MAHER
COMMERCIAL REAL ESTATE

FOR SALE

New Construction
23 Unit/85 Bed Multi-Family Student Development
Columbia, MO

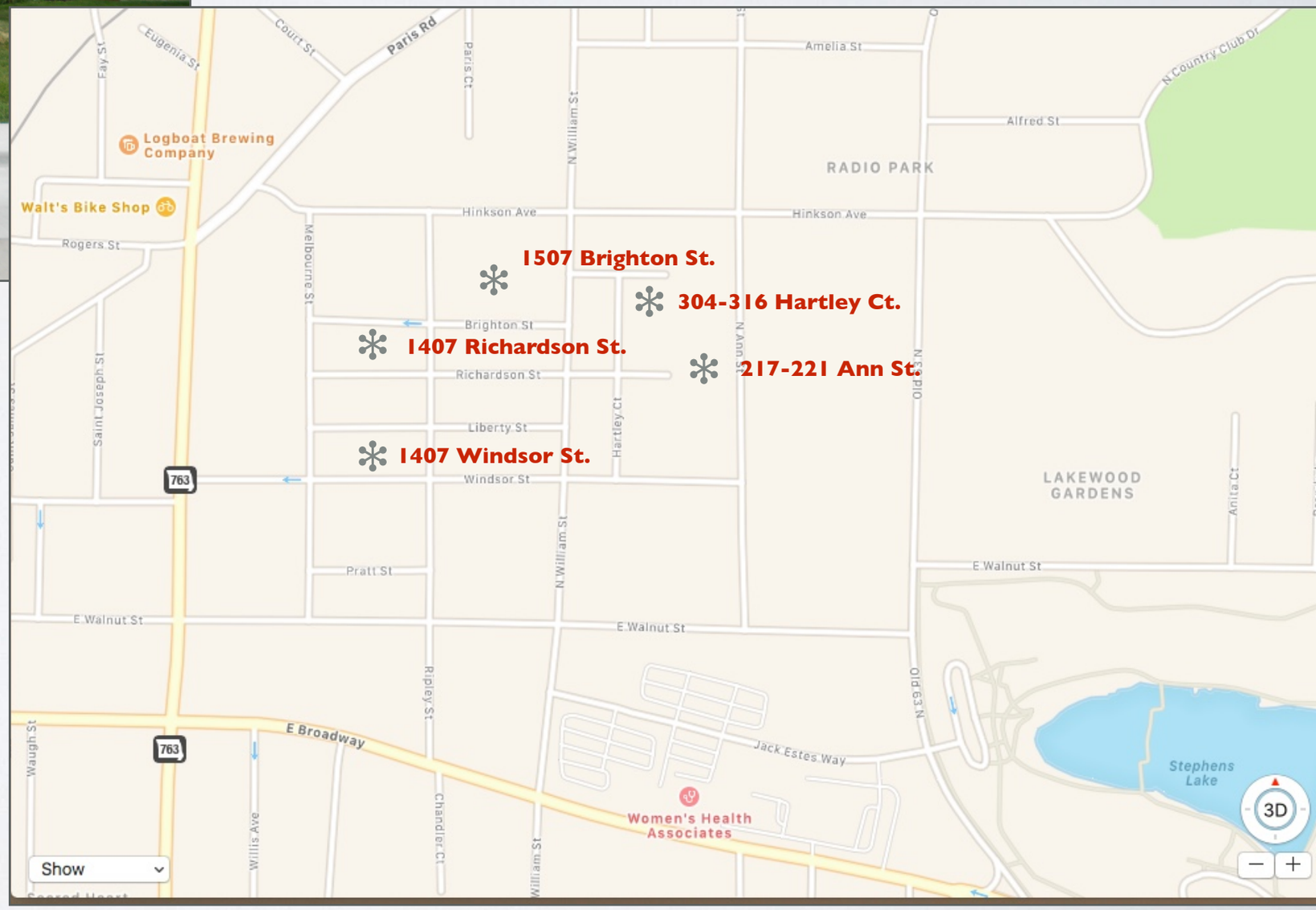
Attached Apartment Buildings
Professionally Managed
Adjacent to University of Missouri,
Columbia College and Stephens College
Fully Leased

