



Package of 15 single family
homes in St. Louis, MO
that are 100% rented.

Offered at \$900,000.

Please do not disturb tenants.

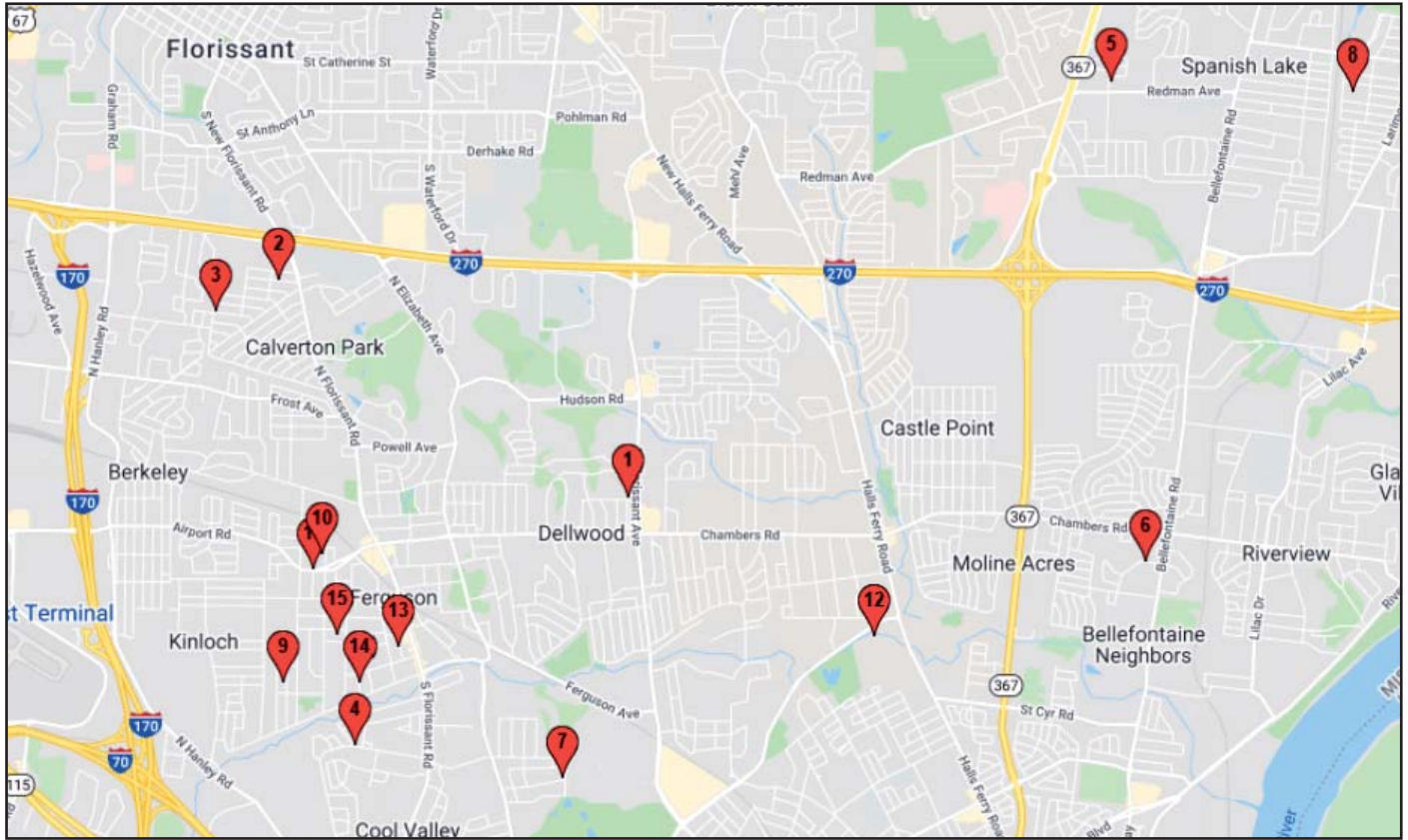


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Portfolio Background

- The properties are managed by a property management company with the support of a private maintenance crew.
- Very stable tenant base with the average length of stay at over 5 years.
- Four of the leases are Section 8.
- Tenants are responsible for their own utilities with the sewer expense charged back to the tenant.
- Most properties in this package have refinished hardwood floors or manufactured flooring in the living room and bedrooms rather than carpet which is expensive to replace; ceramic tile floors in the kitchens and bathrooms rather than vinyl.
- Current rents are below market so there is a great opportunity to increase rents for a higher return.

