



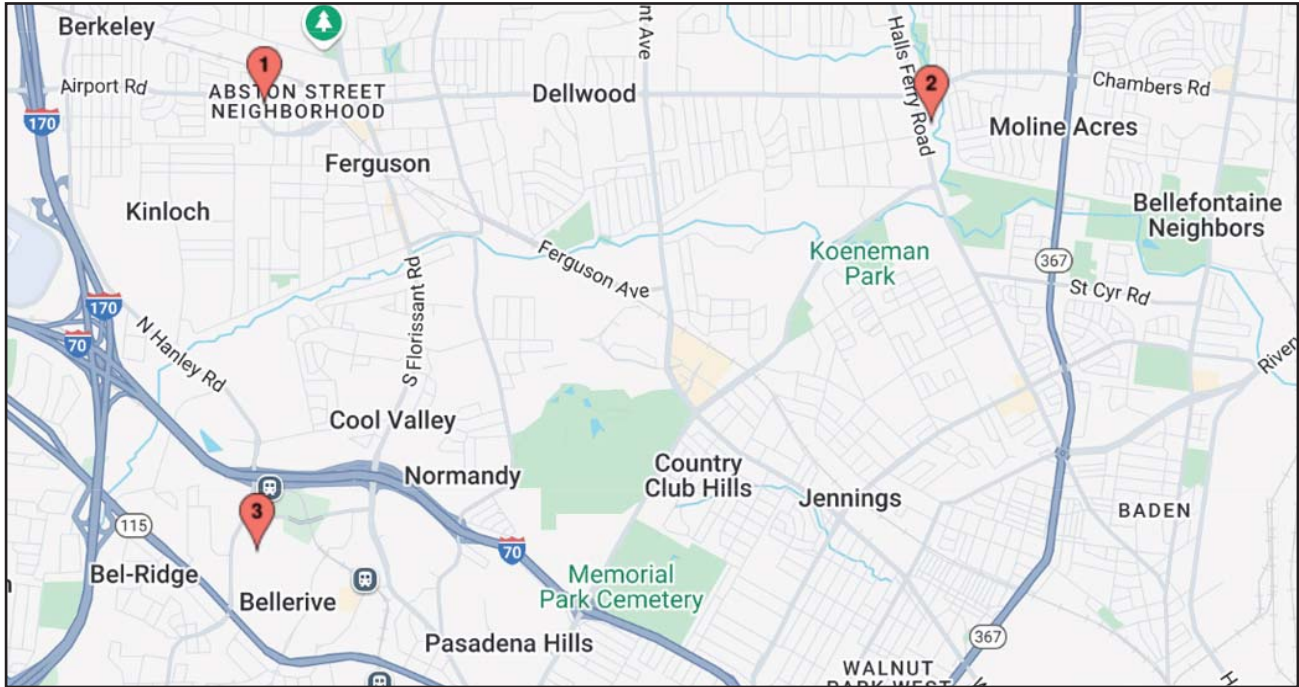
Package price of \$221,500 (\$55,375 avg. per door)
with all Sec 8 tenants.



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A portfolio of two single-family homes and one duplex for sale in the north county area of St. Louis, MO.

Package price of \$221,500
 (\$55,375 avg. per door)
 with all Sec 8 tenants.

<u>Address</u>	<u>City</u>	<u>Zip Code</u>	<u>Beds/Baths</u>	<u>Rent</u>
817 A Abston (Duplex)	Ferguson	63135	1/1	\$1,055 *
817 B Abston (Duplex)	Ferguson	63135	2/1	\$950 Estimate
7028 Dawson	Jennings	63136	1/1	\$936
8515 Jenny	St. Louis County	63121	3/1	<u>\$1,340</u>
				\$4,281

*\$1125 Rent increase was just requested with Sec 8.

Rent Info

One unit in the duplex is vacant. The rest of the units are fully leased. All occupied units have Section 8 leases.

