



A portfolio of 18 single family homes for sale in the north county section of St. Louis, MO.

Asking price of \$1,305,000 which is an average of \$72,500 each.



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A portfolio of 18 single family homes for sale in north county, St. Louis, MO. Asking price of \$1,305,000 which is an average of \$72,500 per property.

## Highlights and Background

Many of the homes in this portfolio were owned by the sellers for over 20 years. The owners have self-managed the properties and have been very hands-on with the tenants.

For most of the properties, the tenants are being charged \$90/month to cover trash, sewer and summer lawn cutting. This amount is in addition to the Sec 8 rent, is approved by Sec 8, and is included in the total rent listed for each property. The actual costs for these services are roughly \$150/month.

Owners found that by including the grass cutting (once every two weeks), they were able to avoid fines from the county, keep the properties looking better, and get an extra set of eyes on the exterior home twice a month. A retired veteran is doing the grass cutting and would be happy to continue with the new owner.

Seven of the 18 properties have been updated this year.

Nine of the properties are being subsidized, either through Section 8 or Shelter Plus.

Eight of the tenants have rented for over 3 years with six of those tenants renting for over 5 years. You can expect that the long-term tenants (especially those who have rented for 10+ years) will have properties that will likely need more updating. A few of the properties will likely need roofs and other repairs as well. The seller has taken that into consideration when pricing the portfolio.

Six of the properties have 360 virtual tours available and the links to those tours are listed at the top of each property profile.

None of the properties are on septic systems or are in rent-restricted municipalities.

The properties are currently averaging about \$1249/month per property.

# Summary

Street Address	Municipality	Beds/Baths	Rent	Lease Start	Lease End	Sub?
1116 Avant	Bellfontaine Neighbors	3/1	\$1,380	1/14/2013	5/31/2025	Y
6701 Bitterroot	Berkley	3/1.5	\$1,110	4/1/2020	3/31/2025	Y
11934 Criterion	St Louis County	3/1	\$1,380	Vacant		
9953 Delhi	Bellfontaine Neighbors	3/1	\$975	4/18/2014	3/31/2025	
7782 Ellington	Normandy	4/1	\$1,400	6/14/2024	6/30/2025	
2633 Hord	Jennings	3/1	\$1,325	10/1/2022	9/30/2024	Y
1135 Laredo	St Louis County	2/1	\$940	9/1/2019	5/30/2025	
8713 Link	St Louis County	7/2	\$1,250	11/1/2019	m2m	
9101 Loganberry	St. Louis County	3/2	\$1,340	7/19/2022	6/30/2025	Y
9754 Lorna	St Louis County	3/1	\$1,340	7/15/22	6/30/2025	Y
9757 Lorna	St Louis County	3/1	\$1,250	5/1/2024	4/30/2025	
9315 Melanie	Bellfontaine Neighbors	3/1	\$1,200	4/11/2024	3/31/2025	
10056 Northgate	Riverview Gardens	4/1.5	\$1,450	Vacant		
8349 Pepperidge	Berkley	3/1	\$1,384	2/1/2016	1/31/2025	Y
180 Reasor	Hazelwood	3/1	\$1,150	6/7/2021	6/30/2025	
1132 Redman	St Louis County	4/1	\$1,195	2/1/2018	1/31/2025	Y
909 Robert	Ferguson	2/1	\$1,210	3/13/2024	2/28/2025	Y
9748 Vickie	St Louis County	2/1	<u>\$1,210</u>	4/1/2024	3/31/2025	<u>Y</u>
			\$22,489			9

## Proforma Estimate

Monthly Rent .....	\$22,489
Annual Gross Rent Est.....	\$269,868
Annual Taxes .....	-\$25,576
Annual Insurance Est 18x\$750.....	-\$13,500
Annual Maintenance Est 10% .....	-\$26,986
Annual Sewer/Trash/Lawn 18x\$150x12 .....	-\$32,400
Vacancy 5% .....	-\$13,493
Property Management 10%.....	<u>-\$26,986</u>
Annual Net Rental Income.....	\$130,927
Cap Rate .....	10%
Sales Price .....	\$1,305,000
Avg Price Per Home .....	\$72,500

This information in this report has been obtained from sources believed reliable. While we do not doubt its accuracy, we 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.



