

FOR SALE

7700 Shirley Dr.
Clayton, MO 63105



Price: \$1,169,000

Constantine (Dino) Benos
Executive Vice President

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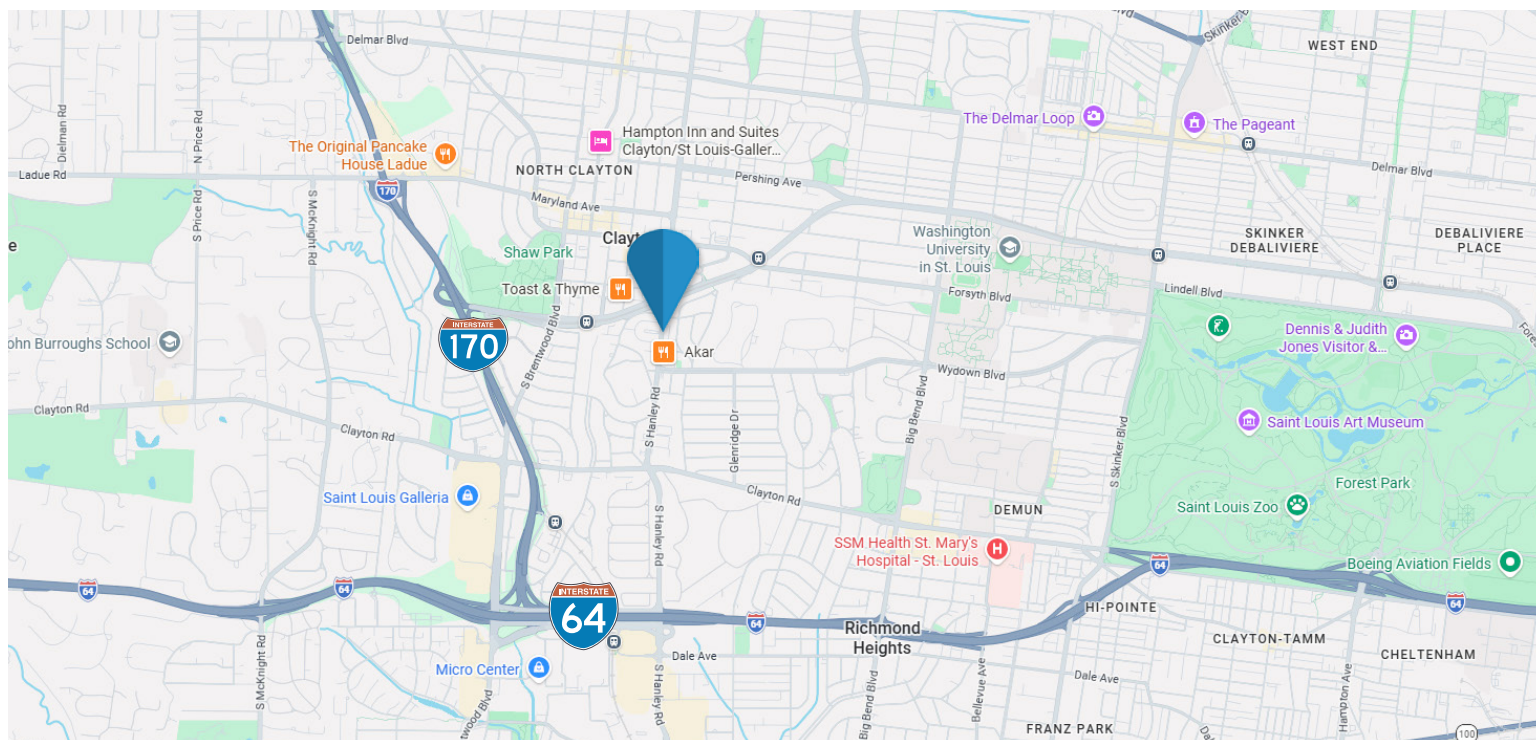
Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information.
Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate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

Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following Four-Family at 7700 Shirley Drive, St. Louis, MO 63105.

The owners have used their best efforts to provide accurate information. However, the prudent investor should not rely upon these figures, projections and assumptions, as they are subject to change. You are encouraged to make your own calculations according to the criteria you deem appropriate. The following information, charts and projections are included for demonstration purposes only and are not in any way guaranteed.

By your receipt of this brochure, you acknowledge its confidential nature and agree that you will not, directly or indirectly, disclose or permit someone else to disclose this material to any other person, firm or entity without the prior written permission of Realty Exchange.



