



Package of 20 single family homes,  
located mainly in Florissant, MO.

Average rents of \$1181/mo (below market).

Offered at \$2,400,000 which is an  
average of \$120,000 per door.

Do not disturb tenants.  
They are not aware of the sale.



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	<b>Address</b>	<b>Zip Code</b>	<b>Subdivision</b>	<b>Municipality</b>
1.	940 5th Plz	63031	North Pointe 2	Florissant
2.	835 Lexington Park	63031	Central Park West	Florissant
3.	42 Radford Dr	63031	Bobbinray 3	Florissant
4.	2 Norine Ct	63031	Norine Court	Florissant
5.	120 Alberto Ln	63031	Florisota	Florissant
6.	1028 Torero Ln	63031	Flamingo Park 17	Florissant
7.	90 Eldorado Dr	63031	Florisota 2	Florissant
8.	1240 Del Rey Dr	63031	Francisca	Florissant
9.	1445 Mullanphy Rd	63031	Mullanphy Gardens	Florissant
10.	1120 Estes Dr	63031	Brinwood Sub	Florissant
11.	1080 Boulder Dr	63031	Brinwood Sub	Florissant
12.	1129 Aspen Dr	63031	Brinwood	Florissant
13.	1105 Bellarmine Ln	63031	De Smet 4	Florissant
14.	845 Campion Ln	63031	De Smet 4	Florissant
15.	818 Holiday Ave	63042	Lynn Haven 3	Hazelwood
16.	1965 Yaqui Dr	63031	Tahoe 5	Florissant
17.	6710 Village Sqe Dr	63042	Whitecliffe Park 2	Hazelwood
18.	710 Cherryvale Dr	63042	Whitecliffe Park 2	Hazelwood
19.	2120 David Dr	63031	Dawn Meadows	Florissant
20.	1055 Keeven Ln	63031	Florland 4	Florissant

# Portfolio Background

- Off-market package of 20 single family homes that are priced at \$2,400,000, which is an average of \$120,000 per door.
- Average comps per door are \$132,760,
- The price range of these neighborhoods is \$119,000 - \$151,675 so in addition to monthly income there is an opportunity for appreciation at a rate not common in other St. Louis County rental markets.
- Total gross rents are \$23,615/month which is an average of \$1181/month per property. That is below market area rents which average of \$1306/month with a 75th % at \$1483/month.
- Half of the leases are Section 8 which means even though they have longer term tenants, the properties are be inspected annually.
- All of the properties are three bedrooms. None are in a flood zone or on septic.
- There is currently one vacancy.
- In the following property profiles, the owner has ranked each property on a scale from 1 to 10, with “1” meaning a property might need \$10,000+ in rehab and “10” meaning a property is rent ready for a new tenant.

Annual Rent (\$1180.79/mo avg)	\$283,389
Annual Taxes (\$1882.85 avg per property)	-\$37,657
Annual Insurance (Estimate @ \$700/ea)	-\$14,000
Annual Maintenance (10% Est)	-\$28,338
Annual Sewer (Estimate \$54/mo)	-\$12,960
Property Management (8%)	-\$22,671
Vacancy (5%)	-\$14,169
Annualized Net Rental Income	\$153,594

CAP Rate 6.40%

List Price \$2,400,000  
Price per door \$120,000





**940 5th Plz, Florissant, MO 63031**

**Realtor.com Value: \$145,200**

**Municipality: Florissant Subdivision: North Pointe 2**

**Rent: \$1,250**

<b>Beds:</b> 3	<b>Parking:</b> Carport	<b>Lease Type:</b> New market
<b>Baths:</b> 1.5	<b>Square feet:</b> 1,078	tenant 4/1/22
<b>Basement:</b> Full	<b>Year built:</b> 1963	<b>Tenant rented:</b> 0 years
<b>Taxes:</b> \$2,142	<b>Owner Rating:</b> 8	<b>Renewal Date:</b> 3/31/2023