**9315 Melanie Dr, St. Louis, MO 63137**

<b>Subdivision:</b>	Belle Crest 3	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Bellefont Nghbr	<b>Square Feet:</b>	999
<b>Taxes:</b>	\$2,120	<b>Year Built:</b>	1954

**Photo Link:** <https://my.360tourlink.com/4b4fc735-9df0-4b7e-a51a-fab46a4b36fa>

**Notes:** Smaller neighborhood. This home has hardwood floors and a new garage door. Bathroom was recently updated and has new flooring. In 4/20 the A/C condenser was replaced. On 5/18/21, installed new 100 Amp O/H meter base, panel and mast. Also installed 1 circuit/outlet for fridge. There is a bonus sleeping area/room in the basement.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	4/11/2024
If occupied, monthly rent .....	\$1,200	Lease End.....	3/31/2025
Subsidized? .....	N	Days Past Due .....	0

**Nearby Listings:**

<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>Price</u>	<u>Bed</u>	<u>Bth</u>	<u>Sq Ft</u>
Active	05/22/2024	9347 Melanie Dr	\$110,000	3	1	999





**9953 Delhi Dr, St. Louis, MO 63137**

<b>Subdivision:</b>	Bissell Hills 5	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Bellefont Nghbr	<b>Square Feet:</b>	975
<b>Taxes:</b>	\$1,627	<b>Year Built:</b>	1952

**Notes:** Long-term tenant. Husband and wife are both on the lease but they have separated. Husband is no longer living there.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	4/18/2014
If occupied, monthly rent .....	\$975	Lease End.....	3/31/2025
Subsidized? .....	N	Days Past Due.....	25

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Active	05/06/2024	9947 Delhi Dr	\$149,900	3	1	975
Pending	06/26/2024	9835 Delhi Dr	\$94,900	2	1	1,042
Sold	08/28/2023	9845 Delhi Dr	\$92,000	2	1	850
Sold	03/18/2024	9921 Delhi Dr	\$133,400	4	1	925



**6701 Bitterroot Ln, St. Louis, MO 63134**

<b>Subdivision:</b>	Frostwood 7	<b>Beds / Baths:</b>	3/1.5
<b>Municipality:</b>	Berkeley	<b>Square Feet:</b>	1,288
<b>Taxes:</b>	\$1,295	<b>Year Built:</b>	1954

**Notes:** New kitchen remodel and new flooring throughout the home in 2017.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	4/1/2020
If occupied, monthly rent .....	\$1,110	Lease End.....	3/31/2025
Subsidized? .....	Y	Days Past Due.....	0

**Nearby Listings:**

<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>Price</u>	<u>Bed</u>	<u>Bth</u>	<u>Sq Ft</u>
Sold	08/18/2023	6631 Bitterroot Lane	\$121,000	3	2	1,288
Sold	09/05/2023	6627 Bitterroot Lane	\$133,000	3	2	1,288



**8349 Pepperidge Dr, St. Louis, MO 63134**

<b>Subdivision:</b>	Frostwood 7	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Berkeley	<b>Square Feet:</b>	1,120
<b>Taxes:</b>	\$1,174	<b>Year Built:</b>	1955

**Notes:** Cute on the inside with hardwood floors and a vaulted ceiling. A little dirty on the inside and tenant is not the best housekeeper. About every 6 months she pays the bulk of her \$90/monthly fee. Subsidized through Shelter Plus. Replaced kitchen drain stack in 9/18. New water heater in 7/21. Installed new 100 amp meter base, panel and mast in 9/22.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	2/1/2016
If occupied, monthly rent .....	\$1,384	Lease End.....	1/31/2025
Subsidized? .....	Y	Days Past Due .....	0

**Nearby Listings:**

<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>Price</u>	<u>Bed</u>	<u>Bth</u>	<u>Sq Ft</u>
Sold	07/14/2023	8332 Pepperidge Dr	\$90,000	3	2	1,659
Sold	03/13/2024	6661 Pepperidge Dr	\$105,000	3	2	1,288





**909 Robert Ave, St. Louis, MO 63135**

<b>Subdivision:</b>	Ferguson Home Site	<b>Beds / Baths:</b>	2/1
<b>Municipality:</b>	Ferguson	<b>Square Feet:</b>	904
<b>Taxes:</b>	\$964	<b>Year Built:</b>	1952

**Notes:** 2017 all new flooring. 2020 replaced water heater and all plumbing supply lines; replaced electric service upgrade to 100A. New roof and condenser in 2022. New furnace in 2024. This property has the water heater located in the garage.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	3/13/2024
If occupied, monthly rent .....	\$1,210	Lease End.....	2/28/2025
Subsidized? .....	Y	Days Past Due.....	0

