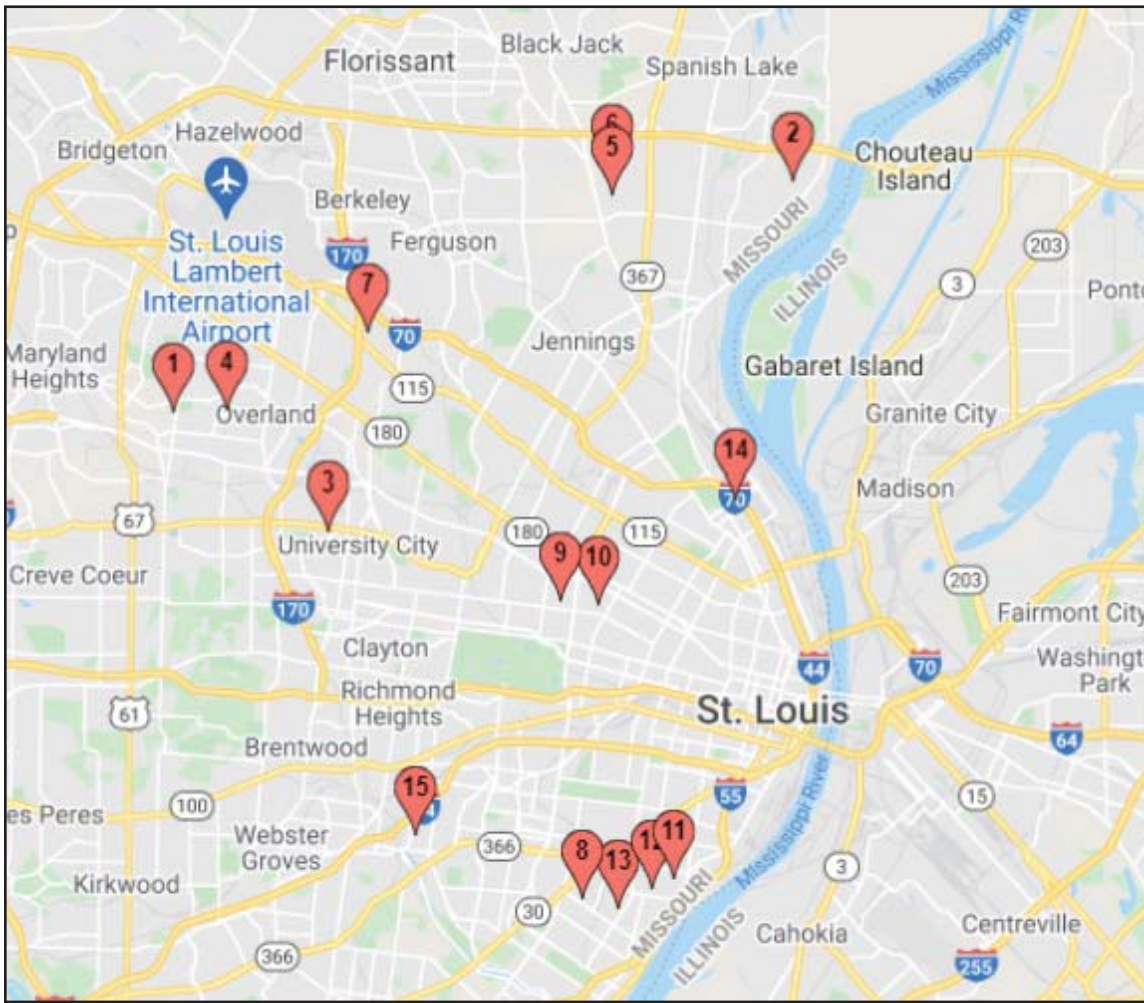




Package of 15 single family homes,  
in St. Louis, MO.  
Offered at \$1,101,000.

