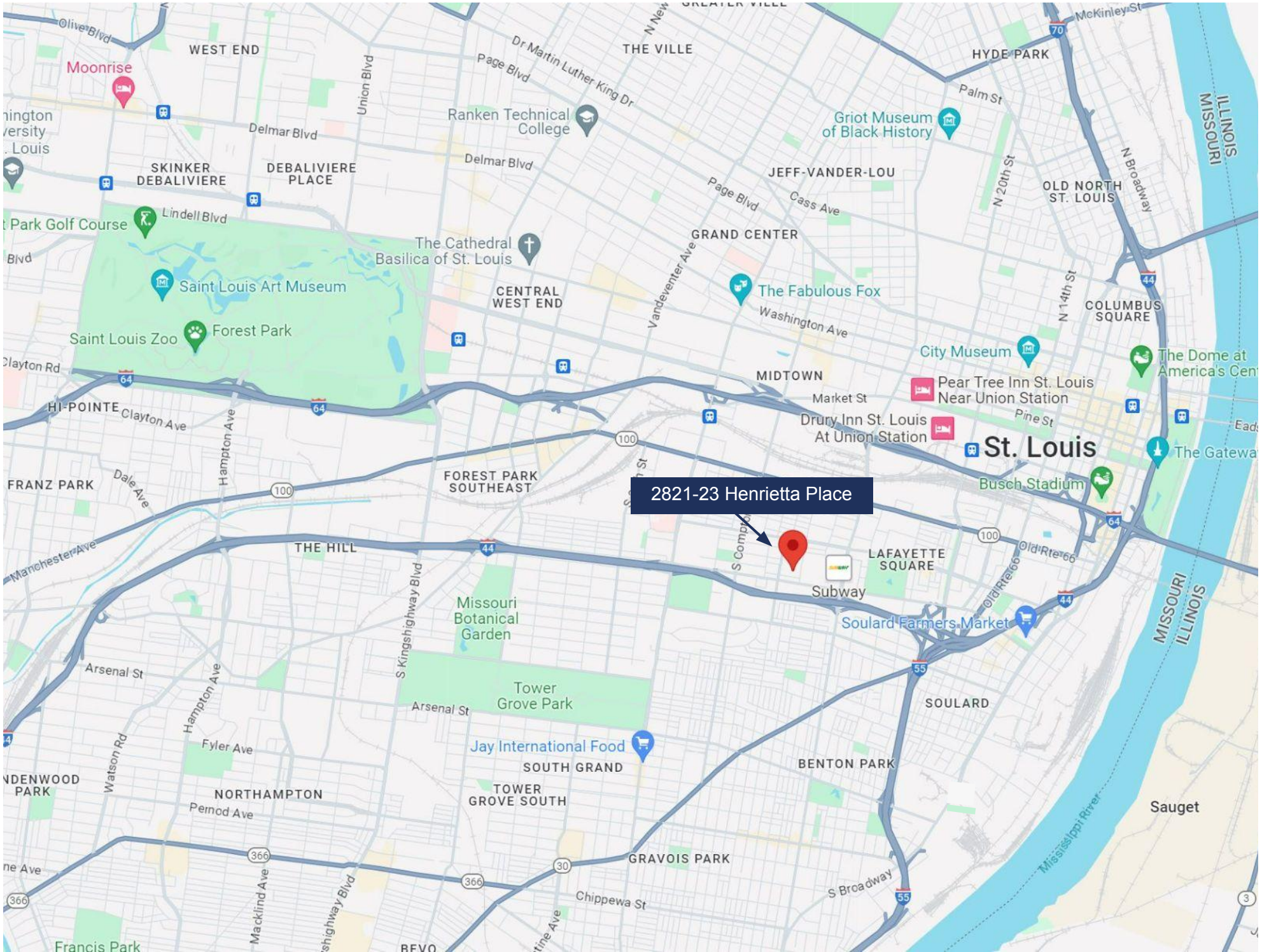




2821-23 Henrietta Place, St. Louis, MO 63104

This Fully-Occupied and Recently Updated Four-Family
in The Gate District is Available Now





