



A Package of 2  
Single Family  
Homes in  
North County /  
St. Louis, MO.  
Priced at  
\$169,000.



Do not walk the properties or disturb the tenants.  
Tenants are not aware of the sale.  
Any attempts to access the properties or disturb  
the occupants will be considered trespassing.

**Terrer**  
**team**  
-REALTY<sup>LLC</sup>-

Malinda Terreri  
Broker, Realtor  
(314) 488-0494  
Malinda@TerrerTeam.com





**2032 Wedgewood Dr, St. Louis, MO 63136**

Subdivision: Sunnydale Add Municipality: Jennings

<b>Beds/Baths:</b>	3 / 1	<b>Total Rent:</b>	\$1027
<b>Square feet:</b>	987	<b>Lease Type:</b>	Sec 8 (Pays \$950)
<b>Basement:</b>	Full	<b>Taxes:</b>	\$868
<b>Parking:</b>	Off-Street	<b>Year built:</b>	1942

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.0 mi	07/15/2022	2023 Wedgewood Dr	\$89,000	2	1	834
0.1 mi	02/28/2022	2036 Coleridge Dr	\$115,000	3	2	937
0.0 mi	01/27/2022	2064 Wedgewood	\$70,000	2	1	834



Avg	Median	25th Percentile	75th Percentile
\$1055	\$1230	\$958	\$1263



## 9807 Lorna Ln, St. Louis, MO 63136

Subdivision: Oakborough 3 Municipality: Unincorporated

<b>Beds/Baths:</b>	2/1 (Pos 3 bed)	<b>Rent:</b>	Vacant
<b>Square feet:</b>	1032	<b>Lease Type:</b>	Vacant
<b>Basement:</b>	Slab	<b>Taxes:</b>	\$112
<b>Parking:</b>	Carport	<b>Year built:</b>	1955

### Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.1 mi	06/30/2022	9855 Lorna Lane	\$115,000	3	1	1,032
0.2 mi	05/12/2022	9871 Lorna Lane	\$72,000	3	1	1,058
0.2 mi	07/29/2022	9871 Lorna Lane	\$120,000	3	1	1,058

There is a finished bonus room off of the living room that might be able to be converted to a third bedroom. Rents from Rentometer are for a 3 bedroom property.

**rentometer**

Avg	Median	25th Percentile	75th Percentile
\$1105	\$1163	\$954	\$1257



The door on the left goes to the bonus room which could be converted to a 3rd bedroom.



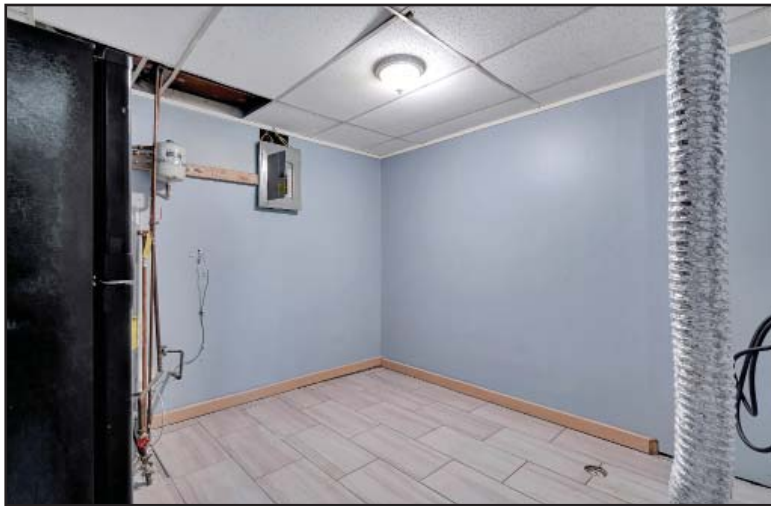
Bonus room off of the living room which might be able to be converted to a 3rd bedroom.



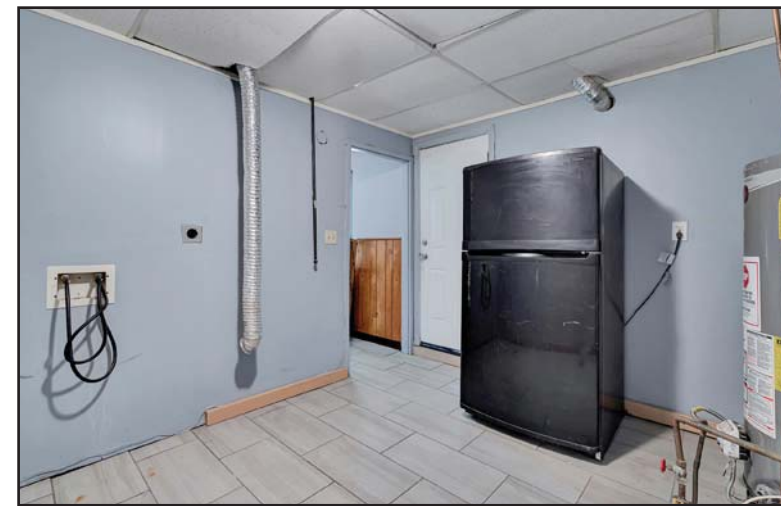
Eat-in kitchen



Kitchen



Laundry room off of the kitchen





First Bedroom



First Bedroom



Second bedroom



Second bedroom



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.