**Terreri**  
**team**  
WORTH CLARK  
REALTY

Malinda Terreri, Realtor  
(314) 488-0494 Cell  
(800) 991-6092 Office  
Malinda@TerreriTeam.com



	Street	Zip	SqFt	Bed	Bath	Rent	Status	Price	County	2020 Taxes
1	2301 Ashby Rd	63114	1200	4	1	\$1,050	Rented	\$100,000	County	\$1,815
2	146 Ben Nevis Rd	63137	870	3	1	\$735	Rented	\$48,500	County	\$824
3	7921 Glenside Pl	63130	1489	3	1	\$990	Rented	\$120,000	U City	\$2,437
4	9724 Lackland Rd	63114	850	2	1	\$835	Rented	\$70,000	County	\$1,393
5	10131 Monarch Dr	63136	1015	3	2	\$870	Rented	\$62,500	County	\$1,174
6	10414 Monarch Dr	63136	1110	3	2	\$935	Rented	\$67,500	County	\$1,281
7	4213 Smithfield Pl	63134	1553	4	2	\$1,020	Vacant	\$80,000	County	\$1,409
8	4017 Delor St	63116	816	2	1	\$800	Rented	\$60,000	City	\$1,027
9	5119 Enright Ave	63108	2294	5	4	\$1,200	Rented	\$87,500	City	\$607
10	4579 Enright Ave	63108	1750	5	2	\$1,000	Rented	\$70,000	City	\$517
11	3943 Iowa Ave	63118	1632	3	1	\$845	Rented	\$57,500	City	\$659
12	4128 Michigan Ave	63118	1210	3	1	\$1,145	Rented	\$110,000	City	\$929
13	3620 Neosho St	63116	1312	2	2	\$825	Rented	\$67,500	City	\$1,052
14	5333 Von Phul St	63107	738	2	1	\$490	Rented	\$20,000	City	\$244
15	7036 Winona Ave	63109	824	3	1	\$940	Vacant	\$80,000	City	\$1,368
						<b>\$13,680</b>		<b>\$1,101,000</b>		<b>\$16,737</b>



# Portfolio Background

- This package of 15 single-family homes presents an opportunity to own a unique portfolio package with a mix of buy and hold options as well as retail flips.
- Average monthly rents are \$912/month which is below the market averages of \$1032/month (per Rent-O-Meter) - an average difference of \$120/month per property.
- The properties are located on nicer streets which is a welcome change from many portfolios that are loaded with nearby boarded-up/ distressed properties.
- The seller is currently paying for sewer for the county properties and sewer/water/trash for the city properties. Properties are being managed by a property manager.
- Properties to be sold as-is with the seller to do no inspections or repairs.
- Seller would prefer to sell these as a package but may consider individual sales, based on price.



## 7921 Glenside Pl, University City, MO 63130

Municipality: University City Subdivision: Westover Lane

**Rent:** \$990

**Taxes:** \$2,437

**Year built:** 1955

**Bedrooms:** 3

**Baths:** 1

**Parking:** Carport

**Square feet:** 1,489

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63130	\$			
This Home : 7921 Glenside Pl	Est. \$190,800	3	1	1,489
7925 Glenside Pl, Saint Louis, MO 63130	\$210,700	3	2	1,879
7915 Glenside Pl, Saint Louis, MO 63130	\$192,900	3	1	1,621
7930 Glenside Pl, Saint Louis, MO 63130	\$206,100	3	3	1,279
7920 Glenside Pl, Saint Louis, MO 63130	\$261,800	3	2	1,596
7929 Glenside Pl, Saint Louis, MO 63130	\$230,900	3	2	1,665

**rentometer**

AVERAGE	MEDIAN
\$1,300 $\pm 2\%$	\$1,295
25TH PERCENTILE	75TH PERCENTILE
\$1,268	\$1,333



## 2301 Ashby Rd, St. Louis, MO 63114

Municipality: Unincorporated Subdivision: Ashby Heights

<b>Rent:</b>	<b>\$1,050</b>	<b>Bedrooms:</b>	<b>3</b>
<b>Taxes:</b>	<b>\$1,815</b>	<b>Baths:</b>	<b>1</b>
<b>Year built:</b>	<b>1961</b>	<b>Parking:</b>	
		<b>Square feet:</b>	<b>1,282</b>

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63114	\$			
This Home : 2301 Ashby Rd	Est. \$132,400	3	1	1,282
2830 Ashby Rd, Overland, MO 63114	\$221,500	4	2	2,254
2905 Ashby Rd, Saint Louis, MO 63114	\$187,700	4	2	2,245
3006 Ashby Rd, Overland, MO 63114	\$145,300	4	2	1,586
1818 Ashby Rd, Overland, MO 63114	\$136,400	4	2	1,156
2900 Ashby Rd, Overland, MO 63114	\$109,700	3	1	1,766



