



Package of 12 single family
homes and 1 duplex
in St. Louis, MO
with 12 of the 13 rented.

Offered at \$550,000.

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.

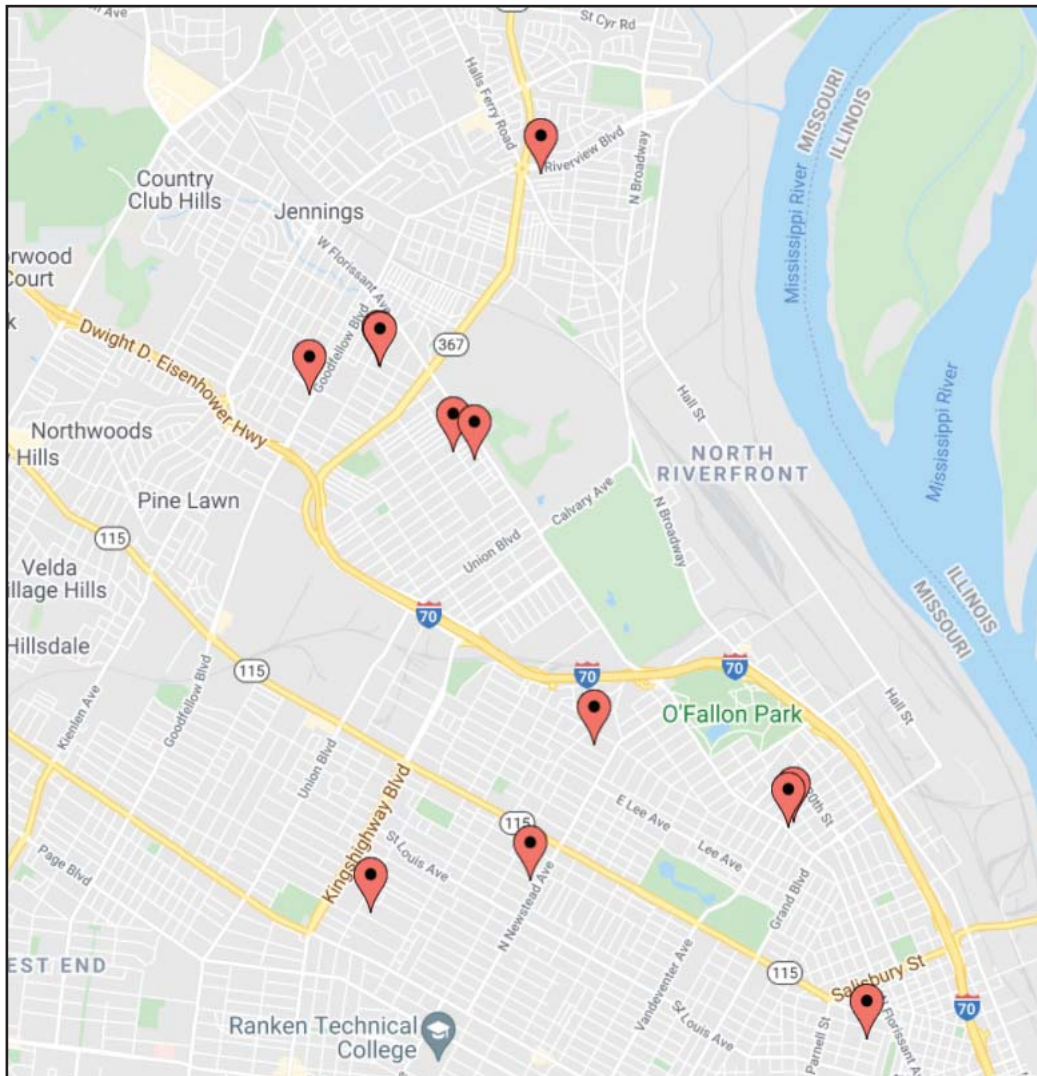


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Portfolio Background

- Priced at \$550,000 with an estimated Cap rate of 15.37%.
- Total gross rents are \$10,122/month which is \$779/month per property.
- Eight of the leases are subsidized.
- Sellers are responsible for water, trash and sewer on 12 of the properties (plus electric on one). One tenant pays their own water, trash and sewer.
- There are three 1-bedroom properties, two 2-bedroom properties, and seven 3-bedroom properties. The duplex has 2 bedrooms per side.

