

A package of 12 single family homes and  
2 condos in South City,  
St. Louis, Missouri.

This package is offered at \$1,050,000  
which is about 25% below market value.



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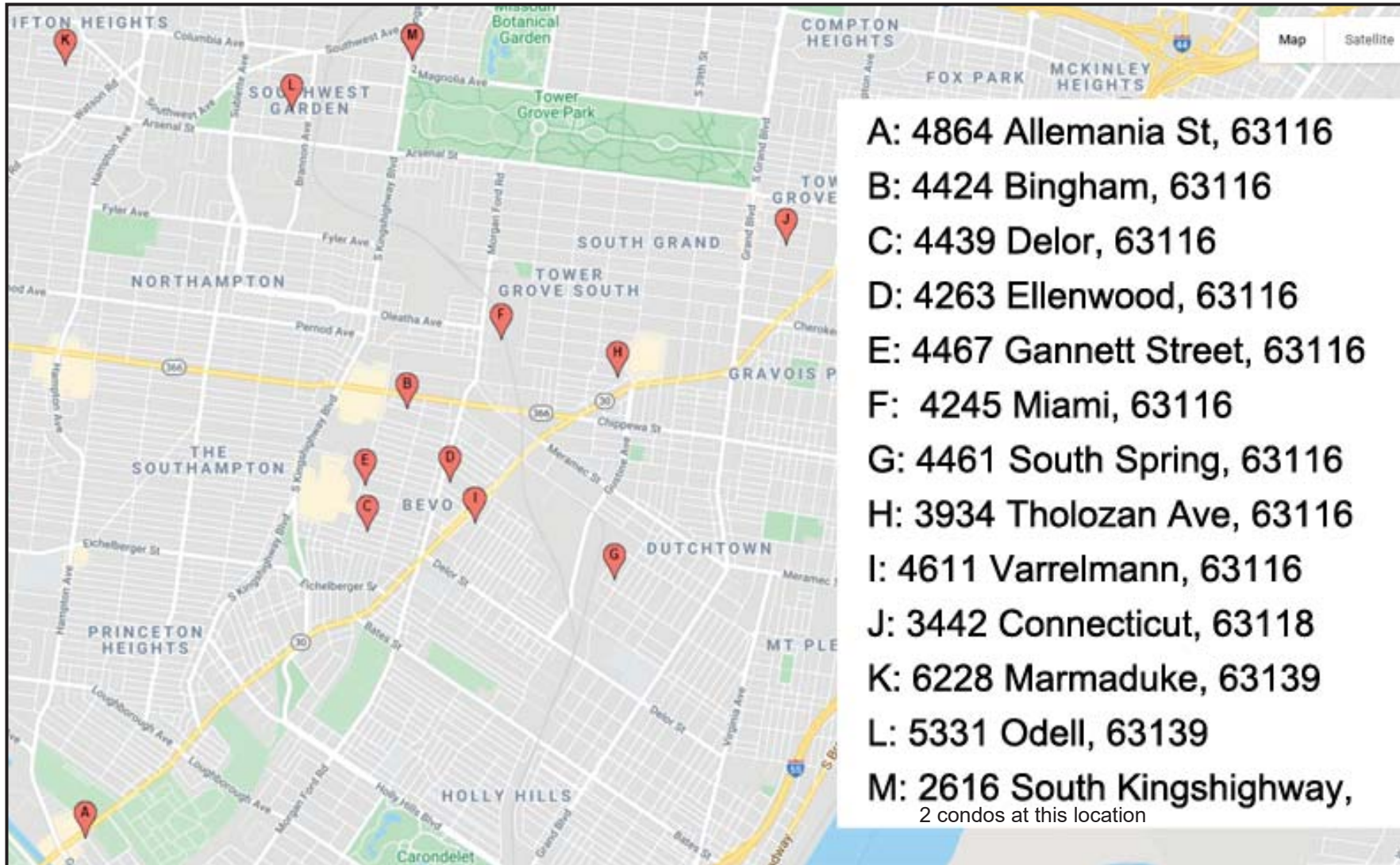
# Portfolio Highlights

- Average comp price per house is around \$100,000. These properties are priced at an average of \$75,000 each which is 25% below market. Potential to retail some of the units after tenants have moved.
- 11 of the 14 properties are currently rented.
- The average monthly rent is \$784/month which is below market. Average rent for a 2 bedroom in 63116 is \$982/month with a 3 bedroom at \$1186/month.
- Missouri is a landlord-friendly state and there are several great property management firms who can provide turnkey property management for you.

