

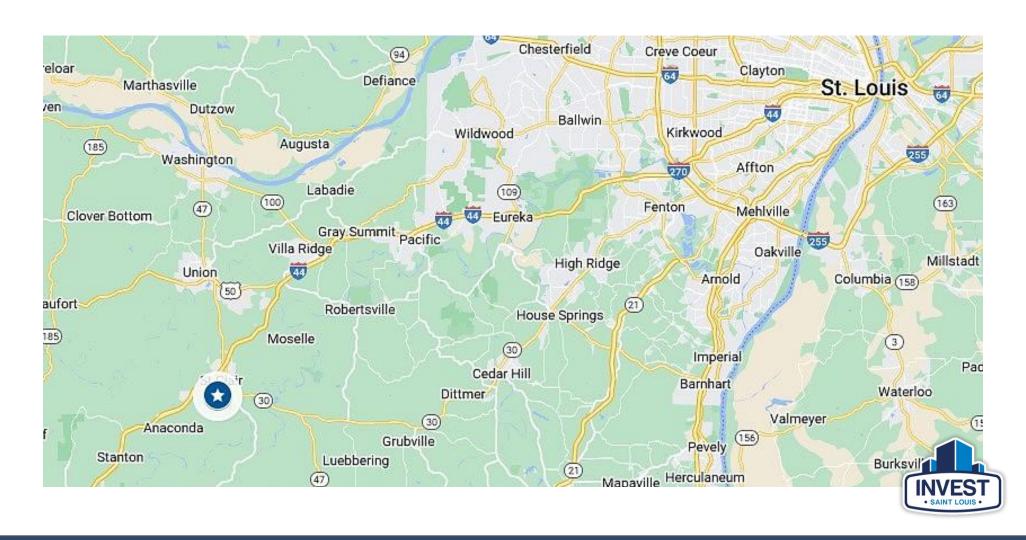
# 125 Crescent Lake Rd, St. Clair, Missouri 63077

Well-Maintained 24-Unit Apartment Complex in St. Clair



#### **Investment Highlights:**

This 24-unit apartment complex, built in 1986, has been meticulously cared for over the years. It consists of two buildings featuring a total of 16 two-bedroom units and 8 one-bedroom units. Each apartment is equipped with baseboard heating and window air conditioning, providing reliable and efficient comfort for tenants.



## 125 Crescent Lake Rd - Income & Expenses:

#### Annual Income & Expenses

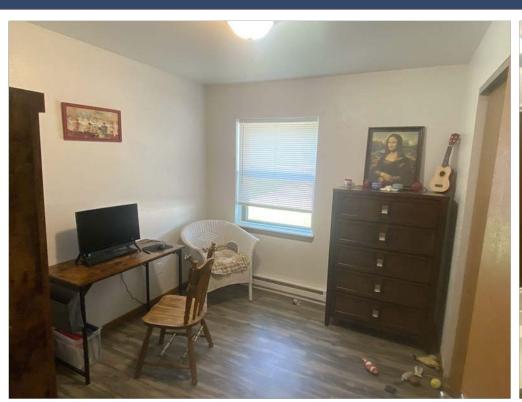
Income	Rent	\$192,504
	Laundry Income	\$3,600
	Total Income	\$196,104
Expenses	Taxes	\$10,092
	Insurance	\$2,292
	Utilities - Gas & Electric	\$1,080
	Utilities - Water	\$4,020
	Utilities - Sewer	\$4,020
	Utilities - Trash	\$1,500
	Total Expenses	\$23,004
	Net Income	\$173,100
	per month	\$14,425



















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#### 125 Crescent Lake Road

Well-Maintained 24-Unit Apartment Complex in St. Clair

Priced at

\$1,700,000

### **Contact:**

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