### Nearby Sales:

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.0 mi	12/22/2021	960 5th Plaza	\$158,000	3	1.5	1,078
0.1 mi	3/3/2022	1075 Central Pkwy	\$155,000	3	1.5	1,022
0.2 mi	2/17/2022	2325 N Pointe Lane	\$173,000	3	2.5	1,120



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,261 <small>est.</small>	\$1,295	\$1,120	\$1,402



**835 Lexington Park, Florissant, MO 63031**

**Realtor.com Value: \$117,400**

**Municipality: Florissant Subdivision: Central Park West Rent: \$1,250**

<b>Beds:</b> 3	<b>Parking:</b>	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1	<b>Square feet:</b> 900	<b>Tenant rented:</b> 5 years
<b>Basement:</b> Slab	<b>Year built:</b> 1961	<b>Renewal Date:</b> 1/1/2023
<b>Taxes:</b> \$1,406	<b>Owner Rating:</b> 5	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	12/21/2021	950 Lexington Park	\$115,000	3	1.5	1,089
0.1 mi	3/3/2022	1075 Central Pkwy	\$155,000	3	1.5	1,022
0.2 mi	2/17/2022	2325 N Pointe Lane	\$173,000	3	2.5	1,120



<b>AVERAGE</b> \$1,309 <small>±6%</small>	<b>MEDIAN</b> \$1,360	<b>25<sup>TH</sup>%</b> \$1,165	<b>75<sup>TH</sup>%</b> \$1,453
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**42 Radford Dr, Florissant, MO 63031**

**Realtor.com Value: \$149,000**

**Municipality: Florissant Subdivision: Bobbinray 3**

**Rent: \$1,350**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Section 8
<b>Baths:</b> 2	<b>Square feet:</b> 1,152	<b>Tenant rented:</b> 3 years
<b>Basement:</b> Full	<b>Year built:</b> 1962	<b>Renewal Date:</b> 5/1/2022
<b>Taxes:</b> \$2,155	<b>Owner Rating:</b> 7	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	8/3/2021	50 Radford Dr	\$150,000	3	2	1,128
Pending						
0.1 mi	3/8/2022	30 Radford Dr	\$155,000	3	2	1,146



<b>AVERAGE</b>	<b>MEDIAN</b>	<b>25<sup>TH</sup>%</b>	<b>75<sup>TH</sup>%</b>
\$1,220 <small>±13%</small>	\$1,130	\$949	\$1,492



**2 Norine Ct, Florissant, MO 63031**

**Realtor.com Value: \$119,100**

**Municipality: Florissant    Subdivision: Norine Court**

**Rent: \$0**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Vacant
<b>Baths:</b> 1	<b>Square feet:</b> 988	<b>Tenant rented:</b> 0 years
<b>Basement:</b> Full	<b>Year built:</b> 1955	<b>Renewal Date:</b>
<b>Taxes:</b> \$1,812	<b>Owner Rating:</b>	

### Nearby Sales:

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	10/8/2021	1425 Bobbinray Ave	\$122,501	3	2	1,157
0.2 mi	12/29/2021	931 Loekes Dr	\$140,000	3	1	1,180
0.2 mi	10/6/2021	215 Florisota Dr	\$150,000	5	2.5	960



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,173 <small>±11%</small>	\$1,173	\$1,051	\$1,295





**120 Alberto Ln, Florissant, MO 63031**

**Realtor.com Value: \$138,500**

**Municipality: Florissant Subdivision: Florisota**

**Rent: \$1,150**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Market
<b>Baths:</b> 1.5	<b>Square feet:</b> 960	<b>Tenant rented:</b> 7 years
<b>Basement:</b> Full	<b>Year built:</b> 1955	<b>Renewal Date:</b> MTM
<b>Taxes:</b> \$1,984	<b>Owner Rating:</b> 2	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	12/29/2021	931 Loekes Dr	\$140,000	3	1	1,180
0.1 mi	10/6/2021	215 Florisota Dr	\$150,000	5	2.5	960
0.2 mi	10/8/2021	65 Eldorado Dr	\$160,000	3	1	988
0.1 mi	12/17/2021	250 Monterey Dr	\$168,000	3	1.5	1,340
0.2 mi	10/29/2021	36 San Mateo Dr	\$168,500	3	2	1,014



