-			\$595	Gas & Electric
2750 2F Keokuk	1,100	\$550.00		-			\$595	Gas & Electric
2752 1F Keokuk	1,100	\$550.00	November, 2015	M2M	\$ 450.00	-	\$595	Gas & Electric
2752 2F Keokuk	1,100	\$550.00		-			\$595	Gas & Electric
2754 1F Keokuk	1,100	\$550.00	June, 2020	May, 2021	\$ 575.00	\$300	\$595	Gas & Electric
2754 2F Keokuk	1,100	\$550.00	January, 2020	December, 2022	\$ 550.00	\$250	\$595	Gas & Electric
3906 1F California	1,100	\$550.00	August, 2018	September, 2020	\$ 550.00	\$200	\$595	Gas & Electric
3906 2F California	1,100	\$550.00	May, 2020	May, 2021	\$ 550.00	\$300	\$595	Gas & Electric
3908 1F California	1,100	\$550.00	June, 2020	June, 2021	\$ 550.00	-	\$595	Gas & Electric
3908 2F California	1,100	\$550.00	February, 2018	January, 2021	\$ 500.00	-	\$595	Gas & Electric
Total	12,100	\$6,650.00					\$7,140	
	Annual	\$79,800.00					\$85,680	

*The three units that are currently available have just been remodeled – Seller has two tenants lined up and will keep one of the units available for all showings

** The Square Footage is approximate, please conduct your own due diligence.

INTERIOR IMAGES



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AERIAL IMAGES



*Boundary lines are approximate, please preform your own due diligence.

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EXTERIOR IMAGES



New Decks



New A/C units throughout

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ALL PROPERTY SHOWINGS ARE TO BE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING BROKER TO INQUIRE ABOUT SETTING UP A SHOWING.

DO NOT DISTURB TENANTS