Sale Price:	\$550,000
Annual Rent (\$779/mo Avg)	\$121,464
Annual Taxes	-\$2,334
Annual Insurance Est @ \$450/ea	-\$5,850
Annual Maintenance (10% Est)	-\$5,500
Annual Sewer/Trash/Water Est @ \$65/mo	-\$9,360
Property Management (8%)	-\$8,554
Vacancy (5%)	-\$5,346
Annualized Net Rental Income	\$84,520
CAP Rate	15.37%
Price Per Property	
(Dividing by 13 with the duplex as one property)	\$42,307



Address	City State	Zip Code
4117 E Gano	St. Louis, MO	63107
6039 Harney	St. Louis, MO	63136
6041 Harney	St. Louis, MO	63136
4948-50 Plover	St. Louis, MO	63120
5521 Genevieve	St. Louis, MO	63120
4837 Leduc	St. Louis, MO	63113
4449 Anderson	St. Louis, MO	63115
5470 Plover	St. Louis, MO	63120
2129 Gano	St. Louis, MO	63107
5223 Goodfellow	St. Louis, MO	63136
2236 Sullivan	St. Louis, MO	63107
1163 Howell	St. Louis, MO	63147
4414 Elmbank	St. Louis, MO	63115



1163 Howell, St. Louis, MO 63147

Municipality: St Louis City Subdivision: Hornsby Heights Add

Description: 3 Bedroom, 1 Bath
 1 Story, Frame

Rent: \$985 **Square feet:** 1,008

Lease Info: Section 8 **Year built:** 1923

 Since 12/16/19 **Taxes:** \$201

Lease Ends: 12/31/2021

Notes: 100 amp service
 Off street parking
 Fenced yard



2129 Gano, St. Louis, MO 63107

Municipality: St Louis City Subdivision: Bryan Estate Add

Description: 3 Bedroom, 1 Bath
 1 Story, Brick

Rent: \$725

Lease Info: Market Rate
 Since 4/8/21

Square feet: 738
Year built: 1960

Lease Ends: Month To Month

Taxes: \$180

Notes: New hot water heater 5/2021
 100 amp service
 Off street parking
 Fenced yard



2236 Sullivan, St. Louis, MO 63107

Municipality: St Louis City Subdivision: Union Add

Description: 3 Bedroom, 1 Bath
1 Story, Frame, Slab

Rent: \$575 **Square feet:** 987

Lease Info: Market Rate Since 2010 **Year built:** 1971

Lease Ends: Month To Month **Taxes:** \$177

Notes: New hot water heater 1/2020
100 amp service
Crawlspace (no basement)
Fenced yard



4117 E Gano, St. Louis, MO 63107

Municipality: St Louis City Subdivision: Hulls Add

Description: 1 Bedroom, 1 Bath
1 Story, Brick, 2 Car Garage

Rent:	\$685	Square feet:	766
Lease Info:	Section 8 Since 2/16/21	Year built:	1906
Lease Ends:	1/30/2022	Taxes:	\$130

Notes: New roof 2018
All electric 100 amp service
2 car garage
Main floor laundry
Fenced yard



4414 Elmbank, St. Louis, MO 63115

Municipality: St Louis City Subdivision: Magnolia Place Add

Description: 3 Bedroom, 1.5 Bath
 2 Story, Brick

Rent: \$940 (Previous Rent) **Square feet:** 1,104

Lease Info: Vacant **Year built:** 1921

Lease Ends: **Taxes:** \$272

Notes: New electric hot water heater 2018
 100 amp service
 Hardwood floors 1st flr
 ½ bath in basement
 Fenced yard
 Previous lease ended 8/31/21