Sale Price:	\$900,000
Annual Rent (\$748/mo Avg)	\$134,640
Annual Taxes	-\$11,627
Annual Insurance Est @ \$450/ea	-\$6,750
Annual Maintenance (10% Est)	-\$13,464
Annual Sewer Est @ \$65/mo	n/a
Property Management (8%)	-\$10,771
Vacancy (5%)	<u>-\$6,732</u>
Annualized Net Rental Income	\$85,296
CAP Rate	9.48%
Price Per Door	\$60,000



1. 326 N Floridale Ave, 63135
2. 36 Connolly Dr, 63135
3. 264 Gladys Ave, 63135
4. 612 Brotherton Ln, 63135
5. 11814 Poggemoeller Ave, 63138
6. 90 Green Acres Rd, 63137
7. 7402 Blanding Dr, 63135
8. 1226 Maple Ave, 63138
9. 349 Plaza Ave, 63135
10. 125 N Harvey Ave, 63135
11. 62 N Marguerite Ave, 63135
12. 2109 Jannette Dr, 63136
13. 233 Harrison Ave, 63135
14. 428 Shirley Ave, 63135
15. 415 Estelle Ave., 63135



90 Green Acres Rd, 63137

Municipality: Bellefont Nghbr Subdivision: Green Acres Hill

Rent:	\$800	Bedrooms:	2
Type:	Market	Baths:	1
Lease Start:	8/25/2016	Basement:	Partial
Lease Ends:	8/31/2021	Square feet:	1,408
Taxes:	\$1,392	Year built:	1954

Notes:

This is in a great neighborhood with higher priced homes. The property at 91 Green Acres Rd with 3 beds, 2.5 baths just sold on 3/24/21 for \$128,000.



326 N Floridale Ave, 63135

Municipality: Dellwood Subdivision: Bendemere Acres

Rent: \$775
Type: Market
Lease Start: 5/2/2017
Lease Ends: 3/31/2021
Taxes: \$1,066
Bedrooms: 3
Baths: 1
Basement: Full
Square feet: 900
Year built: 1948

326 North Floridale Ave
 Saint Louis, Missouri 63135

rentometer pro
Rent Analysis

1 - 4 Bed Summary	3 bed
Average Rent	\$907 ±2%
Median Rent	\$875
25th - 75th Percentile	\$846 - 968
10th - 90th Percentile	\$791 - 1,023
Standard Deviation	\$91
Sample Size	22
Search Radius	1.5 mi




36 Connolly Dr, 63135

Municipality: Calverton Park Subdivision: Burke City

Rent: \$675
Type: Market
Lease Start: 2/25/2019
Lease Ends: 2/28/2022
Taxes: \$671
Bedrooms: 2
Baths: 1
Basement: Slab
Square feet: 1,024
Year built: 1950

Rent-ready update completed in 2019.

36 Connolly Drive  Saint Louis, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	2 bed
Average Rent	\$848 <small>+3%</small>
Median Rent	\$800
25th - 75th Percentile	\$758 - 939
10th - 90th Percentile	\$676 - 1,020
Standard Deviation	\$135
Sample Size	28
Search Radius	2.0 mi



264 Gladys Ave, 63135

Municipality: Hazelwood Subdivision: Burke City

Rent: \$850
Type: Section 8 - City
Lease Start: 5/2/2017
Lease Ends: 5/31/2021
Taxes: \$660
Bedrooms: 3
Baths: 1
Basement: Partial
Square feet: 1,025
Year built: 1946