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	10/26/2023	717 Robert Ave	\$59,000	2	1	816
Sold	04/11/2024	809 Robert Ave	\$111,000	2	1	1,000
Sold	06/26/2024	717 Robert Ave	\$115,000	2	1	816







**180 Reasor Dr, St. Louis, MO 63135**

<b>Subdivision:</b>	Burke City	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Hazelwood	<b>Square Feet:</b>	864
<b>Taxes:</b>	\$976	<b>Year Built:</b>	1962

**Notes:** New water heater in 5/20. New kitchen cabinets, flooring, and plumbing stack in 4/21. This tenant has had a problem with roaches. This property may need a new HVAC.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	6/7/2021
If occupied, monthly rent .....	\$1,150	Lease End.....	6/30/2025
Subsidized? .....	N	Days Past Due .....	30

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	02/23/2024	243 Reasor Dr	\$70,000	3	3 (1 2)	864
Sold	12/20/2023	304 Reasor Dr	\$95,000	4	1	925
Sold	03/25/2024	133 Reasor Dr	\$100,000	3	1	816



**2633 Hord Ave, St. Louis, MO 63136**

<b>Subdivision:</b>	Jenn Oak Park	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Jennings	<b>Square Feet:</b>	884
<b>Taxes:</b>	\$1,069	<b>Year Built:</b>	1936

**Notes:** Cute home with hardwood floors. It has an occupancy permit for 4 people. St. Louis County considers it a 3 bedroom, Jennings considers it a 2 bedroom due to the size of the 3rd bedroom. Tenant wasn't paying her \$90 maintenance fee so Sec 8 rolled it into the rent and beginning Oct. 1, rent will be \$1325 without any tenant contribution needed. New furnace, condenser, and evaporator in 5/2019. Hardwood floors refinished in 5/19 refinish.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	10/1/2022
If occupied, monthly rent .....	\$1,325	Lease End.....	9/30/2023
Subsidized? .....	Y	Days Past Due.....	90+

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	12/12/2023	2555 Hord Ave	\$21,500	3	1.5	1,378
Sold	12/21/2023	2434 Hord Ave	\$75,000	2	1	1,091



**7782 Ellington Dr, St. Louis, MO 63121**

<b>Subdivision:</b>	Norwood Manor 2	<b>Beds / Baths:</b>	4/1
<b>Municipality:</b>	Normandy	<b>Square Feet:</b>	1,032
<b>Taxes:</b>	\$1,000	<b>Year Built:</b>	1955

**Photo Link:** <https://my.360tourlink.com/64c02f1b-db9a-4e94-bfc1-7fe31b794f92>

**Notes:** New water heater in 2017.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	6/14/2024
If occupied, monthly rent .....	\$1,400	Lease End.....	6/30/2025
Subsidized? .....	N	Days Past Due.....	0

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Active	06/24/2024	7711 Ellington Dr	\$119,900	3	1.5	864
Sold	04/26/2024	7826 Ellington Dr	\$167,000	4	2	864
Sold	10/05/2023	7760 Ellington Dr	\$64,000	3	1	864





**10056 Northgate Dr, St. Louis, MO 63137**

<b>Subdivision:</b>	Riverview Gardens	<b>Beds / Baths:</b>	4/1.5
<b>Municipality:</b>	Riverview	<b>Square Feet:</b>	1,020
<b>Taxes:</b>	\$1,940	<b>Year Built:</b>	1990

**Photo Link:** <https://my.360tourlink.com/baa28e7d-1a7a-4a1e-b9f3-72631c7f5712>

**Notes:** New condenser, A coil, and deck in 10/18. New water heater in 4/18. There was a kitchen remodel in 2017. New LVT floors and paint in 2024. New windows getting installed and damaged kitchen cabinets getting replaced prior to close. This property has been very easy to rent.

**Tenant Info**

Occupied or Vacant? .....	Vacant	Lease Start.....	n/a
If occupied, monthly rent .....	\$1,450	Lease End.....	n/a
Subsidized? .....	n/a	Days Past Due .....	n/a

There have not been any 4 bedroom or split level homes sales nearby in the last year.  
 Redfin values this home at \$102,734  
 Zillow values this home @ \$84,500









**1132 Redman Blvd, St. Louis, MO 63138**

<b>Subdivision:</b>	Northdale	<b>Beds / Baths:</b>	4/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	1,080
<b>Taxes:</b>	\$1,346	<b>Year Built:</b>	1953