Saint Louis <small>QuickView</small>				
Missouri 63116				
1 - 4 Bed Summary	1 bed	2 bed	3 bed	4 bed
Average Rent	\$657 <sup>±5%</sup>	\$982 <sup>±5%</sup>	\$1,186 <sup>±4%</sup>	\$1,474 <sup>±11%</sup>
Median Rent	\$658	\$975	\$1,225	\$1,423
25th - 75th Percentile	\$604 - 710	\$850 - 1,113	\$1,020 - 1,351	\$1,256 - 1,693
10th - 90th Percentile	\$557 - 757	\$732 - 1,231	\$871 - 1,500	\$1,059 - 1,890
Standard Deviation	\$79	\$195	\$246	\$325
Sample Size	10	53	26	4



# Property Locations



# Financials

Unit Address	Unit Zip	Status	Lease Status	Move-In Date	End Date	Current Rent	Zillow	Realtor	RPR
2616 Unit 3S South Kingshighway	63139	Vacant				\$850	\$99,900	\$99,900	\$99,900
2616 Unit 2N South Kingshighway	63139	Vacant				\$850	\$99,900	\$99,900	\$99,900
4864 Allemania - 2 weeks	63116	Vacant				\$772	\$70,675	\$92,900	\$80,000
4424 Bingham	63116	Occupied	(Month-	8/1/2000	7/31/2021	\$725	\$91,566	\$86,800	\$94,000
4439 Delor	63116	Occupied	Active	12/11/2019	12/31/2020	\$775	\$80,818	\$96,100	\$107,000
4467 Gannett Street	63116	Occupied	Active	2/1/2019	1/31/2021	\$775	\$62,223	\$88,300	\$52,000
4245 Miami	63116	Occupied	Active	4/1/2012	3/31/2021	\$700	\$112,435	\$117,700	\$77,000
			ACTIVE						
4461 South Spring	63116	Occupied	(Month-	12/1/2016	11/30/2020	\$775	\$65,174	\$92,500	\$80,000
3934 Tholozan Ave	63116	Occupied	Active	10/27/2017	10/31/2020	\$750	\$107,073	\$119,300	\$92,000
4611 Varrelmann	63116	Occupied	Active	12/20/2017	11/30/2020	\$875	\$90,000	\$88,600	\$93,000
4263 Ellenwood - 2 weeks	63116	vacant	Active -	2/4/2016	2/28/2021	\$825	\$118,587	\$108,600	\$117,860
3442 Connecticut	63118	Occupied	Active	4/1/2014	3/31/2021	\$775	\$118,450	\$152,000	\$148,000
6228 Marmaduke	63139	Occupied	(Month-	11/10/2009	11/30/2020	\$825	\$107,917	\$149,000	\$132,000
5331 Odell	63139	Occupied	(Month-	2/17/2014	2/28/2021	\$700	\$94,500	\$94,500	\$85,000
							\$1,319,218	\$1,486,100	\$1,357,660

Sales Price ..... \$1,050,000  
 Monthly Rents at full occ ..... \$10,972

Annual Gross Rent (\$784/mo avg.) ..... \$131,664  
 Annual Taxes ..... \$11,544  
 Annual Insurance @ \$450/each (Est) ..... \$6,300  
 Vacancy (5% Estimate) ..... \$6,583  
 Annual Maintenance  
     Estimated at 10% (Estimate) ..... \$13,166  
 Annual Sewer (Paid by tenants) ..... \$0  
 Property Management 8% ..... \$10,533  
 Annual Net Rental Income ..... \$83,538  
 Cap Rate ..... 7.96%  
 Price per home ..... \$75,000



**4864 Allemania St  
St. Louis, MO 63116**

Zillow: \$70,675 Realtor.com: \$92,900 RPR: \$80,000

Bedrooms: ..... 1  
 Baths: ..... 1  
 Square feet: ..... 934  
 Year built: ..... 1905  
 Basement: ..... Partial  
 Cooling: ..... Central  
 Move-in Date ..... Vacant  
 Lease End Date.....  
 Estimated Rent: ..... \$600/month



**4424 Bingham Ave  
St. Louis, MO 63116**

Zillow: \$91,566 Realtor.com: \$86,800 RPR: \$94,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 920  
 Year built: ..... 1924  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 08/01/2000  
 Lease End Date ..... 07/31/2021  
 Rent: ..... \$725/month



**4439 Delor St  
St. Louis, MO 63116**

Zillow: \$80,818 Realtor.com: \$96,100 RPR: \$107,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 852  
 Year built: ..... 1910  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 12/11/2019  
 Lease End Date ..... 12/31/2020  
 Rent: ..... \$775/month



**4263 Ellenwood Ave  
St. Louis, MO 63116**

Zillow: \$118,587 Realtor.com: \$108,600 RPR: \$117,860

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 1012  
 Year built: ..... 1926  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... Vacant  
 Lease End Date .....  
 Estimated Rent: ..... \$850/month



**4467 Gannett St  
St. Louis, MO 63116**

Zillow: \$62,223 Realtor.com: \$88,300 RPR: \$52,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 736  
 Year built: ..... 1910  
 Basement: ..... Full  
 Cooling: ..... Window  
 Move-in Date ..... 02/01/2019  
 Lease End Date ..... 01/31/2021  
 Rent: ..... \$775/month