264 Gladys Avenue rentometer pro Saint Louis, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	3 bed
Average Rent	\$1,025 <small>±3%</small>
Median Rent	\$1,030
25th - 75th Percentile	\$909 - 1,141
10th - 90th Percentile	\$806 - 1,245
Standard Deviation	\$172
Sample Size	38
Search Radius	1.5 mi



612 Brotherton Ln, 63135

Municipality: Ferguson Subdivision: Cherie Lane Sub

Rent: \$700
Type: Market
Lease Start: 5/2/2017
Lease Ends: 9/30/2021
Taxes: \$1,113
Bedrooms: 3
Baths: 1.5
Basement: Full
Square feet: 988
Year built: 1954

612 Brotherton Lane 	
Ferguson, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	3 bed
Average Rent	\$821 <small>±4%</small>
Median Rent	\$863
25th - 75th Percentile	\$722 - 920
10th - 90th Percentile	\$633 - 1,009
Standard Deviation	\$147
Sample Size	26
Search Radius	2.0 mi



11814 Poggemoeller Ave, 63138

Municipality: Unincorporated Subdivision: Daniel Bissell Estates

Rent: \$820
Type: Market
Lease Start: 2/14/2018
Lease Ends: 2/28/2022
Taxes: \$868
Bedrooms: 3
Baths: 1
Basement: Partial
Square feet: 1,020
Year built: 1938

11814 Poggemoeller Ave		rentometer <small>pro</small>
St. Louis, MO 63138		Rent Analysis
1 - 4 Bed Summary	3 bed	
Average Rent	\$1,054 <small>±5%</small>	
Median Rent	\$1,100	
25th - 75th Percentile	\$882 - 1,226	
10th - 90th Percentile	\$727 - 1,381	
Standard Deviation	\$256	
Sample Size	23	
Search Radius	1.5 mi	



7402 Blanding Dr, 63135

Municipality: Ferguson Subdivision: North Hill Homesites

Rent: \$750
Type: Sec 8 - County
Lease Start: 12/11/2015
Lease Ends: 6/30/2021
Taxes: \$569
Bedrooms: 2
Baths: 1
Basement: Partial
Square feet: 825
Year built: 1938

7402 Blanding Drive rentometer pro Ferguson, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	2 bed
Average Rent	\$782 <small>±1%</small>
Median Rent	\$780
25th - 75th Percentile	\$747 - 818
10th - 90th Percentile	\$716 - 849
Standard Deviation	\$52
Sample Size	37
Search Radius	2.0 mi



1226 Maple Ave, 63138

Municipality: Unincorporated Subdivision: Northdale

Rent: \$675
Type: Market
Lease Start: 10/1/2009
Lease Ends: 10/31/2021
Taxes: \$751
Bedrooms: 2
Baths: 1
Basement: Slab
Square feet: 1,018
Year built: 1951

1226 Maple Avenue rentometer pro	
Saint Louis, Missouri 63138 Rent Analysis	
1 - 4 Bed Summary	2 bed
Average Rent	\$828 <small>±6%</small>
Median Rent	\$830
25th - 75th Percentile	\$756 - 900
10th - 90th Percentile	\$692 - 964
Standard Deviation	\$107
Sample Size	4
Search Radius	<small>Note: small sample size</small> 2.0 mi



349 Plaza Ave, 63135

Municipality: Ferguson Subdivision: Plaza Heights

Rent: \$650
Type: Sec 8 - County
Lease Start: 1/1/2013
Lease Ends: 4/30/2022
Taxes: \$507
Bedrooms: 2
Baths: 1
Basement: Full
Square feet: 704
Year built: 1942

349 Plaza Avenue rentometer pro Ferguson, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	2 bed
Average Rent	\$781 ±1%
Median Rent	\$775
25th - 75th Percentile	\$759 - 803
10th - 90th Percentile	\$739 - 823
Standard Deviation	\$33
Sample Size	13
Search Radius	1.0 mi



