



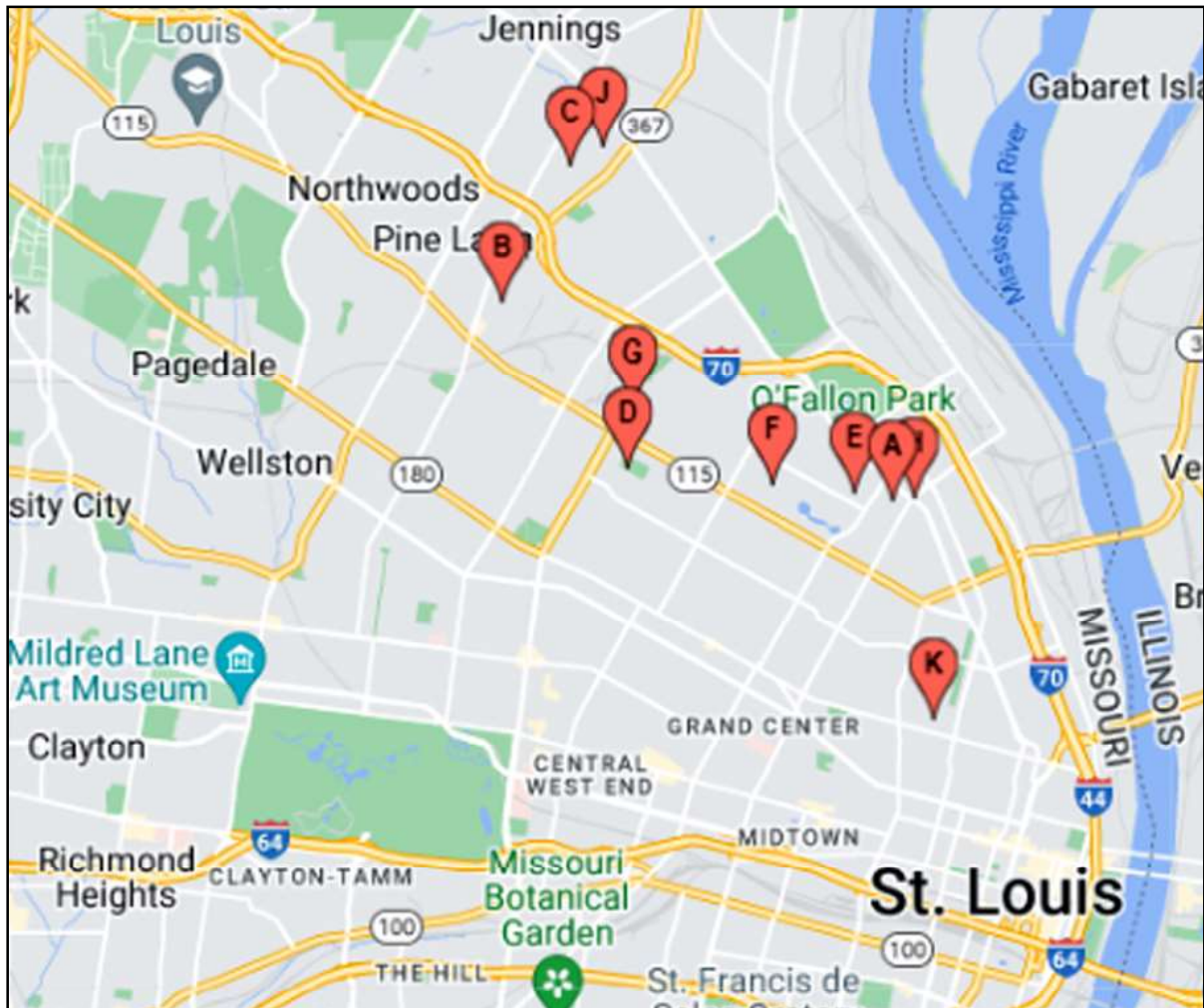
A Package of 11 Properties
that Includes 20 Units
Located in the City of St. Louis
Avg Gross Rents = \$12,609/month
Offered at \$680,000 which is an
average of \$34,000 per unit.

Do not walk properties or disturb
tenants. Tenants are not aware
of the sale. Any attempts to access the
properties or disturb the occupants
will be considered trespassing.