AVERAGE	MEDIAN
<b>\$1,050</b> ±33%	<b>\$1,050</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$716</b>	<b>\$1,385</b>





## 10131 Monarch Dr, St. Louis, MO 63136

Municipality: Unincorporated Subdivision: Hathaway Manor 8

<b>Rent:</b>	<b>\$870</b>	<b>Bedrooms:</b>	<b>3</b>
<b>Taxes:</b>	<b>\$1,174</b>	<b>Baths:</b>	<b>2</b>
<b>Year built:</b>	<b>1958</b>	<b>Parking:</b>	<b>Garage</b>

### \$\$ Nearby Home Values

**rentometer**

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63136	\$			
This Home : 10131 Monarch Dr	Est. \$76,300	3	1+	1,015
10131 Edgefield Dr, Saint Louis, MO 63136	\$79,600	3	2	1,073
10417 Monarch Dr, Saint Louis, MO 63136	\$80,700	3	2	1,073
10127 Monarch Dr, Saint Louis, MO 63136	\$71,600	3	2	1,015
10126 Monarch Dr, Saint Louis, MO 63136	\$65,200	3	2	950
10319 Monarch Dr, Saint Louis, MO 63136	\$83,300	3	2	1,073

AVERAGE	MEDIAN
<b>\$952</b> ±9%	<b>\$900</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$819</b>	<b>\$1,086</b>



## 10414 Monarch Dr, St. Louis, MO 63136

Municipality: Unincorporated Subdivision: Hathaway Manor 6

<b>Rent:</b>	<b>\$935</b>	<b>Bedrooms:</b>	<b>3</b>
<b>Taxes:</b>	<b>\$1,281</b>	<b>Baths:</b>	<b>2</b>
<b>Year built:</b>	<b>1956</b>	<b>Parking:</b>	<b>Garage</b>

### \$\$ Nearby Home Values

**rentometer**

AVERAGE	MEDIAN
<b>\$952 ±9%</b>	<b>\$900</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$819</b>	<b>\$1,086</b>

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63136	\$			
This Home : 10414 Monarch Dr	Est. \$80,800	3	2	1,110
10422 Monarch Dr, Saint Louis, MO 63136	\$91,800	3	2	1,110
10410 Monarch Dr, Saint Louis, MO 63136	\$91,200	3	2	1,110
10430 Monarch Dr, Saint Louis, MO 63136	\$92,600	3	2	1,110
10434 Monarch Dr, Saint Louis, MO 63136	\$86,500	3	2	1,110
10318 Monarch Dr, Saint Louis, MO 63136	\$78,200	3	2	1,073





## 9724 Lackland Rd, Overland, MO 63114

Municipality: Overland Subdivision: Seavers

<b>Rent:</b>	<b>\$835</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Taxes:</b>	<b>\$1,393</b>	<b>Baths:</b>	<b>1</b>
<b>Year built:</b>	<b>1930</b>	<b>Parking:</b>	

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63114	\$	🛏	🚿	🏠
This Home : 9724 Lackland Rd	Est. \$88,300	2	1	891
2724 W Tennyson Ave, Overland, MO 631...	\$122,200	2	1	1,339
2800 W Tennyson Ave, Overland, MO 631...	\$84,400	2	1	680
2822 W Tennyson Ave, Overland, MO 631...	\$106,400	2	1	1,214
2718 W Tennyson Ave, Overland, MO 631...	\$129,000	2	1	1,204
3325 W Tennyson Ave, Saint Louis, MO 6...	\$81,700	2	1	672
3335 W Tennyson Ave, Overland, MO 631...	\$88,100	2	1	832

**rentometer**

AVERAGE	MEDIAN
<b>\$867</b> ±5%	<b>\$850</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$816</b>	<b>\$919</b>





## 4213 Smithfield Pl, St. Louis, MO 63134

Municipality: Bel Ridge Subdivision: Springdale Gardens

<b>Rent:</b>	<b>Vacant</b>	<b>Bedrooms:</b>	<b>4</b>
<b>Taxes:</b>	<b>\$1,409</b>	<b>Baths:</b>	<b>2</b>
<b>Year built:</b>	<b>1956</b>	<b>Parking:</b>	<b>Garage</b>