Proforma Estimates

Monthly Rent	\$4,281
Annual Gross Rent Est.....	\$51,372
Annual Taxes (2024).....	-\$3,069
Annual Insurance Est	-\$2,502
Annual Maintenance Est 10%	-\$5,137
Annual Sewer/Trash/Lawncare	-\$5,900
Water service for duplex.....	-\$672
Vacancy 5%.....	-\$2,569
Property Management 10%.....	-\$5,137
Annual Net Rental Income.....	\$26,386
Sales Price	\$221,500
Cap Rate	11.91%

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 rent projection based on the 2025 rates to give you another view of the rent potential.

St. Louis County, MO 2025 Small Area FMRs By Unit Bedrooms

<u>ZIP Code</u>	<u># Bedrooms</u>	<u>Rent</u>	<u># in the Pkg</u>	<u>Total Rent</u>
63135	1	\$1050	1	\$1,050
63135	2	\$1290	1	\$1,290
63136	1	\$880	1	\$880
63121	3	\$1410	1	<u>\$1,410</u>

Total Sec 8 Estimated Rent Averages Total: \$4,630

Property Conditions

The properties in this portfolio have older systems, older roofs, and deferred maintenance. On the following pages, we have detailed known updates so if you don't see an update mentioned, please expect that updates will be needed. The properties are priced for their current condition and seller is selling "as is."

There are 360 tour links for 817 Abston Unit A and for 8515 Jenny. The Jenny tour was completed prior to the tenant moving in on 4/18/24. These links are listed on their profile pages.

None of the properties are on septic systems or are in rent-restricted municipalities.

A few more details...

The homes in this portfolio were owned by the sellers for over 20 years. The owners have self-managed the properties and have been very hands-on with the tenants.

For most of the properties, the tenants are being charged \$90/month to cover trash, sewer and summer lawn cutting. This amount is in addition to the Sec 8 rent, is approved by Sec 8, and is included in the total rent listed for each property. The actual costs for these services are roughly \$150/month.

Owners found that by including the grass cutting (once every two weeks), they were able to avoid fines from the county, keep the properties looking better, and get an extra set of eyes on the exterior home twice a month. A retired veteran is doing the grass cutting and would be happy to continue with the new owner.

Please do not walk the tenant-occupied properties or disturb the tenants. The tenants are not aware of the sale. Any attempts to access the properties or disturb the occupants will be considered trespassing.

Access to the tenant-occupied properties will be provided with an accepted contract. To minimize tenant disruption, the buyer will have one-time access to the properties with a 45 minute window per property to complete inspections, (Tenants get nervous when a lot of people start going through their home so this helps make the sale smoother for everyone.)

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. Thank you for your time and interest.



8515 Jenny Dr, St. Louis, MO 63121. Priced at \$85,430.

Subdivision: Carsonville Court
Municipality: Unincorporated
Taxes: \$1,050

Beds / Baths: 3/1
Square Feet: 864
Year Built: 1955

Tenant Info

If occupied, monthly rent \$1340
 Occupied or Vacant? Occupied
 Lease Start 4/18/2024
 Lease End 4/30/2025
 Subsidized? Yes
 Days Past Due..... 0

Photo Link: <https://my.360tourlink.com/849c1c78-9f95-4b9e-a5c2-908d92660021>

Notes: Kitchen remodeled in 2/21; new condenser and cage in 7/21. Photos were taken prior to the tenant moving in on 4/18/24.

Nearby Listings/Sales

Status	Date	Address	Price	Beds / Baths	Sq Ft
Active	10/16/2024	8553 Jenny Dr.	\$90,000	2/1.5	792
Sold	08/15/2024	8508 Jenny Dr	\$110,000	3/1	864







This is a duplex with a one bedroom unit upstairs, and a two-bedroom unit on the bottom. The upstairs unit is vacant and the bottom unit is occupied. This is a rare opportunity to own a duplex in Ferguson!