<b>AVERAGE</b> \$1,450 $\pm 10\%$	<b>MEDIAN</b> \$1,450	<b>25<sup>TH</sup>%</b> \$1,307	<b>75<sup>TH</sup>%</b> \$1,594
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**1028 Torero Ln, Florissant, MO 63031**

**Realtor.com Value: \$142,700**

**Municipality: Florissant Subdivision: Flamingo Park 17 Rent: \$1,100**

<b>Beds:</b> 3	<b>Parking:</b> Carport	<b>Lease Type:</b> Market
<b>Baths:</b> 1	<b>Square feet:</b> 960	<b>Tenant rented:</b> 6 years
<b>Basement:</b> Full	<b>Year built:</b> 1970	<b>Renewal Date:</b> MTM
<b>Taxes:</b> \$2,046	<b>Owner Rating:</b> 2	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.0 mi	9/10/2021	1038 Torero Lane	\$142,750	3	1	960
0.2 mi	3/16/2022	685 Shackelford Rd	\$151,000	2	2	1,116
0.2 mi	10/28/2021	2180 David	\$152,000	3	2	1,242



<b>AVERAGE</b>	<b>MEDIAN</b>	<b>25<sup>TH</sup>%</b>	<b>75<sup>TH</sup>%</b>
\$1,510 $\pm 11\%$	\$1,510	\$1,353	\$1,668





**90 Eldorado Dr, Florissant, MO 63031**

**Realtor.com Value: \$140,000**

**Municipality: Florissant Subdivision: Florisota 2**

**Rent: \$1,175**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Market
<b>Baths:</b> 1.5	<b>Square feet:</b> 1,040	<b>Tenant rented:</b> 1 years
<b>Basement:</b> Full	<b>Year built:</b> 1955	<b>Renewal Date:</b> 5/1/2023
<b>Taxes:</b> \$2,062	<b>Owner Rating:</b> 8	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	9/2/2021	270 Eldorado Drive	\$134,000	3	2	912
0.0 mi	10/8/2021	65 Eldorado Dr	\$160,000	3	1	988
0.1 mi	9/13/2021	10 Eldorado Dr	\$175,000	3	2	1,040



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,265 <sub>±16%</sub>	\$1,475	\$924	\$1,605





**1240 Del Rey Dr, Florissant, MO 63031**

**Realtor.com Value: \$142,500**

**Municipality: Florissant    Subdivision: Francisca**

**Rent: \$1,100**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1	<b>Square feet:</b> 1,092	<b>Tenant rented:</b> 7 years
<b>Basement:</b> Full	<b>Year built:</b> 1957	<b>Renewal Date:</b> 12/1/2022
<b>Taxes:</b> \$2,029	<b>Owner Rating:</b> 7	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	8/5/2021	1350 Del Rey Dr	\$107,500	3	1	1,064
0.1 mi	8/27/2021	1300 Del Rey Dr	\$120,000	3	1.5	1,184
0.2 mi	5/18/2021	1405 Del Rey Dr	\$130,500	4	3.5	2,032
0.0 mi	8/20/2021	1270 Del Rey Dr	\$174,500	3	2	1,014
0.0 mi	3/18/2022	1245 Del Rey Dr	\$214,900	3	2.5	1,066



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,273 <small>±14%</small>	\$1,350	\$963	\$1,582





**1445 Mullanphy Rd, Florissant, MO 63031**

**Realtor.com Value: \$106,100**

**Municipality: Florissant Subdivision: Mullanphy Garden**

**Rent: \$950**

<b>Beds:</b> 3	<b>Parking:</b>	<b>Lease Type:</b> Market
<b>Baths:</b> 1	<b>Square feet:</b> 1,272	<b>Tenant rented:</b> 5 years
<b>Basement:</b> Slab	<b>Year built:</b> 1961	<b>Renewal Date:</b> MTM
<b>Taxes:</b> \$1,694	<b>Owner Rating:</b> 6	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	6/8/2021	1600 Mullanphy	\$120,000	3	1	1,775
0.1 mi	4/13/2021	1320 Mullanphy Rd	\$130,000	3	2	1,040