**rentometer**

AVERAGE	MEDIAN
\$1,376 $\pm 19\%$	\$1,200
25TH PERCENTILE	75TH PERCENTILE
\$976	\$1,777

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63134	\$			
This Home : 4213 Smithfield Pl	Est. \$92,900	4	N/A	1,553
4228 Smithfield Pl, Saint Louis, MO 63...	\$80,800	3	2	962
4245 Smithfield Pl, Saint Louis, MO 63...	\$70,300	3	2	962
4221 Smithfield Pl, Saint Louis, MO 63...	\$73,800	3	2	1,322
4288 Smithfield Pl, Saint Louis, MO 63...	\$66,300	3	2	962



## 4579 Enright Ave, St. Louis, MO 63108

Municipality: St Louis City Subdivision: Olive St Grand Add

**Rent:** \$1,000

**Bedrooms:** 5

**Taxes:** \$517

**Baths:** 2

**Year built:** 1894

**Parking:**

**rentometer**

AVERAGE	MEDIAN
\$1,815 $\pm 18\%$	\$2,100
25TH PERCENTILE	75TH PERCENTILE
\$1,324	\$2,307

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63108	\$			
This Home : 4579 Enright Ave	Est. \$157,100	5	N/A	1,750
5188 Enright Ave, Saint Louis, MO 63108	\$127,700	N/A	2	2,746
755 Aubert Ave, Saint Louis, MO 63108	\$304,000	N/A	2	3,000
608 Walton Ave, Saint Louis, MO 63108	\$160,900	N/A	2	2,880
612 Walton Ave, Saint Louis, MO 63108	\$107,900	N/A	2	2,816
901 Walton Ave, Saint Louis, MO 63108	\$19,100	3	2	1,307
755 Bayard Ave, Saint Louis, MO 63108	\$136,400	3	1	1,720





## 5119 Enright Ave, St. Louis, MO 63108

Municipality: St Louis City Subdivision: Cabanne Add

**Rent:** \$1,200      **Bedrooms:** 4  
**Taxes:** \$607      **Baths:** 3  
**Year built:** 1901      **Parking:**

**rentometer**

AVERAGE	MEDIAN
\$1,815 $\pm 18\%$	\$2,100
25TH PERCENTILE	75TH PERCENTILE
\$1,324	\$2,307

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63108	\$			
This Home : 5119 Enright Ave	Est. \$161,200	4	2+	2,294
4327 Enright Ave, Saint Louis, MO 63108	\$294,200	7	3	2,882
5021 Enright Ave, Saint Louis, MO 63108	\$351,400	N/A	3	2,220
4444 Laclede Ave, Saint Louis, MO 63108	\$500,700	4	3	2,570
5205 Enright Ave, Saint Louis, MO 63108	\$137,000	4	3	2,046
5211 Enright Ave, Saint Louis, MO 63108	\$150,300	4	3	2,142



## 7036 Winona Ave, St. Louis, MO 63109

Municipality: St Louis City Subdivision: Lindenwood Add

<b>Rent:</b>	<b>\$940 - Vacant</b>	<b>Bedrooms:</b>	<b>3</b>
<b>Taxes:</b>	<b>\$1,368</b>	<b>Baths:</b>	<b>1</b>
<b>Year built:</b>	<b>1902</b>	<b>Parking:</b>	

### 🏠 Nearby Home Values

**rentometer**

AVERAGE	MEDIAN
<b>\$1,332 ±2%</b>	<b>\$1,350</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$1,294</b>	<b>\$1,369</b>

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63109	\$	🛏	🚿	🏠
This Home : 7036 Winona Ave	Est. \$162,300	N/A	1	824
5550 Sutherland Ave, Saint Louis, MO 63...	\$199,900	2	1	912
5540 Sutherland Ave, Saint Louis, MO 63...	\$200,900	2	1	912
5750 Sutherland Ave, Saint Louis, MO 63...	\$192,200	2	1	912
5548 Sutherland Ave, Saint Louis, MO 63...	\$197,500	2	1	912





## 3620 Neosho St, St. Louis, MO 63116

Municipality: St Louis City Subdivision: McDermotts Grand Ave Add

<b>Rent:</b>	<b>\$825</b>	<b>Bedrooms:</b>	<b>3</b>
<b>Taxes:</b>	<b>\$1,052</b>	<b>Baths:</b>	<b>2</b>
<b>Year built:</b>	<b>1919</b>	<b>Parking:</b>	<b>Garage</b>

