

Investment Opportunity in Holly Hills

6516 Morganford Rd. • St. Louis, MO 63116



- Four-Family Available in Historic Holly Hills Neighborhood
- Spacious One Bed / One Bath Floorplan with Private Bedroom
- All Units have Central AC and Forced Air Heat
- Off Street Parking Available
- Easy Access to Major Arteries and Spectacular Carondelet Park
- Ideal for Investor or Owner Occupant

PRICE REDUCED!

Offered at:

~~\$325,000~~ **\$298,500**

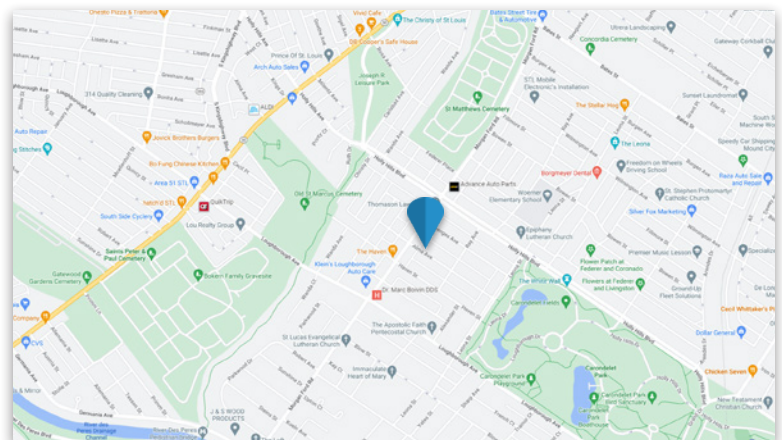
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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.



Rent Roll

Unit	Current	Proforma
6516	\$675	\$750
6516-A	\$685	\$750
6518	\$710	\$750
6518-A	\$725	\$750
Monthly	\$2,795	\$3,000
Annual	\$33,540	\$36,000



Expenses

Insurance	\$1,683
Repairs/Maintenance	\$1,300
Taxes (2023)	\$3,171
Utilities (MSD, Garbage/Water)	\$3,282
Expenses	\$9,436

