



For Sale: A package of two single-family homes located in Bellefontaine Neighbors which is in the north county area of St. Louis, MO.

Package price of \$185,000.



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Affordable Package of Two Homes

This package of two single-family homes is located in Bellefontaine Neighbors in St. Louis County, MO. The properties are conveniently located within one minute of each other (0.3 miles) which will save time when managing the properties.

These brick homes - each with a one car garage - would be a nice starter package for a new investor or an easy addition to a portfolio.

9264 Bellefontaine Rd has 3 beds and 1 bath. Price: \$99,000
9350 Melanie Dr has 3 beds and 2 full baths. Price: \$86,000

The homes are being sold as a package with a total price of \$185,000.

Both properties are vacant allowing you to place new tenants and take advantage of the rising rents in the area.

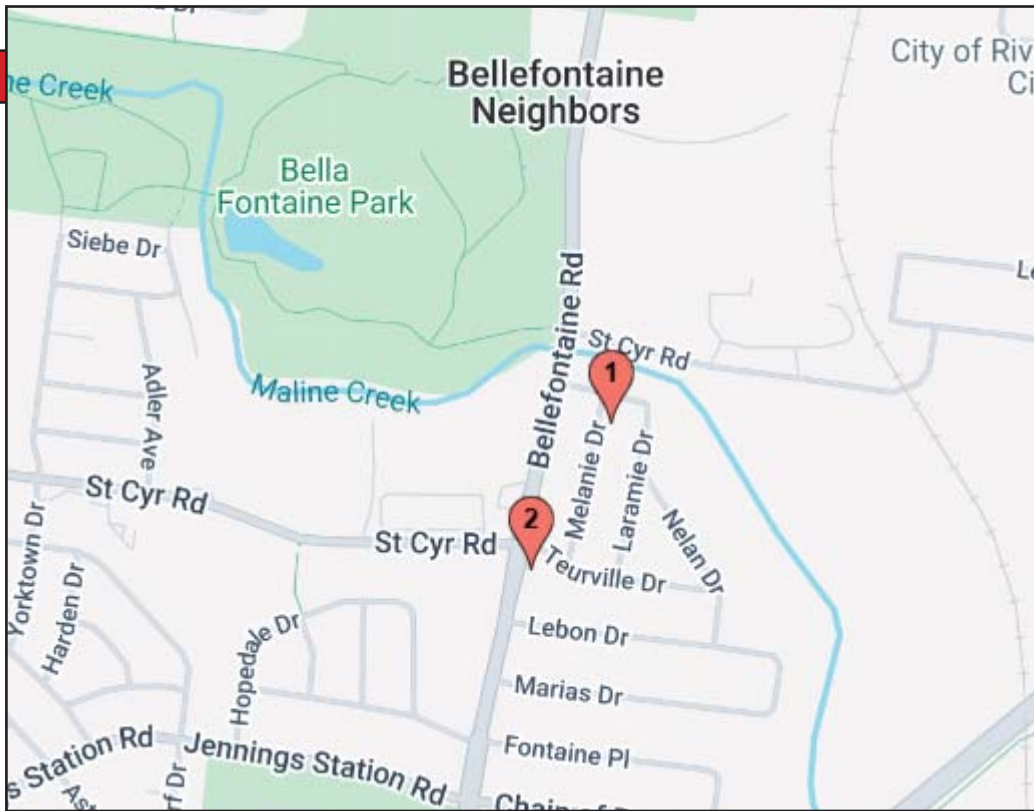
Sec 8 has released their 2025 payment guidelines which you can view for St. Louis County at: <https://www.huduser.gov/portal/datasets/fmr.html#year2025> Below is a proforma estimate using Sec 8's 2025 rent projection to give you an idea of the cashflow potential.

Sec. 8's rent estimate for a 3 bedroom home in this area is \$1540/month.

Proforma Estimates

Based on Two Properties

Monthly Rent (\$1540 per property).....	\$3,080
Annual Gross Rent Est.....	\$36,960
2023 Annual Taxes (\$2188 x 2)	-\$4,376
Annual Insurance Est (\$775 x 2)	-\$1,550
Annual Maintenance Est 10%	-\$3,696
Annual Sewer/Trash/Water \$65 x 12 x 2	-\$1,560
Vacancy 5%.....	-\$1,848
Property Management 10%.....	-\$3,696
Estimated Annual Net Rental Income.....	\$20,234
Sales Price	\$185,000
Rate of return.....	10.94%



Property Conditions

The sellers live out of town and have limited knowledge regarding the history of the properties or dates of the systems/roofs. The property at 9350 Melanie has had some water damage and there are signs of potential mold in the basement. You are welcome to tour both properties but will need to sign a Hold Harmless Agreement prior to viewing 9350 Melanie. (For the release, please go to: <https://www.terrerteam.com/wp-content/uploads/Hold-Harmless.pdf>.)

Both properties will need some work and have been priced accordingly. Neither of the properties are on septic systems or are in rent-restricted municipalities.

Sellers are only interested in selling to an end-buyer (no wholesalers) so the proof of funds will need to match the buyer's name on the sales contract, and the assignment paragraph of the contract will be deleted.

Please contact Malinda Terreri at (314) 488-0494 with any questions and thank you for your time and interest.

Nearby Sales

Status	Date	Address	Price	Beds / Baths	Sq Ft
Sold	10/23/2024	9347 Melanie Dr	\$106,000	3/1	999
Sold	07/25/2024	9317 Laramie Dr	\$130,000	3/1	1,118
Sold	11/13/2024	9348 Laramie Dr	\$85,000	3/1	990
Sold	01/17/2024	9317 Laramie Dr	\$85,000	3/1	1,118



9264 Bellefontaine Rd, St Louis, MO 63137

Subdivision:	Belle Crest 3	Beds / Baths:	3/1
Municipality:	Bellefont Nghbr	Square Feet:	988
Taxes:	\$2188	Year Built:	1954

To view a 360 Degree Tour, please click to visit:

<https://my.360tourlink.com/9f92b81f-d63c-49c9-9f8b-ea8752808043>



**Terrori
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Bedroom 1



Bedroom 2



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Bedroom 3



Bonus room in Basement



Finished rec room in lower level





9350 Melanie Dr, St Louis, MO 63137

Subdivision:	Belle Crest 3	Beds / Baths:	3/2
Municipality:	Bellefont Nghbr	Square Feet:	988
Taxes:	\$2188	Year Built:	1950

To view a 360 Degree Tour, please click to visit:
<https://my.360tourlink.com/e92bfcbc-2199-4105-8441-e8ea2abe4264>





Terreri
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Bedroom 1



Bedroom 2



Bedroom 3 - Some warped floor areas from water damage.

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Finished rec room in lower level