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,317 ±6%	\$1,312	\$1,167	\$1,467





**1120 Estes Dr, Florissant, MO 63031**

**Realtor.com Value: \$124,200**

**Municipality: Florissant Subdivision: Brinwood Sub 2nd**

**Rent: \$1,100**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Market
<b>Baths:</b> 1	<b>Square feet:</b> 912	<b>Tenant rented:</b> 8 years
<b>Basement:</b> Full	<b>Year built:</b> 1958	<b>Renewal Date:</b> MTM
<b>Taxes:</b> \$1,931	<b>Owner Rating:</b> 7	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	10/5/2021	1220 Estes Dr	\$149,900	3	2	912
0.1 mi	3/15/2022	38 Manor Dr	\$126,000	3	2	912
0.2 mi	3/2/2022	8 Mercury Dr	\$167,000	3	1	939
0.2 mi	2/28/2022	15 La Sierra	\$120,000	2	1	864
0.2 mi	1/26/2022	23 Hammes Dr	\$151,000	3	1.5	1,189



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,274 <small>±5%</small>	\$1,300	\$1,145	\$1,403



**1080 Boulder Dr, Florissant, MO 63031**

**Realtor.com Value: \$121,700**

**Municipality: Florissant    Subdivision: Brinwood Sub 4th**

**Rent: \$1,300**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1	<b>Square feet:</b> 912	<b>Tenant rented:</b> 1 month
<b>Basement:</b> Full	<b>Year built:</b> 1959	<b>Renewal Date:</b> 3/1/2023
<b>Taxes:</b> \$1,779	<b>Owner Rating:</b> 8	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	3/15/2022	38 Manor Dr	\$126,000	3	2	912
0.2 mi	2/8/2022	780 Babler Dr	\$130,000	3	1	962
0.2 mi	1/13/2022	840 Daniel Boone Dr	\$131,000	3	1	910
0.2 mi	3/2/2022	8 Mercury Dr	\$167,000	3	1	939
0.0 mi	9/10/2021	1125 Boulder Dr	\$104,000	3	1	912



<b>AVERAGE</b> \$1,274 ±5%	<b>MEDIAN</b> \$1,300	<b>25<sup>TH</sup>%</b> \$1,145	<b>75<sup>TH</sup>%</b> \$1,403
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**1129 Aspen Dr, Florissant, MO 63031**

**Realtor.com Value: \$123,100**

**Municipality: Florissant Subdivision: Brinwood**

**Rent: \$1,030**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1	<b>Square feet:</b> 967	<b>Tenant rented:</b> 5 years
<b>Basement:</b> Full	<b>Year built:</b> 1956	<b>Renewal Date:</b> 9/1/2022
<b>Taxes:</b> \$1,816	<b>Owner Rating:</b> 6	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	3/15/2022	38 Manor Dr	\$126,000	3	2	912
0.2 mi	12/20/2021	1150 Verlene	\$160,000	3	2.5	1,188
For Sale:						
0.1 mi	3/18/2022	1605 Aspen Dr	\$139,900	3	1	980



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,304 <small>±4%</small>	\$1,300	\$1,188	\$1,421



**1105 Bellarmine Ln, Florissant, MO 63031**

**Realtor.com Value: \$131,800**

**Municipality: Florissant Subdivision: De Smet 4**

**Rent: \$1,150**

<b>Beds:</b> 3	<b>Parking:</b>	<b>Lease Type:</b> Market
<b>Baths:</b> 1.5	<b>Square feet:</b> 960	<b>Tenant rented:</b> 2 years
<b>Basement:</b> Full	<b>Year built:</b> 1958	<b>Renewal Date:</b> MTM
<b>Taxes:</b> \$1,979	<b>Owner Rating:</b> 5	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	12/21/2021	1140 Keeven	\$128,500	3	1	888
0.1 mi	9/15/2021	1030 Bellarmine Lane	\$129,500	3	1.5	960
0.2 mi	10/29/2021	1130 Thompson Dr	\$135,000	3	2	985
0.2 mi	1/26/2022	100 Canisius	\$150,000	3	2.5	1,092
0.2 mi	2/18/2022	1056 Holly River	\$175,000	2	2	1,092



