

MAHER
COMMERCIAL REAL ESTATE

FOR SALE

New Construction
15 Unit/53 Bed Multi-Family Student Development
Columbia, MO

Attached Apartment Buildings
Professionally Managed
Adjacent to University of Missouri,
Columbia College and Stephens College
Fully Leased

Located on 4 different locations within
Benton Stephens Historic Neighborhood



Typical Construction

Asking \$3,247,400

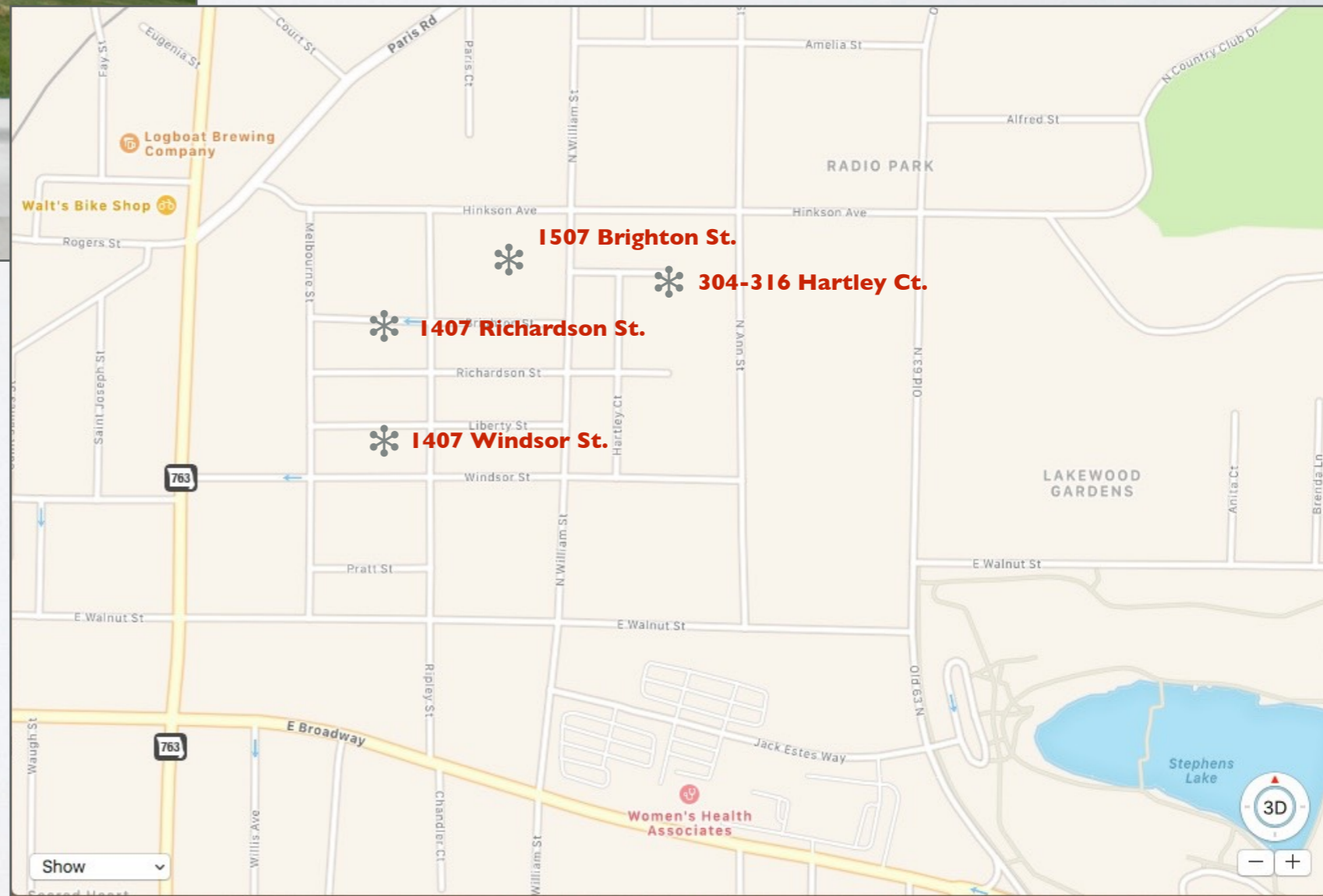
CALL JOHN HANCOCK

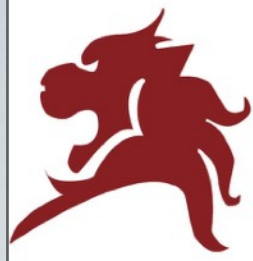
573-489-5201 MOBILE

573-228-6321 OFFICE

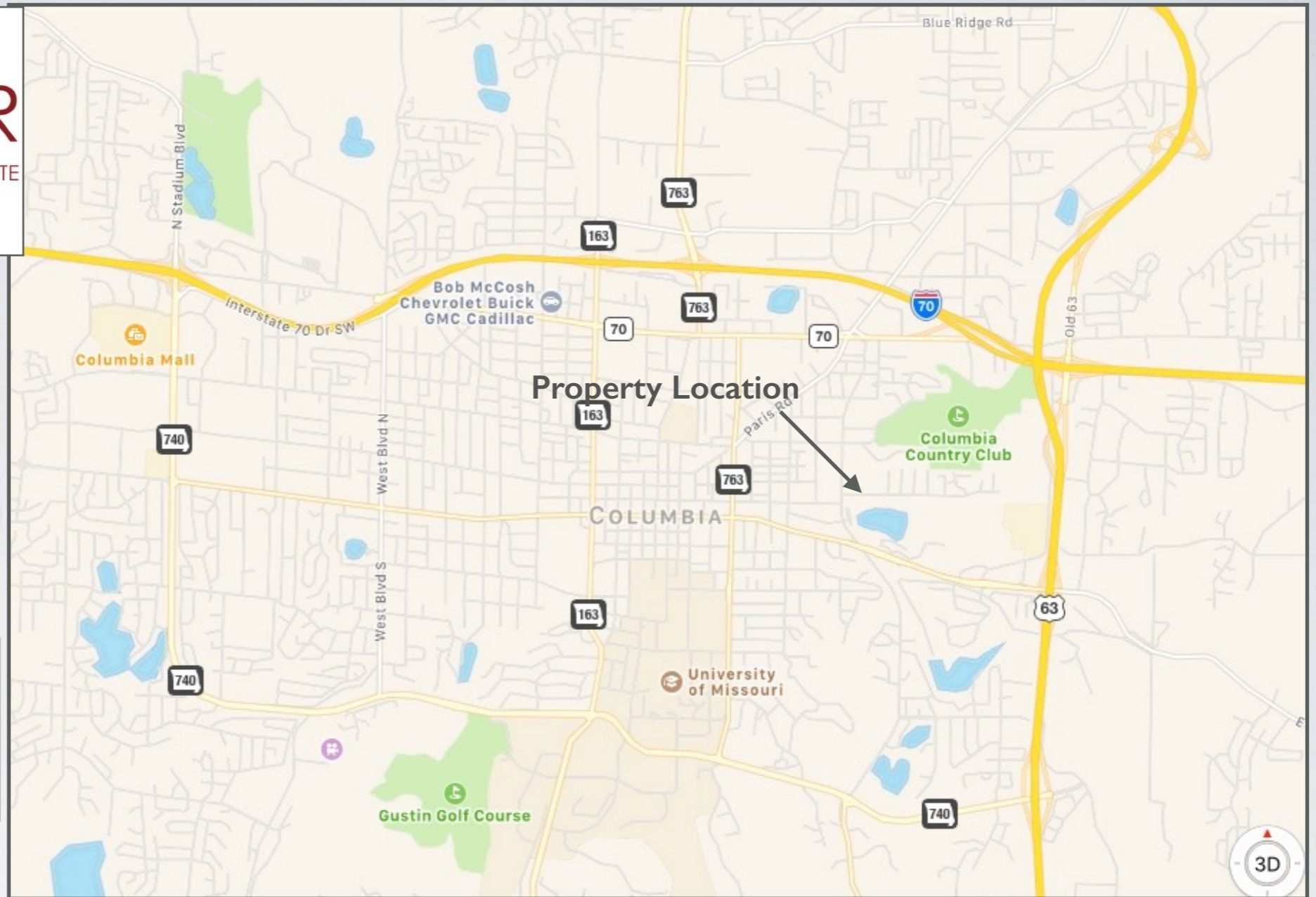
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Benton Stephens Income & Expense Summary 10-2019

PROPERTY	304-316 Hartley Ct.	1407 Windsor	1407 Richardson	1507 Brighton	
	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 Held	\$ 11,475.00	\$ 3,600.00	\$ 6,450.00	\$ 1,800.00	
Pet Deposits Held	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
Monthly Rental Income	\$ 11,475.00	\$ 3,600.00	\$ 6,450.00	\$ 1,800.00	\$ 23,325.00
Yearly Income	\$ 137,700.00	\$ 43,200.00	\$ 77,400.00	\$ 21,600.00	\$ 279,900.00
Insurance	\$ 3,659.00	\$ 1,200.00	\$ 1,700.00	\$ 1,000.00	
Taxes	\$ 12,219.00	\$ 3,163.00	\$ 7,246.00	\$ 2,158.00	
Annual CAM & other expenses	\$ 2,000.00	\$ 500.00	\$ 1,000.00	\$ 500.00	
Net Annual Income	\$ 119,822.00	\$ 38,337.00	\$ 67,454.00	\$ 17,942.00	\$ 243,555.00
Cap Rate	7.50%	7.50%	7.50%	7.50%	
Sales Price	\$ 1,597,626.67	\$ 511,160.00	\$ 899,386.67	\$ 239,226.67	\$ 3,247,400.00