817 Abston Ave, St. Louis, MO 63135. Priced at \$106,070.

Subdivision: Rolwes
Municipality: Ferguson
Taxes: \$1,372

Beds / Baths: 1/1 and 2/1
Square Feet: 2,028
Year Built: 1952

Tenant Info

Monthly rent:..... \$1055 and \$950 (E)
 Occupied or Vacant? Occupied & Vacant
 Lease Start 11/1/2019 and N/A
 Lease End 3/31/2025 and N/A
 Subsidized? Yes and N/A
 Days Past Due..... 0

Notes: A rent increase to \$1125 was just requested on the lower level unit. There were no duplexes sold in Ferguson within the last year so the nearby listings are for much smaller single family homes. The estimated cost for a new roof is \$8935 and the estimate is included after the photos. This estimate is more expensive than normal due to the roof pitch.

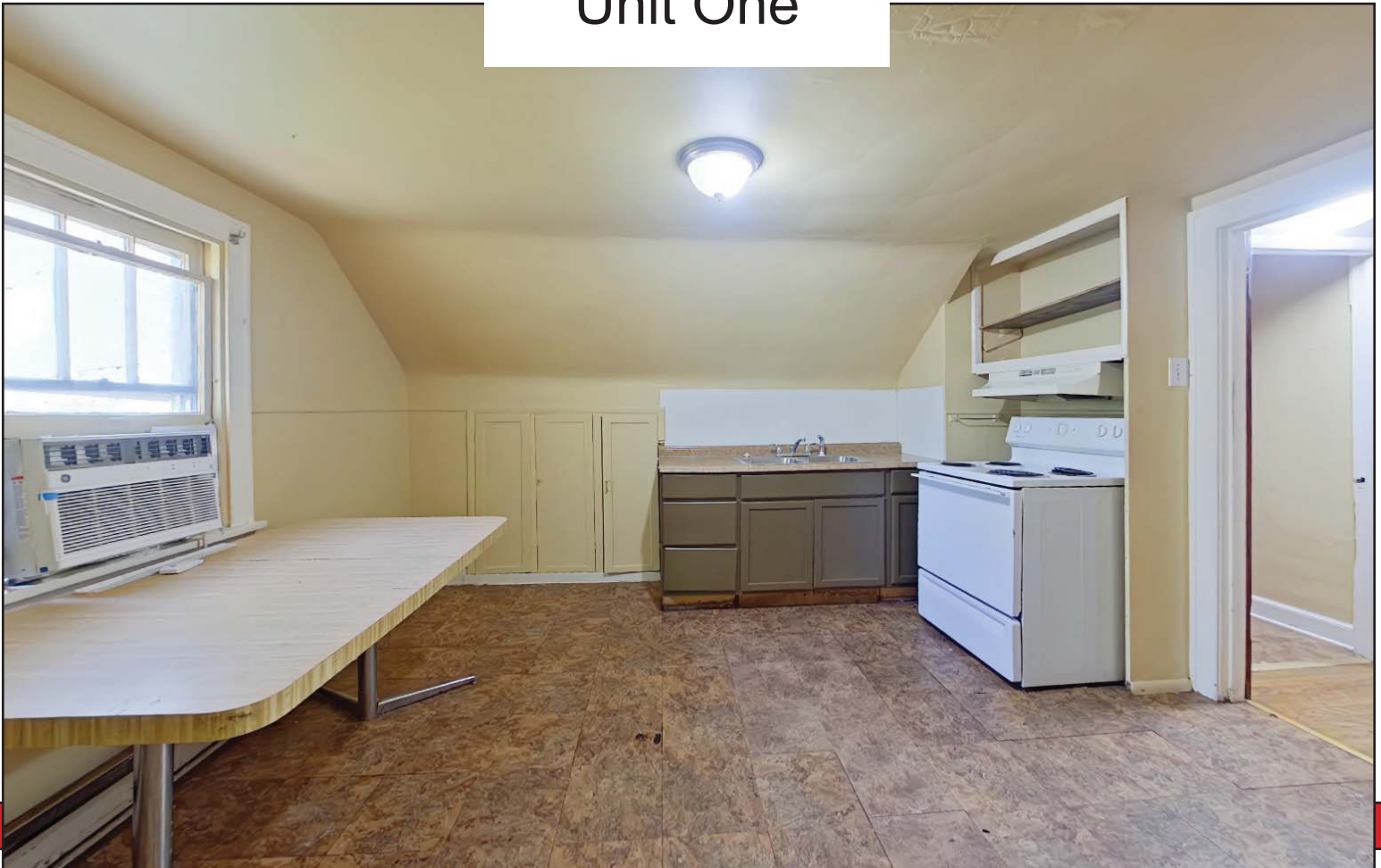
360 Tour Link: This 360 tour link is for the upstairs, vacant unit:
<https://my.360tourlink.com/b4cad37f-e062-4bce-a5a3-5f722e5352aa>