**4245 Miami St  
St. Louis, MO 63116**

Zillow: \$112,435 Realtor.com: \$117,700 RPR: \$77,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 900  
 Year built: ..... 1959  
 Basement: ..... Full  
 Cooling: ..... N/A  
 Move-in Date ..... 04/01/2012  
 Lease End Date ..... 03/31/2021  
 Rent: ..... \$700/month



**4461 S Spring Ave  
St. Louis, MO 63116**

Zillow: \$65,174 Realtor.com: \$92,500 RPR: \$80,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 816  
 Year built: ..... 1924  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 12/01/2016  
 Lease End Date ..... 11//30/2020  
 Rent: ..... \$775/month



**3934 Tholozan Ave  
St. Louis, MO 63116**

Zillow: \$107,073 Realtor.com: \$119,300 RPR: \$92,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 981  
 Year built: ..... 1912  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 10/27/2017  
 Lease End Date ..... 10/31/2021  
 Rent: ..... \$750/month

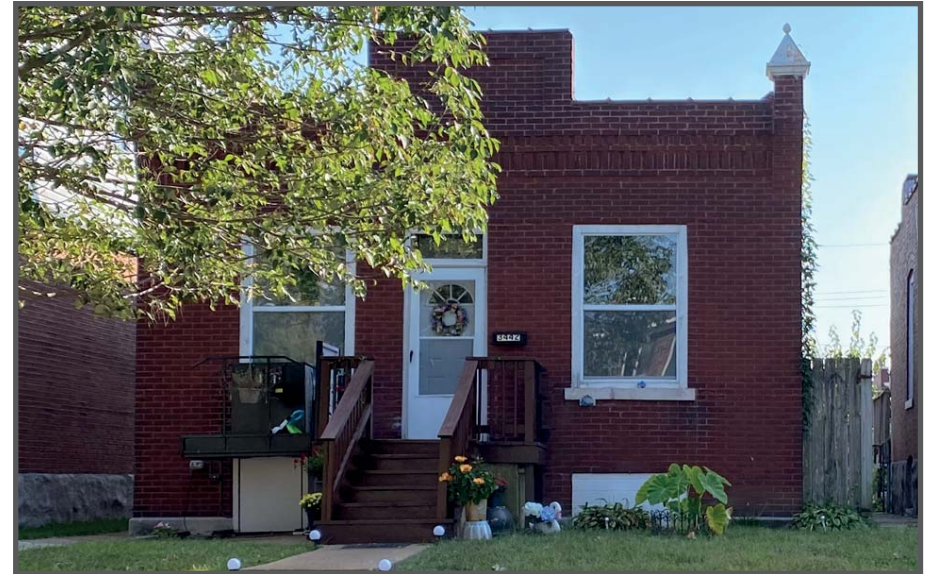




**4611 Varrelmann Ave  
St. Louis, MO 63116**

Zillow: n/a Realtor.com: \$88,600 RPR: \$93,000

Bedrooms: ..... 3  
 Baths: ..... 2  
 Square feet: ..... 990  
 Year built: ..... 1906  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 12/20/2017  
 Lease End Date ..... 11/30/2020  
 Rent: ..... \$875/month



**3442 Connecticut St  
St. Louis, MO 63118**

Zillow: \$118,000 Realtor.com: \$152,000 RPR: \$148,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 867  
 Year built: ..... 1908  
 Basement: ..... Full  
 Cooling: ..... N/A  
 Move-in Date ..... 04/01/2014  
 Lease End Date ..... 03/31/2021  
 Rent: ..... \$775/month



**6228 Marmaduke Ave  
St. Louis, MO 63139**

Zillow: \$107,917 Realtor.com: \$149,000 RPR: \$132,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... 894  
 Year built: ..... 1910  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 11/10/2009  
 Lease End Date ..... 11/30/2020  
 Rent: ..... \$825/month



**5331 Odell St  
St. Louis, MO 63139**

Zillow: \$94,500 Realtor.com: \$94,500 RPR: \$85,000

Bedrooms: ..... 2  
 Baths: ..... 1  
 Square feet: ..... N/A  
 Year built: ..... 1926  
 Basement: ..... Full  
 Cooling: ..... Window  
 Move-in Date ..... Vacant  
 Lease End Date .....  
 Rent Estimate: ..... \$700/month



**2616 Unit 2N South Kingshighway  
St. Louis, MO 63139**

Zillow: \$100,068

Bedrooms: ..... 1  
 Baths: ..... 1  
 Square feet: ..... 893  
 Year built: ..... 1928  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... Vacant  
 Lease End Date .....  
 Estimated Rent: ..... \$850/month



**2616 Unit 3S South Kingshighway  
St. Louis, MO 63139**

Zillow: \$100,068

Bedrooms: ..... 1  
 Baths: ..... 1  
 Square feet: ..... 893  
 Year built: ..... 1928  
 Basement: ..... Full  
 Cooling: ..... Central  
 Move-in Date ..... 9/28/20  
 Lease End Date ..... 9/31/21  
 Rent: ..... \$850/month

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.