



"A Smart Choice"

East Stoner Apartments

East Stoner Apartments consists of two brick buildings located at 101 and 115 E. Stoner. 115 E. Stoner contains 7 efficiency apartments and is 3814 sq. ft. 101 E. Stoner contains 11 efficiency and 1 two bedroom apartments and is 5494 sq. ft. Currently one efficiency is being used as office/storage. This property is located just west of Youree Dr. (Hwy. 1) in the old historic Highland neighborhood which is in east Shreveport. This property is only minutes from I-20 and I-49, the casinos, downtown, and Centenary College. Currently the efficiencies rent for \$525 and the one two bedroom rents for \$635. The owner pays for all utilities which include electricity, gas, water, and trash pick up (2 dumpsters).

Some numbers from the owner are below. These numbers reflect all 19 units being rented. Currently the only vacancy is the office.

Rents:	\$10,000.00
Electricity:	538.00
Gas:	630.00
Dumpster:	116.00
Maintenance:	416.00
Management,5%	504.00
Insurance	309.00
Prop. Taxes	301.00
Monthly profit	7,186.00
Annual profit	\$86,232.00

For more information please contact:

Dana Mason

Dana Mason Realty Co.

318-861-3707

dana@danamason.com