125 N Harvey Ave, 63135

Municipality: Ferguson Subdivision: Shields & Ashby Add

Rent: \$875
Type: Market
Lease Start: 5/2/2017
Lease Ends: 12/31/2021
Taxes: \$513

Bedrooms: 3
Baths: 1
Basement: Full
Square feet: 1,225
Year built: 1907

125 North Harvey Ave rentometer pro Ferguson, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	3 bed
Average Rent	\$927 <small>±6%</small>
Median Rent	\$923
25th - 75th Percentile	\$840 - 1,015
10th - 90th Percentile	\$761 - 1,093
Standard Deviation	\$130
Sample Size	6
Search Radius	1.0 mi



62 N Marguerite Ave, 63135

Municipality: Ferguson Subdivision: Shields & Ashbys Add

Rent:	\$705	Bedrooms:	1
Type:	Market	Baths:	1
Lease Start:	5/2/2017	Basement:	Partial
Lease Ends:	8/31/2021	Square feet:	792
Taxes:	\$576	Year built:	1925



2109 Jannette Dr, 63136

Municipality: Unincorporated Subdivision: Sun Valley Homesites

Rent: \$725
Type: Market
Lease Start: 11/14/2014
Lease Ends: 10/31/2022
Taxes: \$941

Bedrooms: 3
Baths: 1
Basement: Full
Square feet: 1,009
Year built: 1957

2109 Jannette Drive rentometer pro Saint Louis, Missouri 63136 Rent Analysis	
1 - 4 Bed Summary	3 bed
Average Rent	\$978 <small>±4%</small>
Median Rent	\$900
25th - 75th Percentile	\$861 - 1,095
10th - 90th Percentile	\$756 - 1,200
Standard Deviation	\$174
Sample Size	19
Search Radius	1.5 mi



233 Harrison Ave, 63135

Municipality: Ferguson Subdivision: Tiffin

Rent: \$750
Type: Section 8 - City
Lease Start: 4/9/2013
Lease Ends: 12/31/2021
Taxes: \$610
Bedrooms: 2
Baths: 1.5
Basement: Full
Square feet: 1,296
Year built: 1927

233 Harrison Ave		rentometer pro
Ferguson, Missouri 63135		Re
1 - 4 Bed Summary	2 bed	
Average Rent	\$838 <small>±9%</small>	
Median Rent	\$775	
25th - 75th Percentile	\$741 - 935	
10th - 90th Percentile	\$654 - 1,022	
Standard Deviation	\$144	
Sample Size	4 <small>Note: small sample size</small>	
Search Radius	1.0 mi	



428 Shirley Ave, 63135

Municipality: Ferguson Subdivision: Tiffins 2nd Lt Pt 3 Resub

Rent: \$825
Type: Market
Lease Start: 7/31/2019
Lease Ends: 7/31/2021
Taxes: \$560
Bedrooms: 3
Baths: 1
Basement: Full
Square feet: 875
Year built: 1949

Rent-ready update completed in 2019.

428 Shirley Ave		rentometer Rent Analysis <small>pro</small>
Ferguson, MO 63135		
1 - 4 Bed Summary		3 bed
Average Rent		\$890 <small>±4%</small>
Median Rent		\$895
25th - 75th Percentile		\$837 - 944
10th - 90th Percentile		\$789 - 992
Standard Deviation		\$80
Sample Size		5
Search Radius		1.0 mi



415 Estelle Ave, 63135

Municipality: Ferguson Subdivision: Winona

Rent: \$650
Type: Market
Lease Start: 3/21/2014
Lease Ends: 3/31/2021
Taxes: \$776
Bedrooms: 2
Baths: 1
Basement: Full
Square feet: 920
Year built: 1947

415 Estelle Avenue rentometer pro Ferguson, Missouri 63135 Rent Analysis	
1 - 4 Bed Summary	2 bed
Average Rent	\$786 $\pm 1\%$
Median Rent	\$792
25th - 75th Percentile	\$765 - 808
10th - 90th Percentile	\$746 - 827
Standard Deviation	\$32
Sample Size	10
Search Radius	1.0 mi

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