2821-23 Henrietta Place

Summary

- ◇ This brick 4-family is situated between Lafayette Park and the Compton Hill Reservoir in The Gate District, one block off Lafayette Ave where extensive new construction/development has taken place.
- ◇ Updated systems (see photos) include central heating and air conditioning throughout, and newer water heaters.
- ◇ All units have newer kitchens, bathrooms, flooring, paint, as well as in-unit full sized washer and dryer.
- ◇ Each unit boasts spacious 2-bedroom, 1-bathroom layouts with 1,234 square feet per unit. The upstairs units have a bonus room suitable for a small office space. All units are fully occupied.
- ◇ Video walkthrough of all four units, basement, and exterior: <https://youtu.be/Xz-SGuzXUnk>
- ◇ Link to a Google Drive folder with disclosures, rental verification, leases, and other supplemental documents: <https://bit.ly/3xYhpTA>
- ◇ Unit/property photos: <https://bit.ly/3y47OdW>
- ◇ Complete 3D scan / virtual tour of unit 2823: <https://bit.ly/3UIHm2n>
- ◇ Complete 3D scan / virtual tour of unit 2823A: <https://bit.ly/3Urtylh>

2821-23 Henrietta Place - Rent Roll:

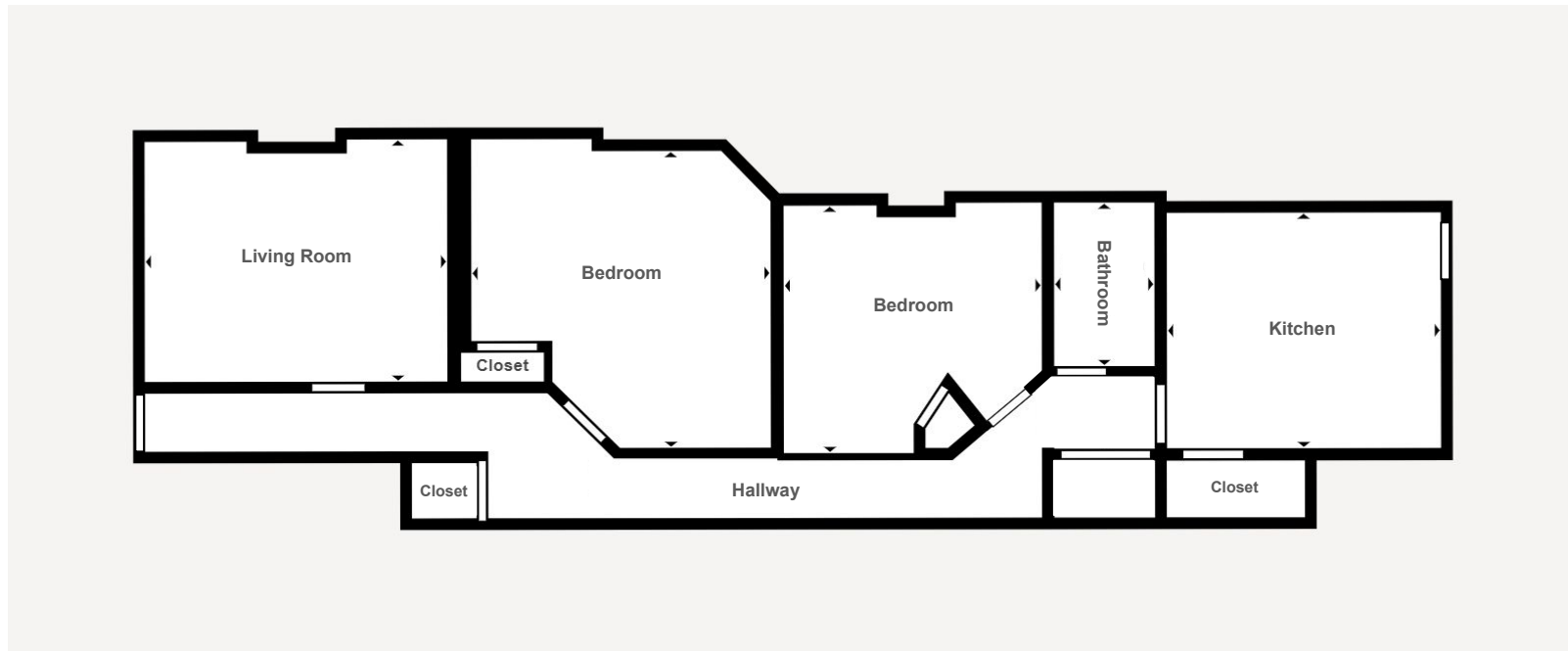
Unit	Size	Current Lease Rent Amount	Estimated Proforma Rent Amount
<i>2821 1E</i>	2 Beds, 1 Bath	\$1,150.00	\$1,395.00
<i>2821 2E</i>	2 Beds, 1 Bath	\$1,150.00	\$1,395.00
<i>2823 1W</i>	2 Beds, 1 Bath	\$1,200.00	\$1,395.00
<i>2823 2W</i>	2 Beds, 1 Bath	\$1,200.00	\$1,395.00
Totals	n/a	\$4,700.00	\$5,580.00
Annualized	n/a	\$56,400.00	\$66,960.00

