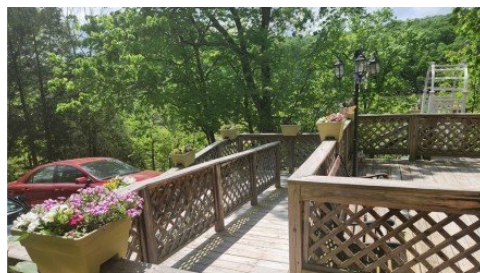
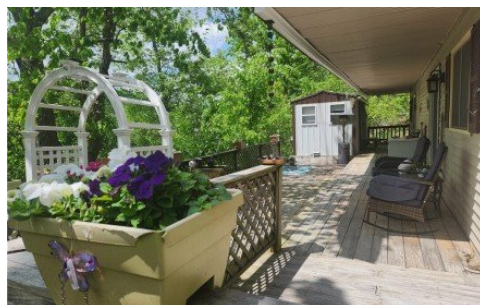
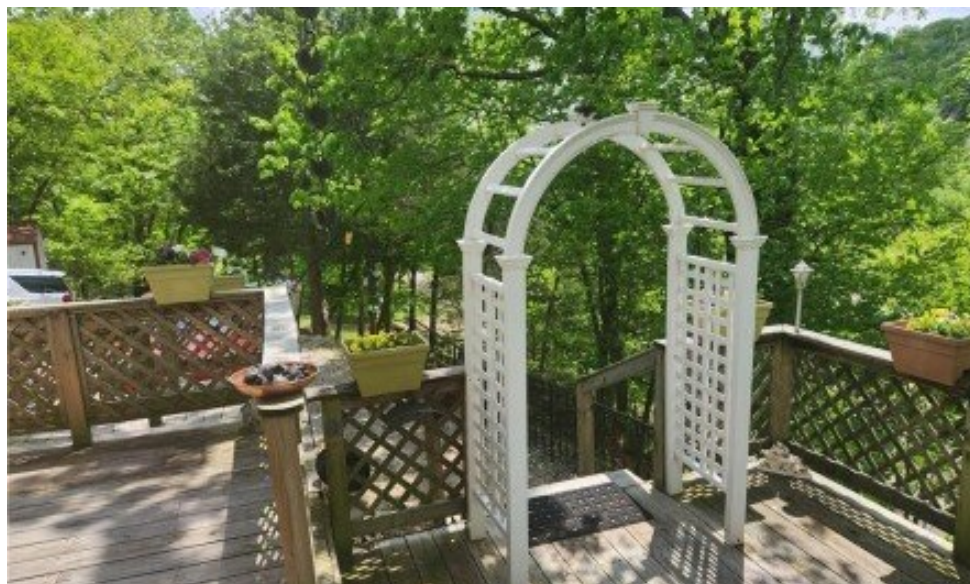


**17 Landrus Circle**  
Linn Creek, MO 65052



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**MLS# 3576836**



**\$300,000**

10+ CAP Looking for an investment with a CAP Rate north of 10+. Check out this triplex that is conveniently located between Camdenton and Osage Beach. Many improvements have been made by the owners the last couple years including but not limited to a new bathroom, another apartment has been remodeled, plus a new septic with accepted contract. Total gross income is \$39,300 with expenses of \$7,796. Additional income can be generated by activating the 4 RV sites on the property. 17 Landrus is a 2 bedroom/2 bath, 66 Cassi is a 2 bedroom/1 bath and 68 Cassi is a 1 bedroom/1 bath.



**MARK BEELER**

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