Located on 5 different locations within
Benton Stephens Historic Neighborhood

Typical Construction

Asking $5,139,899

CALL JOHN HANCOCK
573-489-5201 MOBILE
573-228-6321 OFFICE
JOHNHANCOCK33@GMAIL.COM
WWW.MAHERCRE.COM



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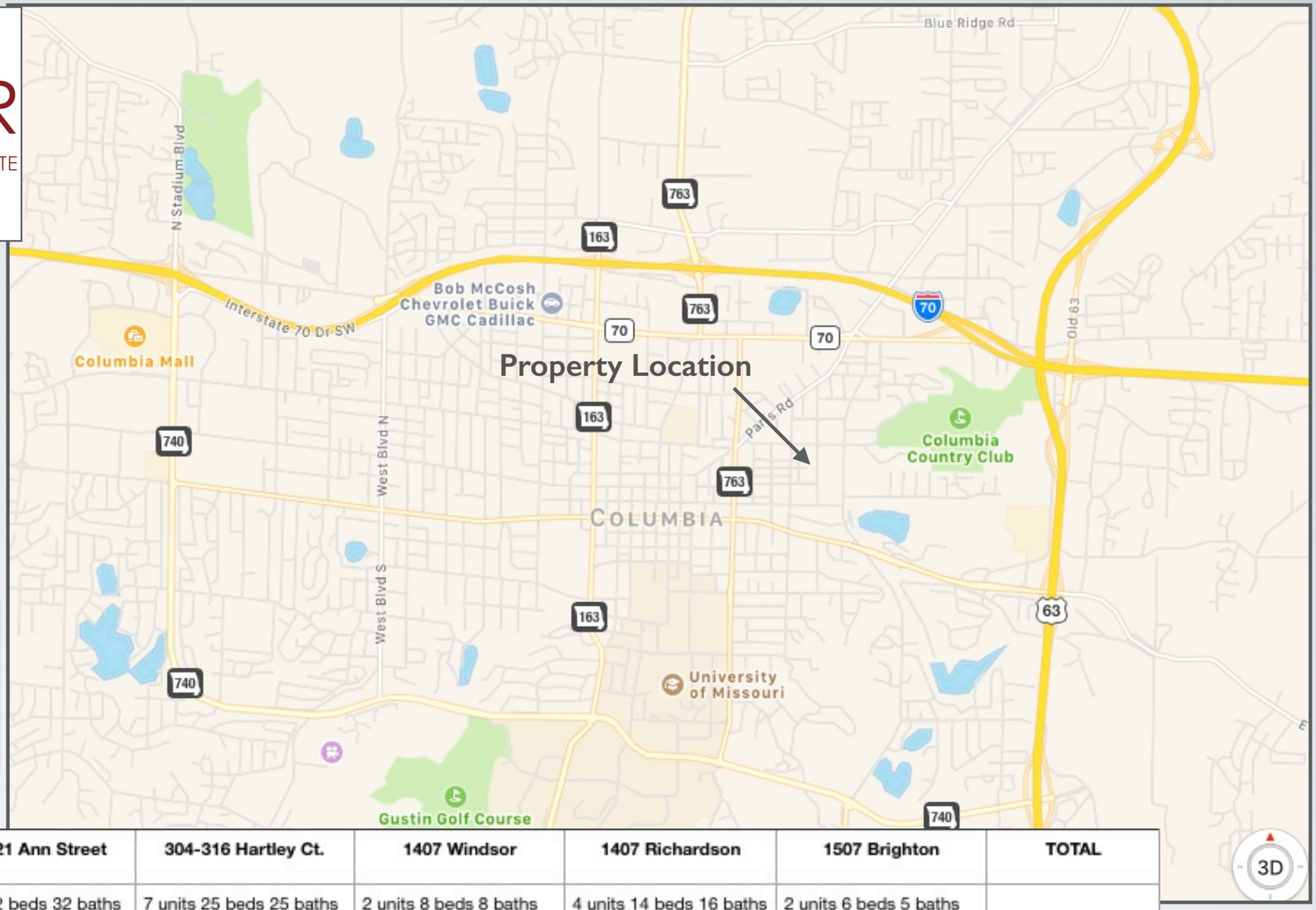

PROPERTY	217-221 Ann Street	304-316 Hartley Ct.	1407 Windsor	1407 Richardson	1507 Brighton	TOTAL
	8 units 32 beds 32 baths	7 units 25 beds 25 baths	2 units 8 beds 8 baths	4 units 14 beds 16 baths	2 units 6 beds 5 baths	
Security Deposits Held	$ 12,000.00	$ 11,475.00	$ 3,600.00	$ 6,450.00	$ 2,000.00	
Pet Deposits Held	$ 500.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	
Monthly Rental Income	$ 12,000.00	$ 11,475.00	$ 3,600.00	$ 6,450.00	$ 2,000.00	
Yearly Income	$ 144,000.00	$ 137,700.00	$ 43,200.00	$ 77,400.00	$ 24,000.00	
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 expenses	$ 2,446.00	$ 2,000.00	$ 500.00	$ 1,000.00	$ 500.00	
Net Annual Income	**$ 124,174.00**	**$ 121,948.90**	**$ 39,000.00**	**$ 71,200.00**	**$ 20,300.00**	**$ 376,622.90**
Asking Price	***$ 1,773,914.19***	***$ 1,625,985.33***	***$ 520,000.00***	***$ 949,333.33***	***$ 270,666.67***	**$ 5,139,899.52**