**Notes:** New electric service in 2024. Bathroom updated in 2018 including new sub floor. This family is rather rough on the property.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	2/1/2018
If occupied, monthly rent .....	\$1,195	Lease End.....	1/31/2025
Subsidized? .....	Y	Days Past Due.....	0

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Pending	05/04/2024	1218 Cove Lane	\$125,000	4	2	864
Pending	07/06/2024	1163 Reale Ave	\$135,000	4	1	1,064
Sold	06/13/2024	11974 Bridgevale	\$85,000	4	1	1,047
Sold	07/17/2023	1209 Cove Lane	\$107,500	4	1	1,176



**1135 Laredo Ave, St. Louis, MO 63138**

<b>Subdivision:</b>	Northdale	<b>Beds / Baths:</b>	2/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	864
<b>Taxes:</b>	\$1,263	<b>Year Built:</b>	1951

**Notes:** New HVAC in 2023. Tenant is behind on rent but she is on a repayment agreement. Owner already has a rent and possession against her so filing an eviction isn't necessary.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	9/1/2019
If occupied, monthly rent .....	\$940	Lease End.....	5/30/2025
Subsidized? .....	N	Days Past Due .....	60

**Nearby Listings:**

<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>Price</u>	<u>Bed</u>	<u>Bth</u>	<u>Sq Ft</u>
Sold	05/28/2024	1142 Laredo Ave	\$84,000	2	1	864
Sold	05/17/2024	1128 Laredo Ave	\$84,000	2	1	1010



**11934 Criterion Ave, St. Louis, MO 63138**

<b>Subdivision:</b>	Northdale	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	980
<b>Taxes:</b>	\$1,475	<b>Year Built:</b>	1955

**Photo Link:** <https://my.360tourlink.com/da149b68-e8b8-4e80-88d4-1a80b2ec92bd>

**Notes:** New 100 amp service and new kitchen remodel in 3/18. Replaced 20 feet cast iron under basement floor and one stack replaced and one floor drain and one pressure reducing valve in 2024. New furnace and AC to be installed prior to closing. Basement walls and ceiling painted 7/24.

**Tenant Info**

Occupied or Vacant? .....	Vacant	Lease Start.....	n/a
Estimated monthly rent.....	\$1,380	Lease End.....	n/a
Subsidized? .....	N	Days Past Due.....	n/a

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	06/03/2024	11722 Criterion Ave	\$120,000	3	1.5	1,015
Sold	05/17/2024	11884 Criterion Ave	\$120,000	3	1.5	864
Sold	09/20/2023	11555 Criterion Ave	\$128,000	3	2	1,036





**8713 Link Ave, St. Louis, MO 63121**

<b>Subdivision:</b>	Carsonville Add	<b>Beds / Baths:</b>	7/2
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	2,516
<b>Taxes:</b>	\$2,203	<b>Year Built:</b>	1925

**Notes:** New water heater in 2023. This property has 3 bedrooms on the main level and 4 bedrooms upstairs. Originally it was only 1 bathroom. Owner added a 2nd bathroom as part of a utility room which looks a little weird but was fully permitted. This has carpeting inside which is likely in rough shape. Tenants have not been the best at housekeeping. Tenant has been known to get behind on rent and then use assistance to get caught up.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	11/1/2019
If occupied, monthly rent .....	\$1,250	Lease End.....	MTM
Subsidized? .....	N	Days Past Due.....	60

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	11/28/2023	8987 Ramona Ave	\$80,000	6	2	2,654
Sold	10/05/2023	7745 Circle Dr.	\$100,000	5	3	2,691

There were no comparable sales in St. Louis unincorporated within the last year that had 5+ bedrooms.



**9101 Loganberry Ln, St. Louis, MO 63121**

<b>Subdivision:</b>	Berry Meadows 4	<b>Beds / Baths:</b>	3/2
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	864
<b>Taxes:</b>	\$1,283	<b>Year Built:</b>	1959

**Notes:** Had a sewer backup that MSD took responsibility for. MSD remediated, cut out affected drywall in basement, and replaced. New furnace in 2022. New water heater in 2021. Installed new service mast through the roof and installed new meter base and grounding in 2015.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	7/19/2022
If occupied, monthly rent .....	\$1,340	Lease End.....	6/30/2025
Subsidized? .....	Y	Days Past Due.....	0

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Active	06/14/2024	3942 Shirley Dr	\$50,500	2	2	720
Active	05/15/2024	3950 Shirley Dr	\$71,900	2	1	1,184

There were no sales on Loganberry Ln within the last year that were also in St. Louis Unincorporated. Additionally, there were no 3 bedroom sales within .5 miles that were also in St. Louis Unincorporated.