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Terreri
team
-REALTY^{LLC}

Property Locations



# Of	Units	Address	Zip	Map #
2		4429 Farlin	63115	A
1		4239 Obear	63107	B
1		5817 Saloma	63120	C
1		6060 Garesche	63136	D
2		4830 Ashland	63115	E
4		3850-52 Penrose	63107	F
4		4239 Margaretta	63115	G
1		4946 Margaretta	63115	H
1		2901 University	63107	I
1		5958 Harney	63136	K
2		2743 Madison	63106	L

Portfolio Background

- This portfolio is comprised of 6 single family homes, 3 two-family properties, and 2 four-family properties for a total of 11 properties and 20 units.
- Of the 20 units: 7 are receiving subsidies (6 are Sec 8, 1 is Shelter Plus), 10 are market leases and 3 are vacant. One of the vacant properties has a Sec 8 deposit and will most likely be occupied by closing.
- Average monthly rents at full occupancy are \$630 per door which is a total of \$12,609/month. This includes an estimate of \$650/mo for the vacant Madison property, \$550/mo for the vacant Ashland property, plus \$725/mo for the one Sec 8 unit that is moving in.
- Average price per door is \$34,000 with an estimated Cap rate of 12.60%. Please note that the properties do have some deferred maintenance and have been priced accordingly.
- Sellers are currently responsible for water, trash, sewer and grass.
- All properties are within the St. Louis city limits.
- None of the properties are on septic or in a flood zone.
- The properties are being sold as a package and are MLS exempt.

Sales Price	\$680,000
Annual Gross Rent Est (at full occupancy)	\$151,308
Annual Taxes	-\$2,245
Annual Insurance Est @ \$375 x 20 units	-\$7,500
Annual Maintenance Est	-\$15,130
Water / Trash	-\$6,552
Annual Sewer	-\$11,448
Grass Maintenance Est	-\$3,080
Vacancy 5%	-\$7,565
Property Management 8%	<u>-\$12,104</u>
Annual Net Rental Income	\$85,684
Cap Rate	12.60%
Avg per door	\$34,000

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4429 Farlin, St. Louis, MO 63115

Subdivision: Rollin Richmonds Add **Price:** \$63,720

Description:	Both: 2 Bdrm / 1 Bath	Total Rent:	1st Flr: \$685
# of Units:	2		2nd Flr: \$495
Square feet:	1,434	1st Tenant:	Sect 8 Since 6/16/22
Parking:	1 Car Garage	2nd Tenant:	Market Since 4/13/22
Year built:	1897	Lease End:	1st: 5/31/23
Updates:	1st Flr All Electric, New Stove & Refrig 2022, 3 New Wall Heaters 2021		2nd: MTM
Owner Provides:	1st Flr: Yard Maintenance 2nd Flr: Yard Maintenance	Taxes:	\$256
		Water/Trash and Sewer:	\$181 / \$94

Area Listings:

Distance	Type	Status	Date	Address	Price	Beds	Baths
0.0 mi	SFH	Active	08/05/2022	4421 Farlin Ave	\$55,000	1	1
0.1 mi	2-Family	Sold	03/13/2022	4112 Camellia Ave	\$90,000	3/3	1/1
0.2 mi	SFH	Active	07/31/2022	4481 San Fransico	\$200,000	4	2
0.2 mi	2-Family	Sold	08/31/2021	3927 North Taylor	\$115,000	2/2	1/1
0.2 mi	4-Family	Pending	08/02/2022	250 West Farlin Ave	\$69,900	1/1/1/1	1/1/1/1



4239 Obear, St. Louis, MO 63107

Subdivision: Bryans Add 02 Price: \$29,700

Description:	1 Bdrm / 1 Bath	Total Rent:	\$550
# of Units:	1	Tenant Info:	Market Since 3/2/22
Square feet:	1,035	Lease End:	MTM
Basement:	Full	Taxes:	\$129
Year built:	1914	Water/Trash and Sewer:	\$98 / \$60
Updates:		Owner Provides:	Grass & Yard Maint

Nearby Sales:

Distance	Status	Date	Address	Price	Bed	Bath	Sq Ft
0.2 mi	Sold	11/12/2021	4221 East Prairie Ave	\$22,000	2	1	1,056
0.2 mi	Sold	04/08/2022	2045 E John Ave	\$35,500	2	1	882
0.2 mi	Sold	02/18/2022	4143 Peck	\$37,900	2	1	873
0.1 mi	Sold	02/10/2022	4318 Obear Ave	\$39,000	2	1	1,116



5817 Saloma, St. Louis, MO 63120

Subdivision: Birchers Add **Price:** \$42,930

Description:	2 Bdrm / 1 Bath	Total Rent:	\$795
# of Units:	1	Tenant Info:	Shelter+ Since 6/1/15
Square feet:	1,152	Lease End:	5/31/2023
Basement:	Full	Taxes:	\$204
Year built:	1936	Water/Trash and Sewer:	\$102 / \$64
Updates:		Owner Provides:	Stove, Refrig, 3 Win AC, Grass & Yard Maint

Nearby Listings:

