

**RESIDENTIAL INVESTMENT  
BENTON STEPHENS HISTORIC NEIGHBORHOOD  
COLUMBIA, MO**



For Sale: \$5,464,476  
NOI: \$437,158.10/Year  
8% CAP

Duplex and four-plex apartment buildings professionally managed adjacent to the University of Missouri, Columbia College, and Stephens College. The apartments are fully leased.

Located in the historic Benton Stephens neighborhood, within walking distance to the three major colleges in Columbia, MO.

FOR MORE INFORMATION PLEASE CONTACT

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**MAHER**

COMMERCIAL REAL ESTATE

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# RESIDENTIAL INVESTMENT

## BENTON STEPHENS HISTORIC NEIGHBORHOOD

### COLUMBIA, MO

Property	217-221 Ann Street	304-316 Hartley Court	1407 Windsor	1407 Richardson	1507 Brighton
	8 units 32 beds 32 baths	7 units 25 beds 25 baths	2 units 8 beds 8 baths	4 units 14 beds 16 baths	2 units 6 beds 5 baths
Security Deposits Help	\$15,840.00	\$12,870.00	\$4,000.00	\$7,300.00	\$2,250.00
Pet Deposits	\$500.00	-	-	-	-
Monthly Rental Income	\$15,840.00	\$12,870.00	\$4,000.00	\$7,300.00	\$2,250.00
Annual Income	\$190,080.00	\$154,440.00	\$48,000.00	\$87,600.00	\$27,000.00
Insurance	\$3,130.00	\$3,659.00	\$1,200.00	\$1,700.00	\$1,000.00
Taxes	\$14,250.00	\$10,092.10	\$2,500.00	\$3,500.00	\$2,200.00
Annual CAM & Other maintenance	\$2,446.00	\$2,000.00	\$500.00	\$1,000.00	\$500.00
Management Fee Of 4%	\$7,603.20	\$6,177.60	\$1,920.00	\$3,504.00	\$1,080.00
Net Annual Income	\$162,650.80	\$132,511.30	\$41,880.00	\$77,896.00	\$22,220.00
					<b>Total Net Income:</b>
					<b>\$437,158.10</b>

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