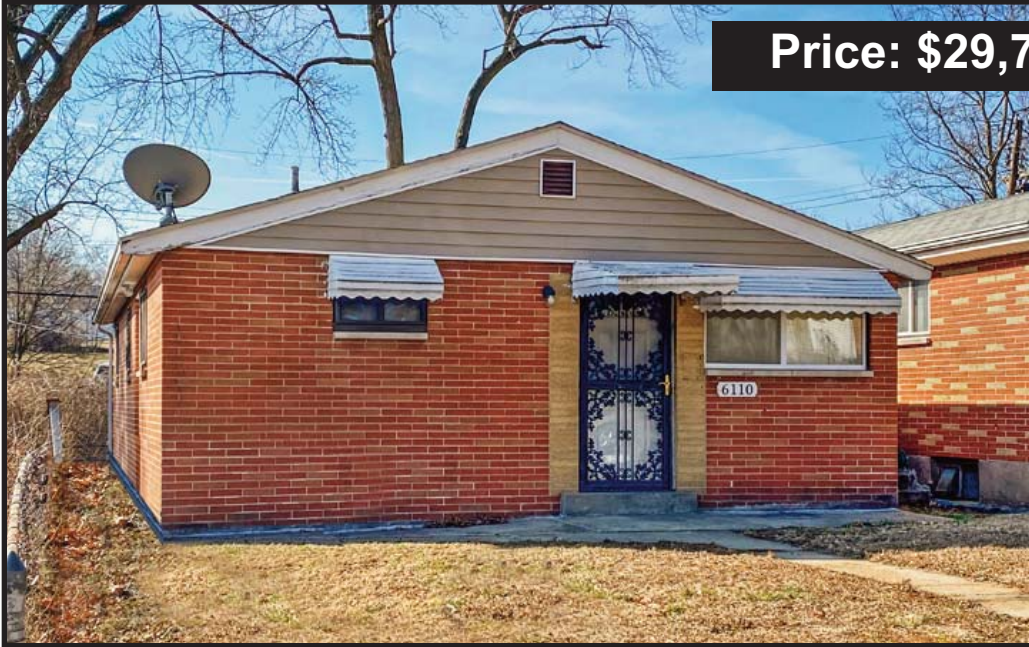


# 2 Single Family Homes Investment Package

Price: \$29,750



Expand your portfolio with these two affordable, North County homes. Both properties are rented with a 16.58% CAP rate!



Price: \$35,000

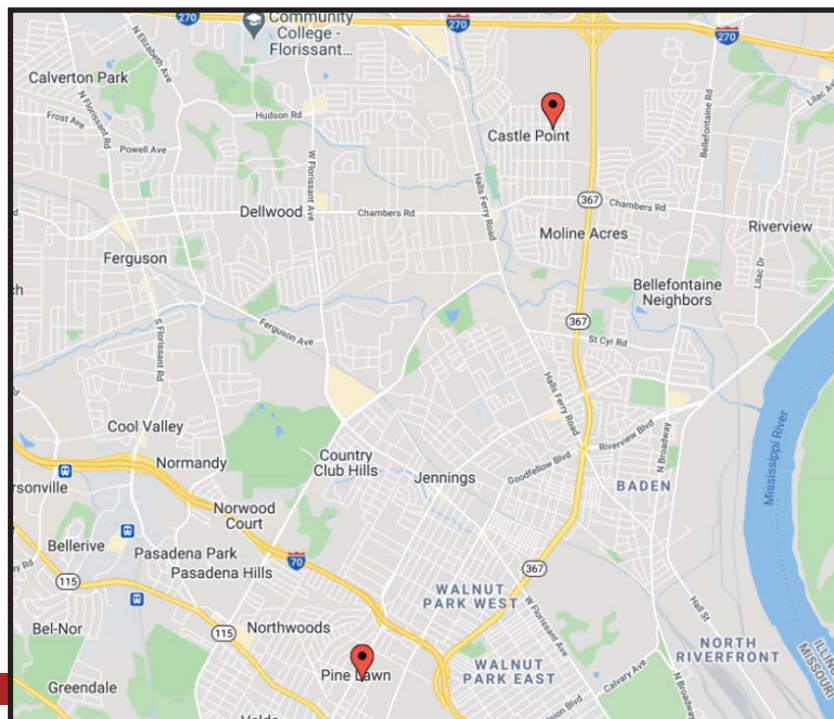
**Terreri**  
**team**  
WORTH CLARK  
REALTY

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

# Pro-Forma

Sales Price (\$29,750 and \$35,000)	\$64,750
Annual Gross Rent	\$18,600
Annual Taxes	\$1508
Annual Insurance (Est)	\$540
Annual Maintenance (10% Est)	\$1860
Annual Sewer (Est)	\$1296
Pine Lawn Trash (Est)	\$240
Vacancy 5%	\$930
Property Management 8%	\$1488
Annual Net Rental Income	\$10,738
Cap Rate	16.58%

If you are looking for additional properties for your rental portfolio, these low-priced rentals might be the perfect addition. Both properties are fully rented and are professionally managed by **BBW Homes, LLC** (314) 994-7333 for easy, turnkey management.







**Address:** 6110 Otto Ave, St Louis, MO 63120

Rent:	\$785	Bedrooms:	3
Lease Ends:	7/31/21	Baths:	1
2020 Taxes:	\$631	Square feet:	864
Municipality:	Pine Lawn	Year built:	1957
Neighborhood:	Homesites 2nd	Basement:	Full
Price:	\$29,750	Cooling:	Central

The tax records show this as a 2 bedroom. Property manager has it as a 3 bedroom.



**Address:** 10329 Royal Dr, St Louis, MO 63136

Rent:	\$765	Bedrooms:	3
Lease Ends:	9/30/21	Baths:	1
2020 Taxes:	\$877	Square feet:	945
Municipality:	St. Louis Unicorp	Year built:	1967
Neighborhood:	Castle Point	Basement:	Full
Price:	\$35,000	Cooling:	Central



This information 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 property to determine to your satisfaction the suitability of the property for your needs.