4449 Anderson, St. Louis, MO 63115

Municipality: St Louis City Subdivision: Hutchinsons Add 03

Description: 3 Bedroom 1.5 Bath
 1 Story, Brick

Rent:	\$650	Square feet:	969
Lease Info:	Market Rate	Year built:	1964
	Since 8/15/20	Taxes:	\$212

Lease Ends: Month To Month

Notes: New furnace, hot water heater, updated wiring & 100 amp
 service 2015
 New PEX pressure lines & PVC drain lines 2015
 Hardwood floors
 Off street parking, Fenced yard



4837 Leduc, St. Louis, MO 63113

Municipality: St Louis City Subdivision: Cote Brilliante Add

Description: 2 Bedroom, 1 Bath
1 Story, Brick All Electric

Rent: \$985 **Square feet:** 1,008

Lease Info: Shelter Plus Since **Year built:** 1908
2/1/20 **Taxes:** \$162

Lease Ends: 1/30/2022

Notes: New roof 2020
All electric 100 amp service



4948-50 Plover, St. Louis, MO 63120

Municipality: St Louis City Subdivision: Birchers Add

Description: Duplex: 2 Bedroom, 1 Bath
1 Story Units, 2 car garage, Brick

Rent: \$1,125 **Square feet:** 1,442

Lease Info: Section 8 Since **Year built:** 1935
9/24/20 & 11/23/15 **Taxes:** \$303

Lease Ends: 8/31/21, 10/31/2021

Notes: 4948-New hot water heater 2015
100 amp service
Hardwood floors
Fenced backyard



5223 Goodfellow, St. Louis, MO 63136

Municipality: St Louis City Subdivision: Jennings Heights Add

Description: 3 Bedroom, 1 Bath
2 Story, Brick, 2 Car Garage

Rent: \$1,025 **Square feet:** 1,152

Lease Info: Section 8 Since 11/12/20 **Year built:** 1937

Lease Ends: 10/31/2021 **Taxes:** \$138

Notes: New roof, furnace, hot water heater and 100 amp service 2017
Off street parking



5470 Plover, St. Louis, MO 63120

Municipality: St Louis City Subdivision: Walnut Park Add

Description: 3 Bedroom, 1 Bath
 2 Story, Brick

Rent:	\$650	Square feet:	1064
Lease Info:	Market Rate	Year built:	1907
	Since 8/1/20	Taxes:	\$123

Lease Ends: Month To Month

Notes: New furnace 2018
 100 amp service
 Fenced yard



5521 Genevieve, St. Louis, MO 63120

Municipality: St Louis City Subdivision: Florissant Add

Description: 2 Bedroom, 1 Bath 1 Story, Frame, All Electric

Rent: \$550 **Square feet:** 760

Lease Info: Market Rate **Year built:** 1924

Since 10/1/20 **Taxes:** \$154

Lease Ends: Month To Month

Notes: All electric – 100 amp service
Hardwood floors
Fenced yard



6039 Harney, St. Louis, MO 63136

Municipality: St Louis City Subdivision: Walnut Park Add

Description: 1 Bedroom, 1 Bath
1 Story, Frame

Rent:	\$560	Square feet:	798
Lease Info:	St Patrick Center	Year built:	1928
	Since 4/1/15	Taxes:	\$139

Lease Ends: 3/31/2022

Notes: New furnace 2015
100 amp service



6041 Harney, St. Louis, MO 63136

Municipality: St Louis City Subdivision: Walnut Park Add

Description: 1 Bedroom, 1 Bath
 1 Story, Frame

Rent:	\$667	Square feet:	738
Lease Info:	Section 8	Year built:	1924
Lease Ends:	8/1/2022	Taxes:	\$143

Notes: New hot water heater & furnace 7/2021
 100 amp service
 Hardwood floors
 Off street parking

This information in this report has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the properties to determine to your satisfaction the suitability of the properties for your needs.