<b>AVERAGE</b>	<b>MEDIAN</b>	<b>25<sup>TH</sup>%</b>	<b>75<sup>TH</sup>%</b>
\$1,194 ±8%	\$1,145	\$971	\$1,417





**845 Campion Ln, Florissant, MO 63031**

**Realtor.com Value: \$127,000**

**Municipality: Florissant Subdivision: De Smet 4**

**Rent: \$1,350**

<b>Beds:</b> 3	<b>Parking:</b>	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1	<b>Square feet:</b> 936	<b>Tenant rented:</b> 6 years
<b>Basement:</b> Full	<b>Year built:</b> 1959	<b>Renewal Date:</b> 5/1/2022
<b>Taxes:</b> \$1,717	<b>Owner Rating:</b> 5	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	2/18/2022	1056 Holly River	\$175,000	2	2	1,092
0.1 mi	6/9/2021	945 Campion Lane	\$145,000	3	1.5	960
0.0 mi	7/8/2021	850 Campion	\$159,000	4	1.5	1,212



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,282 <small>±11%</small>	\$1,160	\$1,043	\$1,522



**818 Holiday Ave, Florissant, MO 63042**

**Realtor.com Value: \$128,900**

**Municipality: Hazelwood**

**Subdivision: Lynn Haven 3**

**Rent:**

**\$1,150**

**Beds:** 3

**Parking:**

**Lease Type:** Section 8

**Baths:** 1

**Square feet:** 1,200

**Tenant rented:** 5 years

**Basement:** Full

**Year built:** 1959

**Renewal Date:** 7/1/2022

**Taxes:** \$1,792

**Owner Rating:** 6

### Nearby Sales:

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	9/29/2021	906 Holiday Ave	\$189,100	3	2	1,272
0.2 mi	12/30/2021	905 Lynn Haven	\$115,000	3	1	1,152
0.1 mi	11/23/2021	841 Riderwood	\$144,000	3	1	960
0.1 mi	10/7/2021	814 Teson Rd	\$162,000	3	2.5	1,080
0.2 mi	10/29/2021	737 Coach Light	\$180,000	3	2	1,177



**AVERAGE**  
\$1,238 ±9%

**MEDIAN**  
\$1,300

**25<sup>TH</sup>%**  
\$1,069

**75<sup>TH</sup>%**  
\$1,408





**1965 Yaqui Dr, Florissant, MO 63031**

**Realtor.com Value: \$161,100**

**Municipality: Florissant Subdivision: Tahoe 5**

**Rent: \$1,150**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Market
<b>Baths:</b> 1.5	<b>Square feet:</b> 962	<b>Tenant rented:</b> 8 years
<b>Basement:</b> Full	<b>Year built:</b> 1964	<b>Renewal Date:</b> MTM
<b>Taxes:</b> \$1,987	<b>Owner Rating:</b> 6	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	6/14/2021	1700 Yaqui Dr	\$140,000	3	1	1,076
0.2 mi	11/3/2021	1725 Yaqui	\$167,000	3	2	956
0.0 mi	10/4/2021	1925 Yaqui Dr	\$170,000	3	2	962
Under Contract						
0.1 mi	3/6/2022	2060 Yaqui Dr	\$174,900	3	1	962



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,632 ±5%	\$1,600	\$1,531	\$1,733





**6710 Village Square Dr, Florissant, MO 63042**

**Realtor.com Value: \$129,500**

**Municipality: Hazelwood**

**Subdivision: Whitecliffe Park**

**Rent: \$1,150**

<b>Beds:</b>	3	<b>Parking:</b>	Carport	<b>Lease Type:</b>	Market
<b>Baths:</b>	1	<b>Square feet:</b>	900	<b>Tenant rented:</b>	9 years
<b>Basement:</b>	Full	<b>Year built:</b>	1962	<b>Renewal Date:</b>	MTM
<b>Taxes:</b>	\$1,747	<b>Owner Rating:</b>	6		