<u>Distance</u>	<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>Price</u>	<u>Bed</u>	<u>Bath</u>	<u>Sq Ft</u>
0.2 mi	Active	05/04/2022	5924 Saloma Ave	\$99,900	2	1	850
0.1 mi	Pending	12/14/2021	5856 North Saloma	\$32,500	3	2	962
0.1 mi	Sold	05/17/2022	4873 Riverview Blvd	\$35,000	2	1.5	992
0.2 mi	Sold	08/24/2021	4788 Wren Ave	\$40,000	2	2	864



6060 Garesche, St. Louis, MO 63136

Subdivision: West Walnut Park Add Price: \$39,150

Description:	1 Bdrm / 1 Bath	Total Rent:	\$725
# of Units:	1	Tenant Info:	Section 8-Hasn't Moved In Yet
Square feet:	760	Lease End:	TBD
Basement:	Full	Taxes:	\$125
Parking:		Water/Trash and Sewer:	\$96 / \$60
Year built:	1919	Owner Provides:	Stove, Refrig, 2 Win AC, Grass & Yard Maint
Updates:	New furnace 8/22.		

Nearby Listings:

Distance	Status	Date	Address	Price	Bed	Bath	Sq Ft
0.1 mi	Sold	07/01/2022	5340 Mimika Ave	\$20,000	2	1	775
0.2 mi	Sold	03/11/2022	6165 Garesche Ave	\$45,000	2	1	1,042
0.2 mi	Sold	07/18/2022	6025 Lucille Ave	\$22,900	2	1	760
0.2 mi	Sold	03/31/2022	6025 Lucille Ave	\$33,000	2	1	760
0.2 mi	Sold	08/03/2022	6115 Emma Ave	\$36,000	2	1	975







4830 Ashland, St. Louis, MO 63115

Subdivision: Florida Add Price: \$61,830

Description:	1st: 2 Bdrm / 1 Bath 2nd: 3 Bdrm / 1 Bath	Total Rent:	1st Fl: Vacant, \$550 Est 2nd Fl: \$595
# of Units:	2	1st Tenant:	Market Since 3/18/22
Square feet:	1,954	Lease End:	1st: Vacant 2nd: MTM
Basement:	Full	Taxes:	\$197
Year built:	1913	Water/Trash and Sewer:	\$187 / \$97
Updates:	Main Stack & Floor Drain Replaced 6/13/22, New H/W Heaters 1st & 2nd 2022	Owner Provides:	Grass & Yard Maint

Nearby Sales:

Distance	Status	Date	Address	Price	Bed	Bath	Sq Ft
0.1 mi	Sold	07/01/2022	5340 Mimika Ave	\$20,000	2	1	775
0.2 mi	Sold	07/18/2022	6025 Lucille Ave	\$22,900	2	1	760
0.2 mi	Sold	03/10/2022	5333 Goodfellow	\$23,000	2	1	925
0.2 mi	Sold	03/31/2022	6025 Lucille Ave	\$33,000	2	1	760
0.2 mi	Sold	08/03/2022	6115 Emma Ave	\$36,000	2	1	975



4830 Ashland is a duplex. These photos are from the bottom unit.







3850-52 Penrose, St. Louis, MO 63107

Subdivision: Mccune Vandr Add Price: \$116,100

1st Fl Units:	(2) 1 Bdrm / 1 Bath	Total Rent:	\$2,150
1st Fl Units:	(2) 3 Bdrm / 1 Bath	1st Fl Tenants:	Sect 8 Since 5/17/22 & 12/3/15
# of Units:	4	2nd Flr Tenants:	Market Since 2/25/21 & 4/23/22
Square feet:	3,434	Leases End:	1st: 4/30/23 & 11/30/22
Basement:	Full		2nd: MTM
Year built:	1903	Taxes:	\$199
Updates:	New Hot Water Heater 2021 & 2022, New Roof on the 3850 Side 2021	Water/Trash and Sewer:	\$341 / \$148
		Owner Provides:	1st Flr Units Provides Stove, Frig & 2 Win AC, Grass & Yard Maint

Nearby Sales:

Distance	Type	Status	Date	Address	Price	Beds	Baths
0.4 mi	2-Family	Sold	04/11/2022	4518 Fair Ave	\$75,000		
0.5 mi	2-Family	Sold	08/27/2021	4268 Red Bud Ave	\$105,000	5/4	2/2
0.2 mi	3-Family	Sold	05/09/2022	4501 Mary Ave	\$130,000	3/2/2	2/1/1



4239 Margareta, St. Louis, MO 63115

Subdivision: Fairgrounds Place Add **Price:** \$103,680

All Units:	2 Bdrm / 1 Bath	Total Rent:	\$1,920
# of Units:	4	Tenant Info:	Market Rate Since
Square feet:	3,780	1E: 7/29/21	1W: 9/26/17
Basement:	Full	2E: 3/2/22	2W: 4/18/22
Parking:	4 Car Garage	Lease End:	MTM
Year built:	1925	Taxes:	\$305
Updates:	No recent updates	Water/Trash and Sewer:	\$378 / \$172
		Owner Provides:	Grass & Yard Maint

