

4-UNIT MULTIFAMILY PROPERTY
FOR SALE

7270
FORSYTH BLVD.

ST. LOUIS, MO 63105

THE OFFERING

CBRE, as exclusive investment advisor and broker, is pleased to offer for sale 7270 Forsyth. The Property is a 4-unit building comprised of two stories with a basement located at 7270 Forsyth Blvd., Clayton, Missouri 63105.

Clayton, Missouri is a highly regarded community within Mid St. Louis County. Located just east of Interstate 170, just north of Interstate 64/Highway 40, the city of Clayton offers residents supreme access to the St. Louis region's numerous amenities.



PROPERTY DETAILS

ADDRESS

7270 Forsyth Blvd., Clayton, Missouri 63105

AREA UNDER ROOF

3,368 square feet

TOTAL NUMBER OF UNITS

4 Units

YEAR BUILT

The Property was constructed in 1928

CURRENT OCCUPANCY

100%

SALE PRICE

\$675,000



FINANCIALS

INCOME	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19	10/19	11/19	12/19	TOTAL
1E	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$13,200
1W	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$1,195	\$14,340
2E	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$1,145	\$13,740
2W	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295	\$15,540
TOTAL RENT	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$4,735	\$56,820
W/D INCOME	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$180
TOTAL INCOME	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$4,750	\$57,000

EXPENSE	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19	10/19	11/19	12/19	TOTAL
CLEANING EXP	\$-	\$-	\$25.00	\$-	\$-	\$25.00	\$-	\$-	\$25.00	\$-	\$-	\$-	\$75.00
GEN BLDG EXP	\$-	\$-	\$100.00	\$-	\$-	\$100.00	\$-	\$-	\$-	\$100.00	\$-	\$-	\$300.00
GEN REPAIRS	\$-	\$100.00	\$-	\$-	\$100.00	\$-	\$-	\$100.00	\$-	\$-	\$-	\$-	\$300.00
INSURANCE	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$312.50	\$3,750.00
LAWN CARE	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$156.33	\$1,876.00
LOCKS & KEYS	\$5.00	\$-	\$-	\$5.00	\$-	\$-	\$5.00	\$-	\$-	\$5.00	\$-	\$-	\$20.00
PAINTING EXP	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
PERMITS	\$-	\$-	\$-	\$-	\$240.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$240.00
PLUMBING REP	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$500.00
R.E TAXES	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$6,674.58	\$6,674.58
SEWER	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$1,000.00
SNOW/SALT EXP	\$75.00	\$75.00	\$75.00	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$225.00
TRASH REMOVAL	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$114.58	\$1,375.00
WATER	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$58.33	\$700.00
TOTAL EXPENSE	\$871.75	\$966.75	\$991.75	\$796.75	\$1,131.75	\$916.75	\$796.75	\$891.75	\$816.75	\$896.75	\$791.75	\$7,466.33	\$17,335.58
NET OPERATING INCOME	\$3,878.25	\$3,783.25	\$3,758.25	\$3,953.25	\$3,618.25	\$3,833.25	\$3,953.25	\$3,858.25	\$3,933.25	\$3,853.25	\$3,958.25	\$(2,716.33)	\$39,664.42

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