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63116	\$	🛏️	🚿	🏠
This Home : 3620 Neosho St	Est. \$142,500	2	2	1,312
4035 Humphrey St, Saint Louis, MO 63116	\$260,900	3	2	1,312
4466 Wallace St, Saint Louis, MO 63116	\$173,500	3	2	1,312
3950 Bowen St, Saint Louis, MO 63116	\$244,600	3	2	1,312
4007 Humphrey St, Saint Louis, MO 63116	\$239,400	3	2	1,312
4676 Tesson St, Saint Louis, MO 63116	\$144,800	3	2	1,080

**rentometer**

AVERAGE	MEDIAN
<b>\$1,240</b> ±6%	<b>\$1,150</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$1,130</b>	<b>\$1,351</b>



## 4017 Delor St, St. Louis, MO 63116

Municipality: St Louis City Subdivision: Delor Alexander Heights Add

<b>Rent:</b>	<b>\$800</b>	<b>Bedrooms:</b>	<b>2</b>
<b>Taxes:</b>	<b>\$1,027</b>	<b>Baths:</b>	<b>1</b>
<b>Year built:</b>	<b>1929</b>	<b>Parking:</b>	<b>Garage</b>

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63116	\$			
This Home : 4017 Delor St	Est. \$107,500	2	1	816
3943 Delor St, Saint Louis, MO 63116	\$105,300	2	1	816
3915 Delor St, Saint Louis, MO 63116	\$96,200	2	1	816
3868 Delor St, Saint Louis, MO 63116	\$107,700	N/A	1	816
3901 Delor St, Saint Louis, MO 63116	\$119,300	N/A	1	816
4536 Eichelberger St, Saint Louis, MO 63...	\$118,500	2	1	816

AVERAGE	MEDIAN
<b>\$963</b> ±1%	<b>\$950</b>
25TH PERCENTILE	75TH PERCENTILE
<b>\$933</b>	<b>\$994</b>





## 3943 Iowa Ave, St. Louis, MO 63118

Municipality: St Louis City Subdivision: St Louis Commons Add

**Rent:** \$845

**Bedrooms:** 3

**Taxes:** \$659

**Baths:** 1

**Year built:** 1895

**Parking:**

\$\$ Nearby Home Values

**rentometer**

AVERAGE	MEDIAN
\$1,100 ±27%	\$1,100
25TH PERCENTILE	75TH PERCENTILE
\$814	\$1,387

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63118	\$			
This Home : 3943 Iowa Ave	Est. \$104,900	3	1	1,632
3505 Nebraska Ave, Saint Louis, MO 631...	\$208,100	3	3	1,800
3320 Nebraska Ave, Saint Louis, MO 631...	\$193,300	3	3	1,957
3651 Nebraska Ave, Saint Louis, MO 631...	\$160,000	3	3	2,110
2667 Nebraska Ave, Saint Louis, MO 631...	\$222,800	3	3	2,270



## 533 Von Phul, St. Louis, MO 63107

Municipality: St Louis City Subdivision: Kulage Add

**Rent:** \$490

**Bedrooms:** 2

**Taxes:** \$244

**Baths:** 1

**Year built:** 1960

**Parking:** On-Street

**rentometer**

AVERAGE	MEDIAN
\$722 $\pm 6\%$	\$750
25TH PERCENTILE	75TH PERCENTILE
\$649	\$794

### \$\$ Nearby Home Values

Address	Estimate	Bed	Bath	Sq Ft
Homes near 63107	\$			
This Home : 5333 Von Phul St	Est \$28,200	2	N/A	738
4143 Pleasant St, Saint Louis, MO 63107	\$54,000	N/A	1	1,004
4166 Peck St, Saint Louis, MO 63107	\$55,900	N/A	1	1,092
4025 Peck St, Saint Louis, MO 63107	\$48,200	N/A	1	900
4019 Peck St, Saint Louis, MO 63107	\$45,100	N/A	1	1,504
4017 Peck St, Saint Louis, MO 63107	\$45,100	N/A	1	1,504
4116 Peck St, Saint Louis, MO 63107	\$64,200	N/A	1	1,464



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. Comp values, RealAVRs and Rent-O-Meter estimates are for information purposes only and are no guarantee of actual values.