



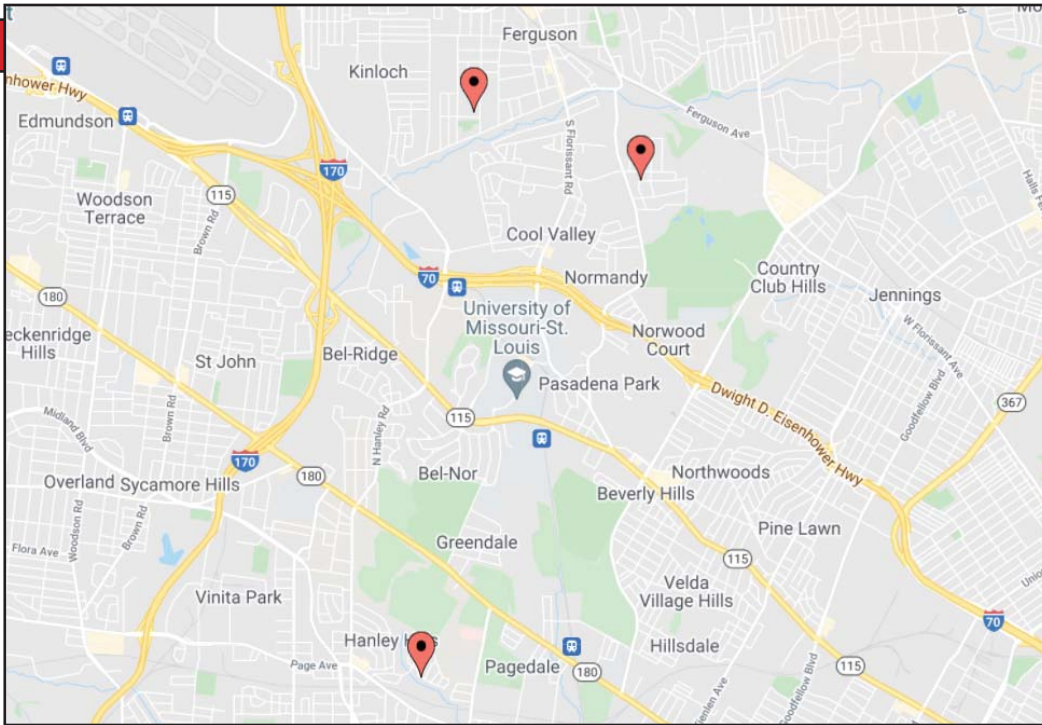
Package of 3 single family  
homes in St. Louis, MO.  
100% rented with  
Section 8 Tenants.

Offered at \$172,500.

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

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

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



# Portfolio Background

- Priced at \$172,500 with an estimated Cap rate of 11.55%.
- Total gross rents are \$2,550/month which is \$850/month per property.
- All of the leases are Section 8.
- Tenants are responsible for sewer which is like getting an extra \$55/month per property.
- These are all 3-bedroom properties.

Sale Price:	\$172,500
Annual Rent (\$850/mo Avg)	\$30,600
Annual Taxes	-\$2,289
Annual Insurance Est @ \$400/ea	-\$1,200
Annual Maintenance (10% Est)	-\$3,060
Annual Sewer/Trash/Water Est @ \$65/mo	n/a
Property Management (8%)	-\$2,448
Vacancy (5%)	-\$1,530
Flood Insurance (Est)*	700
Annualized Net Rental Income	\$19,923
CAP Rate	11.55%
Price Per Property	\$60,000





## 517 Graf Ave, St Louis, MO 63135

Municipality: Ferguson Subdivision: Bollenbach

<b>Rent:</b>	\$850/mo	<b>Bedrooms:</b>	3
<b>Lease Type:</b>	Section 8	<b>Baths:</b>	1
<b>Sec 8 Portion:</b>	\$838	<b>Square feet:</b>	864
<b>Lease Dates:</b>	9/19 to 8/31/22	<b>Year built:</b>	1960
<b>Sewer:</b>	Tenant Pays	<b>Taxes:</b>	\$743
<b>Notes:</b>	Furnace/AC newer		



## 5998 Laurette Ave, St Louis, MO 63135

Municipality: Ferguson Subdivision: North Hill Homesites

<b>Rent:</b>	\$850/mo	<b>Bedrooms:</b>	3
<b>Lease Type:</b>	Section 8	<b>Baths:</b>	1
<b>Sec 8 Portion:</b>	\$850	<b>Square feet:</b>	792
<b>Lease Dates:</b>	12/18 - 11/30/21	<b>Year built:</b>	1952
<b>Sewer:</b>	Tenant Pays	<b>Taxes:</b>	\$643

**Notes:** 2 beds main level and legitimate 3rd bedroom in walkout basement.





## 7520 Balfour Dr, St Louis, MO 63133

Municipality: Hanley Hills Subdivision: Hanley Hills 5Th Add

<b>Rent:</b>	\$850/mo	<b>Bedrooms:</b>	3
<b>Lease Type:</b>	Section 8	<b>Baths:</b>	1
<b>Sec 8 Portion:</b>	\$850	<b>Square feet:</b>	1,008
<b>Lease Dates:</b>	4/17 - 4/30/22	<b>Year built:</b>	1951
<b>Sewer:</b>	Tenant Pays	<b>Taxes:</b>	\$903
<b>Notes:</b>	New roof, flood zone.		

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.