**9748 Vickie Pl, St. Louis, MO 63136**

<b>Subdivision:</b>	Oakborough 7	<b>Beds / Baths:</b>	2/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	1,032
<b>Taxes:</b>	\$1,264	<b>Year Built:</b>	1955

**Notes:** All new flooring in 2017. Replaced water heater and all plumbing supply lines; replaced electric service, upgrade to 100A in 2020. New furnace in 2024. This home could easily be converted to a three bedroom by adding a doorway to the bonus room.

**Tenant Info**

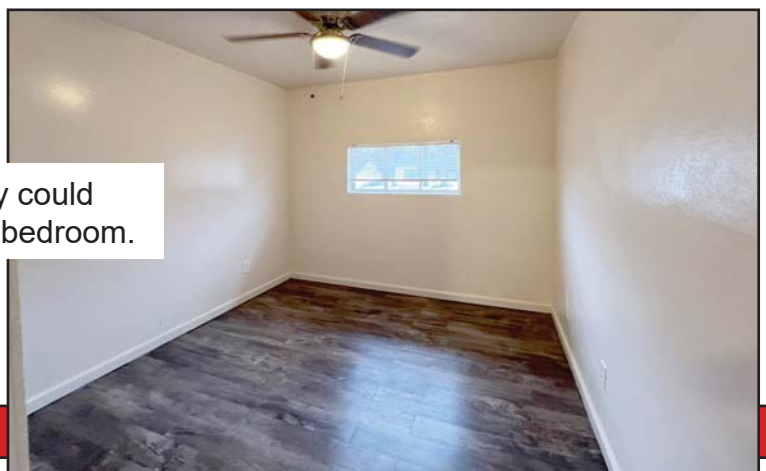
Occupied or Vacant? .....	Occupied	Lease Start.....	4/1/2024
If occupied, monthly rent .....	\$1,210	Lease End.....	3/31/2025
Subsidized? .....	N	Days Past Due.....	30

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Active	05/11/2024	9871 Vickie Place	\$119,900	3	1	1,001
Pending	07/01/2024	9756 Vickie Place	\$110,000	3	1	1,072
Sold	01/25/2024	9721 Vickie Place	\$98,000	3	1	1,056
Sold	06/17/2024	9867 Vickie Place	\$59,000	2	1	792
Sold	09/04/2023	9859 Vickie Place	\$57,200	2	1	792



← Adding a doorway could convert this to a 3rd bedroom.





**9754 Lorna Ln, St. Louis, MO 63136**

<b>Subdivision:</b>	Oakborough 4 Amd	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	1,416
<b>Taxes:</b>	\$1,794	<b>Year Built:</b>	1952

**Notes:** Replace the A Coil and condenser for \$1540 in 5/18. New electric service, new kitchen cabinets, and new water heater in 2022.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	7/15/2022
If occupied, monthly rent .....	\$1,340	Lease End.....	6/30/2025
Subsidized? .....	Y	Days Past Due.....	30

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	03/04/2024	9847 Lorna Lane	\$82,100	3	1	1,032
Sold	06/07/2024	9863 Lorna Lane	\$105,000	3	1	1,032
Sold	07/20/2023	9815 Lorna Lane	\$120,000	3	1	1,032



**9757 Lorna Ln, St. Louis, MO 63136**

<b>Subdivision:</b>	Oakborough 4 Amd	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	1,032
<b>Taxes:</b>	\$1,256	<b>Year Built:</b>	1952

**Photo Link:** <https://my.360tourlink.com/babcdf24-2a92-48e8-b465-eff5b501aa05>

**Notes:** New electric meter and service cable in 4/19. New service panel in 10/21. Replaced riser and weather head on 100 amp 120/240volt service due to storm in 8/23. New kitchen cabinets in 2022. New LVT flooring in 2024.

**Tenant Info**

Occupied or Vacant? .....	Occupied	Lease Start.....	5/1/24
If occupied, monthly rent .....	\$1250	Lease End.....	4/30/24
Subsidized? .....	N	Days Past Due.....	0

**Nearby Listings:**

Status	Date	Address	Price	Bed	Bth	Sq Ft
Sold	03/04/2024	9847 Lorna Lane	\$82,100	3	1	1,032
Sold	06/07/2024	9863 Lorna Lane	\$105,000	3	1	1,032
Sold	07/20/2023	9815 Lorna Lane	\$120,000	3	1	1,032

