

Client Detail with Addl Pics Report

Listings as of 03/11/06 at 11:02am

Sold 10/18/05	Listing # 552732	7000 Michigan Ave St Louis, MO 63111-2838	Listing Price: \$140,000
	County: St Louis City		Map: I27, 49



Prop Type	Multi-Family 2-4	Prop Subtype(s)	Multi-Family 2-4
Area	St. Louis E of Grand	Subdv/Cmplx	Eilers Add
		Sq Ft (approx)	3768 County Records
Age	116	Price/Sq Ft	36.09
Tax ID	3016-00-0180-0		
CDOM	6	Lot Acres (approx)	



Directions 55 to East on Loughborough, right at Michigan, home at Southeast corner of Michigan & Quincy.

Marketing Remarks Check out this great investment opportunity! This 4 family is completely rented and generates great cash flow. All four units are 2 bedroom with kitchen, living room, and full bath. All units have individual meters for electric and gas. Owner only pays water, sewer, trash and lawn care.

Selling Price 136,000	Selling Date 10/18/05	Pending Date 09/01/05
Original Price 140,000	SP%LP 97.14	

Lic. Asst'g Seller	Designated Agent	Dual Agency	No
General Information			
Showing Instructions	By Appointment Only, Do Not Disturb Ten't, Call Agent, Supra	Elementary School	City
Jr. High School	City	Sr. High School Year	City 4
Taxes Paid	874		
Assoc Fee Paid	None		
Description		Type of Units	4-Family
Building Desc	Apartment	Parking Description	No Garage, On Street Parking
Construction	Brick/Stone Msn Pred	Unit 1-# of Rooms	5
Lot Dimensions	X	Unit 1-# Full Baths	1
Unit 1-# of Bedrooms	2	Unit 1-Rent	375
Unit 1 - Description	Eat in Kitchen, Living Room, Refrigerator, Range Oven	Unit 2-# of Bedrooms	2
Unit 2-# of Rooms	5	Unit 2 - Description	Eat in Kitchen, Living Room, Refrigerator, Range Oven
Unit 2-# Full Baths	1	Unit 3-# of Rooms	5
Unit 2-Rent	375	Unit 3-# Full Baths	1
Unit 3-# of Bedrooms	2	Unit 3 - Rent	365
Unit 3 - Description	Eat in Kitchen, Living Room	Unit 4-# of Bedrooms	2
Unit 4-# of Rooms	5	Unit 4 - Description	Eat in Kitchen, Living Room
Unit 4-# Full Baths	1		
Unit 4 - Rent	400		
Unit Room Dimensions		Unit 1-Kitchen	10X9
Unit 1-Living Room	17X13	Unit 1-Bedroom 2	12X12
Unit 1-Bedroom 1	13X7	Unit 2-Kitchen	10X9
Unit 2-Living Room	17X13		
Room			

Unit 2-Bedroom	13X7	Unit 2-Bedroom	12X12
1		2	
Additional Information			
Tenant Pays	Cable TV, Electric, Gas	Some Appl/Amen	Some Refrigerator(s), Some Range Oven(s), Some Smoke/Alarm Det, Some Storm Doors, Some Washer/Dryer(s), Some Window Treatmnt
Miscellaneous	Basement, Deck, Fencing, Laundry Faci-Private	Disclosures	City, Code Compliance Reqd, Sellers Discl. Avail, Flood Plain No, Occupancy Perm Req
Conditions Operating Expenses	Unknown Lawn Care, Maintenance/Repairs, Snow Removal	Fixed Expenses	Insurance, Sewer, Trash Removal, Water, Other
Utilities		Sewer	Public
Cooling	Central-Electric, Central-Gas, Individual Units	Cable Available	Yes
Heating	Forced Air, Individual Furnaces	Heat Source	Gas
Water	Public		
Water Heat	Gas		
Financial / Misc Information		Total Expenses	3600.00
Gross Operating Incm	18180.00	Selling Terms	Cash, Conventional
Net Income	11000.00		
Possession	At Closing, Immediate, Negotiable		

All information herein has not been verified and is not guaranteed.