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Financials

Rent Roll			
Unit	Current	Stabilized	Remodeled
1E	Vacant (\$1,900)	\$1,900	\$2,350
1W	\$1,825	\$1,900	\$2,350
2E	\$1,630	\$1,900	\$2,350
2W	\$1,690	\$1,900	\$2,350
Total Monthly	\$7,045	\$7,600	\$9,400
Total Yearly	\$84,540	\$91,200	\$112,800

2025 Expenses	
Taxes	\$11,128
Insurance	\$1,630
Sewer	\$1,494
Water*	\$3,144
Gas	\$1,133
Electric	\$337
Maintenance/Repairs	\$6,695
Trash	\$975
Total Operating Expenses	\$26,537

*Includes water irrigation system

- Award-winning school district
- Wonderfully landscaped
- Beautiful entryway and newer concrete patio in front
- Four-car garage plus additional parking
- Storage Rooms
- Owner has coin operated laundry
- Clay roof
- Newer windows
- Four spacious two-bedroom / one-bathroom units
- Plaster rope moldings
- Beautiful crown moldings
- Great Clayton location near the central business district



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Market

Nestled just a few miles from downtown St. Louis, Clayton is a vibrant urban oasis that effortlessly blends charm, culture, and convenience. This bustling city is home to a thriving business district, eclectic dining options, and an array of shops, making it a premier destination for residents and visitors alike.

Stroll through tree-lined streets to find beautifully preserved historic architecture alongside modern developments. Enjoy an afternoon at Shaw Park, where lush landscapes and recreational facilities invite you to unwind. Dive into the local arts scene with galleries, theaters, and seasonal festivals that showcase the creativity of our community.

Clayton also boasts an exceptional education system and a strong sense of community, making it an ideal place for families. Whether exploring gourmet restaurants, attending a local event, or simply enjoying the friendly atmosphere, Clayton offers a unique blend of urban sophistication and small-town warmth.



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Realty Exchange is a local boutique brokerage firm that specializes in the sale of quality apartment communities. Since our inception, we have focused a significant amount of our energy on this single asset class. We are the local apartment experts across all property sizes, vintages and submarkets. We also specialize in the acquisition, brokerage and management of REO properties and large single-family asset pools.

With our main office centrally located in the St. Louis Metropolitan area, Realty Exchange provides local expertise in all of Missouri's apartment markets. Apartment sellers seek out Realty Exchange for the professionalism of our people, the effectiveness of our process and our track record in delivering our price.

Realty Exchange was formed in 1973 as a residential and multifamily brokerage firm. Since 1996, Realty Exchange has disposed of (in many cases raising equity and arranging the debt) 30,000+/- residential units across 8,500+ individual properties representing over \$1B in transaction volume. Our principles acted in a very hands-on role in all of those ventures. Realty Exchange currently employs over 40 brokerage professionals and support staff.

To monitor and enhance the performance of our sales activities and investments, we utilize local market expertise, deep-rooted relationships and hands-on asset management personnel.

As multifamily real estate specialists, Realty Exchange advises on aspects of the multifamily industry that are unfamiliar to agents with a more general real estate background. Although we are not attorneys, our agents are trained to consider market trends, rent and repair factors, current and upcoming laws, inspection results, 1031 exchange options, tax implications, cap rates and internal returns.

Our team of multifamily experts also network with developers, real estate professionals and investors on a daily basis, pooling knowledge to benefit both buyers and sellers. Buyers obtain recommendations on funding, inspecting, repair and long-term financial planning from one source. Sellers receive serious inquiries through our extensive looking-to-buy investor databases. Realty Exchange's attention to every detail of your multifamily real estate transaction lays the foundation for your real estate investment goals today and 20 years from today.

Constantine (Dino) Benos – Executive Vice President – Principal

Dino has been representing investors in the sale and purchase of multifamily and commercial properties for over 35 years at Realty Exchange. Specializing in multifamily properties in the St. Louis area, Constantine has consistently broken office records and has been recognized as a Heavy Hitter of Commercial Real Estate by The St. Louis Business Journal. Constantine received a degree in Economics and Finance from Southwest State University and is bilingual. He knows how to interpret financials in the context of the local and national markets. His knowledge of the market and skills in financial analysis give him an edge with negotiations. His affiliations in real estate include the National Association of Realtors, Missouri Association of Realtors, St. Louis Association of Realtors and the American Hellenic Educational Progressive Association. Throughout the years, Dino has built lasting relationships with his clients. His honesty, loyalty and straightforwardness along with his dedication to his business have contributed to his on-going success in investment real estate.