

# 10 UNIT MULTI-FAMILY INVESTMENT



**402 S. BRENTWOOD BLVD. CLAYTON, MO 63105**

## PROPERTY HIGHLIGHTS:

- Walking distance to Shaw Park & Downtown Clayton
- Located at the entrance of downtown Clayton
- Nine 1 bed/1 bath units
- One 2 bed/2 bath with private entrance, patio, and garage
- Secured with call box entry
- Laundry Room
- Workout Room
- Charter and Sattelite wired to building
- Storage rooms available
- **SALE PRICE: \$1,675,000**

## FOR MORE INFO CONTACT:

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**RENT ROLL**

UNIT	FLOOR PLAN	SQ FEET	CURRENT RENT
#01	1BR/1BA	900	\$800
#21	1BR/1BA	900	\$930
#22	1BR/1BA	900	\$950
#23	1BR/1BA	900	\$950
#24	1BR/1BA	900	\$900
#31	1BR/1BA	900	\$950
#32	1BR/1BA	900	\$950
#33	1BR/1BA	900	\$950
#34	1BR/1BA	900	\$900
#8030	2BR/2BA	1500	*\$2500

\* Pro forma rent - Currently vacant



**2019 INCOME**

RENT INCOME:	\$116,855
TOTAL INCOME:	\$120,275

**2019 EXPENSES**

INSURANCE:	\$7,027
MAINTENANCE:	\$10,209
TAXES:	\$12,489
UTILITIES:	
ELECTRIC:	\$4,256
GAS:	\$2,123
SEWER:	\$2,595
WATER:	\$2,160
INTERNET:	\$1,570
TRASH:	\$478
TELEPHONE:	\$470
TOTAL UTILITIES:	\$13,652
TOTAL 2019 EXPENSES	\$46,943
2019 NET OPERATING INCOME	\$73,332
* 2021 Pro Forma Net Operating Income ** Includes Pro forma rent for unit #8030 @ \$2,500/month	\$83,172



**AERIAL MAP**



**DAYTIME POPULATION**

**44,627**



**CLAYTON POPULATION**

**16,448**



**AVERAGE HOUSEHOLD INCOME**

**\$91,531**



**MEDIAN HOME VALUE**

**\$590,800**