Nearby Sales:

Distance	Type	Status	Date	Address	Price	Beds	Baths
0.1 mi	2-Family	Sold	02/14/2022	4136 Farlin Ave	\$34,000	3/2	1/1
0.2 mi	4-Family	Sold	02/11/2022	4230 W Sacramento	\$39,000	1/1/1/1	1/1/1/1
0.0 mi	2-Family	Sold	07/15/2022	4188 Farlin Ave	\$60,000	2/2	1/1
0.2 mi	2-Family	Sold	11/09/2021	4254 E Sacramento	\$150,000	2/2	1/1



4946 Margaretta, St. Louis, MO 63115

Subdivision: Lauralie Add **Price:** \$39,150

Description:	3 Bdrm / 1 Bath	Total Rent:	\$725
# of Units:	1	Tenant Info:	Section 8 Since
Square feet:	828		5/21/2009
Basement:	Full	Lease End:	4/30/2023
Parking:	Garage	Taxes:	\$268
Year built:	1925	Sewer:	\$70
Updates:	New Kitchen Cabinets & Countertop 2022, New Furnace 1/8/21	Owner Provides:	Stove, Frig, 4 Win Ac, Grass & Yard Maint

Nearby Sales:

Distance	Sold	Date	Address	Price	Bed	Bth	Sq Ft
0.2 mi	Sold	12/03/2021	4834 Margaretta Ave	\$19,900	2	1	1,084
0.2 mi	Sold	08/12/2021	4862 San Francisco Ave	\$38,000	2	1	1,162
0.1 mi	Sold	04/01/2022	3951 North Euclid Ave	\$39,000	2	1	860
0.1 mi	Sold	11/09/2021	4898 Margaretta Ave	\$50,000	3	1.5	1,130



2901 University, St. Louis, MO 63107

Subdivision: Lindell Place Add Price: \$75,276

Description:	5 Bdrm / 1.5 Bath	Total Rent:	\$1,394
# of Units:	1	Tenant Info:	Section 8 Since 2/2/19
Square feet:	1,776	Lease End:	1/30/2023
Basement:	Full	Taxes:	\$296
Year built:	1909	Water/Trash and Sewer:	\$145 / \$97
Updates:	New Condensing Unit 2nd Flr 2022, Zoned Heating & Cooling	Owner Provides:	Stove, Frig & Grass & Yard Maint

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.1 mi	08/01/2022	2929 Dodier St	\$55,000	4	1.5	2,150
0.2 mi	04/22/2022	2747 Bacon St	\$65,000	4	2	1,220
0.2 mi	06/15/2022	2725 Coleman St	\$75,000	3	2	1,250
0.2 mi	07/21/2022	2931 Sullivan Ave	\$146,000	4	1.5	1,588



5958 Harney, St. Louis, MO 63136

Subdivision: West Walnut Park Add **Price:** \$39,150

Description:	2 Bdrm / 1 Bath	Total Rent:	\$725
# of Units:	1	Tenant Info:	Section 8-Hasn't Moved In Yet
Square feet:	684	Lease End:	
Basement:	Full	Taxes:	\$95
Parking:	Garage	Water/Trash and Sewer:	\$96 / \$60
Year built:	1927	Owner Provides:	Stove, Frig, 2 Win AC, Grass & Yard Maint
Updates:	New H/W Heater 2022. Furnace being repllaced 8/22.		

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	07/01/2022	5340 Mimika Ave	\$20,000	2	1	775
0.1 mi	07/18/2022	6025 Lucille Ave	\$22,900	2	1	760
0.1 mi	03/31/2022	6025 Lucille Ave	\$33,000	2	1	760
0.2 mi	08/03/2022	6115 Emma Ave	\$36,000	2	1	975





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2743 Madison, St. Louis, MO 63106

Subdivision: Knox Picots Add Price: \$70,200

Description:	Both: 3 Bdrm / 1 Bath	Total Rent:	1st Fl: \$650
# of Units:	2		2nd Fl: \$650 Est
Square feet:	2,780	Tenant Info:	1st: Market Rate
Basement:	Full		2nd: Vacant
Parking:		Lease End:	1st:MTM
Year built:	1893	Taxes:	\$171
Updates:	New H/W Heaters & Furnaces 2022	Water/Trash and Sewer:	\$14 / \$32
		Owner Provides:	Grass & Yard Maint

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.0 mi	05/23/2022	2725 Madison	\$27,500	2/2	1/1	2200
0.5 mi	12/29/2021	2914 Dodier #16	\$145,000	2/2	1/1	3324



2743 Madison is a duplex. These photos are from the top unit.





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