### Nearby Sales:

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	6/23/2021	652 Village Square	\$142,000	3	1.5	1,196
0.0 mi	6/24/2021	6707 Village Square Dr	\$135,000	3	1.5	962
0.2 mi	10/19/2021	653 Village Square	\$125,000	3	2	962
0.1 mi	10/21/2021	710 Undercliff Dr	\$165,000	3	1.5	962
0.1 mi	11/2/2021	6802 Olivewood Dr	\$155,400	3	1.5	962



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,177 <small>±8%</small>	\$1,225	\$1,035	\$1,320





**710 Cherryvale Dr, Florissant, MO 63042**

**Realtor.com Value: \$133,000**

**Municipality: Hazelwood**

**Subdivision: Whitecliffe Park**

**Rent: \$1,300**

<b>Beds:</b> 3	<b>Parking:</b> Carport	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1	<b>Square feet:</b> 962	<b>Tenant rented:</b> 5 years
<b>Basement:</b> Full	<b>Year built:</b> 1960	<b>Renewal Date:</b> 3/1/2023
<b>Taxes:</b> \$1,700	<b>Owner Rating:</b> 6	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.2 mi	2/24/2022	6806 Cherryvale Dr	\$169,900	3	2.5	1,149
0.0 mi	4/30/2021	705 Cherryvale Dr	\$110,000	3	1	962
0.1 mi	6/8/2021	6719 Cherryvale Dr	\$119,900	3	1	900
0.1 mi	1/13/2022	6806 Cherryvale Dr	\$136,125	3	2.5	1,149
0.2 mi	8/11/2021	6708 Cherryvale	\$161,000	3	2	1,196



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,235 $\pm 12\%$	\$1,310	\$1,036	\$1,435



**2120 David Dr, Florissant, MO 63031**

**Realtor.com Value: \$135,800**

**Municipality: Florissant Subdivision: Dawn Meadows Rent:**

**\$1,300**

<b>Beds:</b> 3	<b>Parking:</b> Carport	<b>Lease Type:</b> Section 8
<b>Baths:</b> 1.5	<b>Square feet:</b> 912	<b>Tenant rented:</b> 4 years
<b>Basement:</b> Full	<b>Year built:</b> 1965	<b>Renewal Date:</b> 2/1/2023
<b>Taxes:</b> \$1,977	<b>Owner Rating:</b> 7	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.0 mi	10/28/2021	2180 David	\$152,000	3	2	1,242
0.1 mi	8/31/2021	2240 David Ct	\$155,000	3	2.5	1,212
0.0 mi	1/14/2022	2185 David	\$185,000	3	3	1,212



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,339 ±1%	\$1,339	\$1,330	\$1,349





**1055 Keeven Ln, Florissant, MO 63031**

**Realtor.com Value: \$132,600**

**Municipality: Florissant Subdivision: Florland 4**

**Rent: \$1,130**

<b>Beds:</b> 3	<b>Parking:</b> Garage	<b>Lease Type:</b> Section 8
<b>Baths:</b> 2	<b>Square feet:</b> 888	<b>Tenant rented:</b> 2 years
<b>Basement:</b> Full	<b>Year built:</b> 1961	<b>Renewal Date:</b> 8/1/2022
<b>Taxes:</b> \$1,902	<b>Owner Rating:</b> 5	

**Nearby Sales:**

Distance	Sold	Address	Price	Bed	Bath	Sq Ft
0.1 mi	12/21/2021	1140 Keeven	\$128,500	3	1	888
0.2 mi	7/26/2021	1360 Keeven Lane	\$136,000	3	1	888
0.1 mi	8/20/2021	990 Keeven Lane	\$138,000	3	1	888



AVERAGE	MEDIAN	25 <sup>TH</sup> %	75 <sup>TH</sup> %
\$1,264 <small>±10%</small>	\$1,150	\$1,016	\$1,512

This information in this report 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 properties to determine to your satisfaction the suitability of the properties for your needs.



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