2821-23 Henrietta Place - Income, Expenses, & Proforma:

Income, Expenses, & Proforma - 2821-23 Henrietta Pl, 63104

			<i>Proforma Estimate</i>		
Income	Rents (Current Rent Roll Annualized)	\$ 56,400.00	Income	Rents	\$ 66,960.00
	Total Income	\$ 56,400.00		Total Income	\$ 66,960.00
Expense	Taxes	\$ 3,846.00	Expense	Taxes	\$ 3,846.00
	Insurance	\$ 983.00		Insurance	\$ 3,000.00
	Cleaning & Maintenance	\$ 2,400.00		Cleaning & Maintenance	\$ 2,400.00
	Lawn Care	\$ 600.00		Lawn Care	\$ 600.00
	Utilities - Water/Trash	\$ 1,493.00		Utilities - Water/Trash	\$ 1,493.00
	Utilities - Sewer	\$ 2,205.00		Utilities - Sewer	\$ 2,205.00
	Total Expenses	\$ 11,527.00		Total Expenses	\$ 13,544.00
	Net Income	\$ 44,873.00		Net Income	\$ 53,416.00
	<i>per month</i>	<i>\$ 3,739.42</i>		<i>per month</i>	<i>\$ 4,451.33</i>

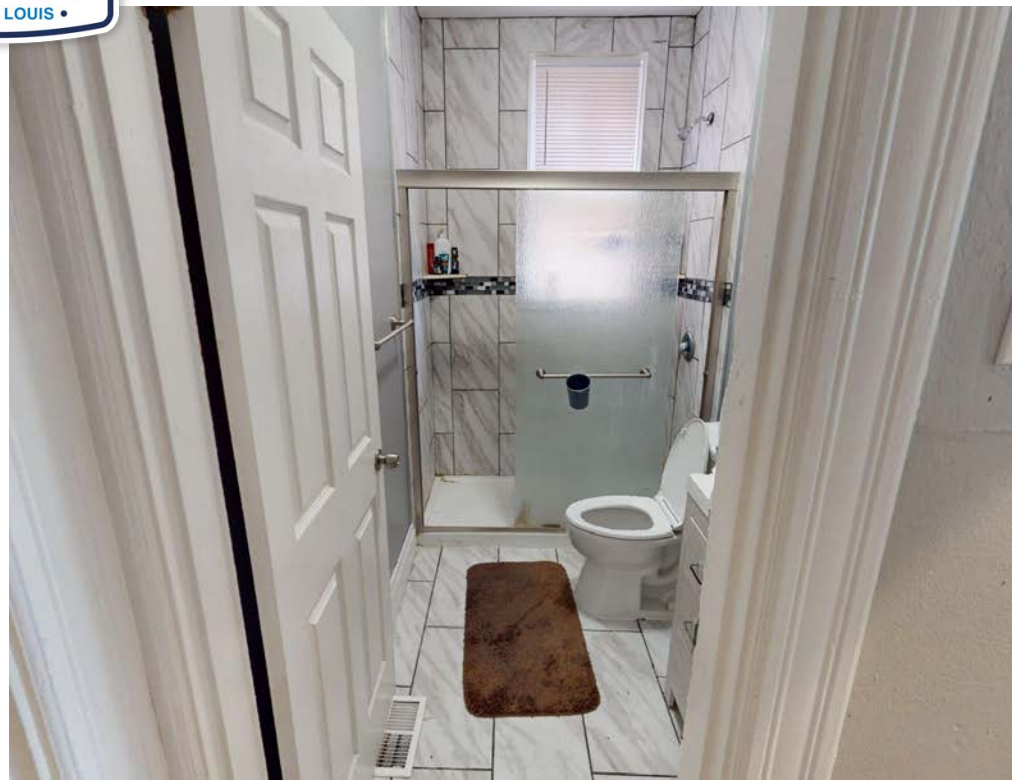
2821-23 Henrietta Place - Floor Plan of Unit 2823:



2821-23 Henrietta Place - Floor Plan of Unit 2823A:

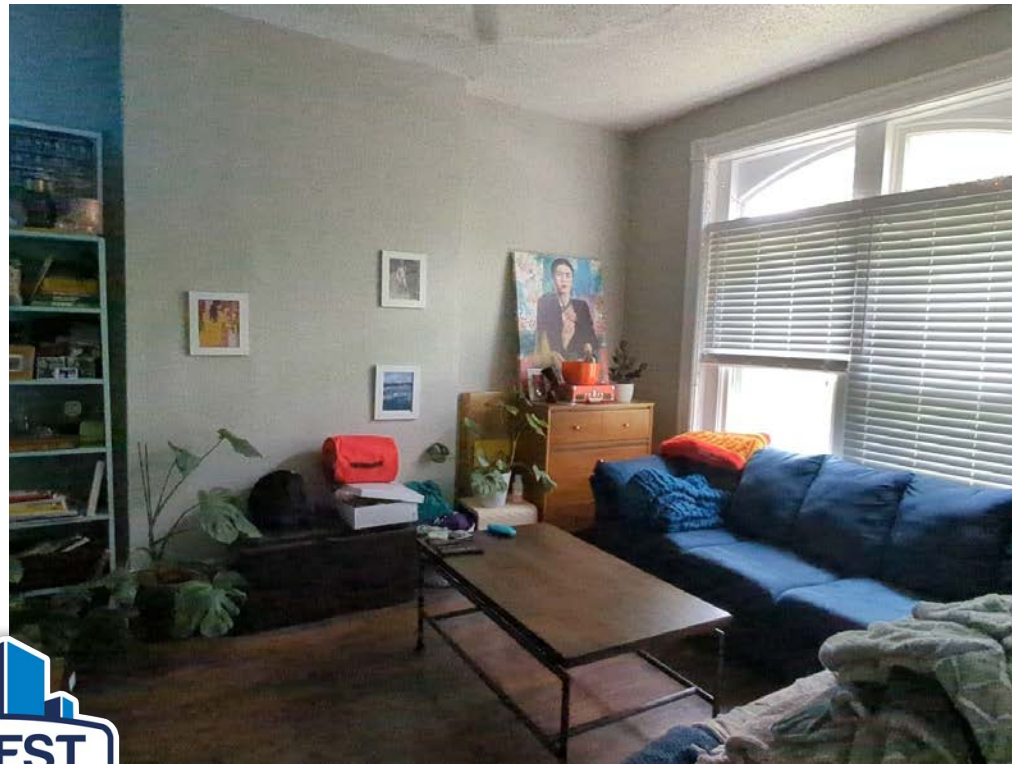




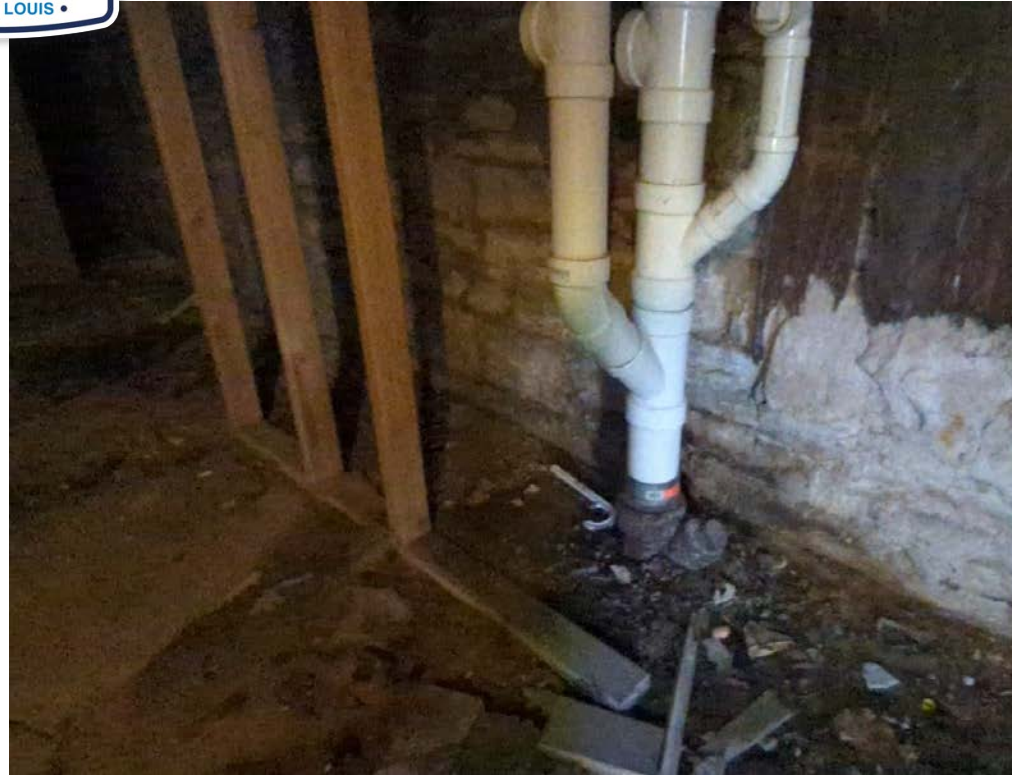














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**2821-23 Henrietta Place,
Saint Louis, MO 63104**

Priced at:

\$549,000

Contact:

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