Nearby Listings/Sales

Status	Date	Address	Price	Beds / Baths	Sq Ft
Pending	12/10/2024	107 North Marguerite	\$119,900	3/2	1,320
Pending	11/25/2024	224 North Harvey Ave	\$99,900	4/1	1,142
Sold	08/20/2024	49 North Harvey Ave	\$100,000	3/1.5	1,582
Sold	11/30/2023	839 Margo Ave	\$166,000	3/2.5	1,428
Sold	11/06/2023	820 Abston Ave	\$147,000	3/2.5	1,000



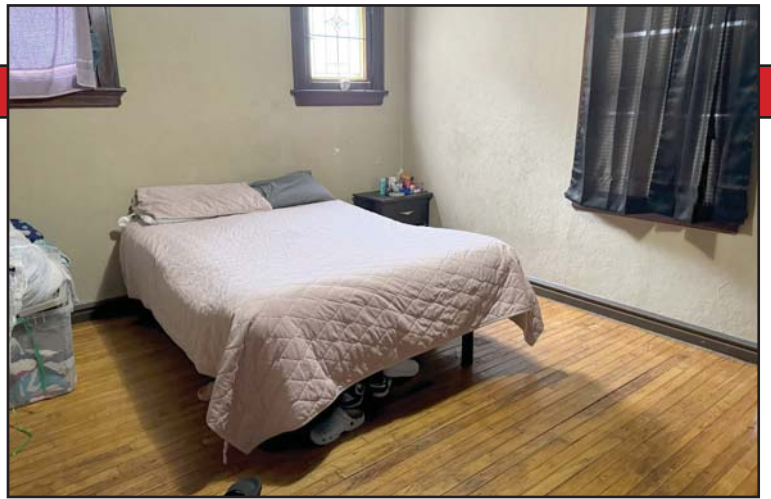
Unit One





Unit Two





Unit Two



Green Cove Construction
 7350 Manchester Rd
 Saint Louis, MO 63143 US
 connor@greencove.org

Estimate

ADDRESS

LAWS PROPERTY
 MANAGEMENT
 5100 San Francisco Av
 St Louis, MO 63115

ESTIMATE # 1429

DATE 05/29/2024

PROJECT ADDRESS

817 Abston

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Roof Replacement			
	Tear off existing shingles down to the roof decking. Install new drip edge. Install new felt. Install new ice & water. Install new starter strip. Install IKO architectural shingles. Reflash 2 chimneys' 1 large & 1 small Install new boot flashings Replace 2.5 square of flat roof Install new base. Install new flat roof cap. Install new step flashing Install new roof to wall flashings.	1	8,684.94	8,684.94
	Steep roof charge for the following sections. 9/12 = 8 Sqaure 11/12 = 5 Sqaure 28/12 = 2 Square			
	Dump Fee	1	250.00	250.00

TOTAL **\$8,934.94**

Accepted By

Accepted Date



7028 Dawson Pl, St. Louis, MO 63136. Priced at \$30,000.

Subdivision: Belle Mead Place
Municipality: Jennings
Taxes: \$652
Beds / Baths: 1/1
Square Feet: 602
Year Built: 1917

Tenant Info

If occupied, monthly rent \$936
 Occupied or Vacant? Occupied
 Lease Start 5/23/2022
 Lease End 4/30/2025
 Subsidized? Yes
 Days Past Due..... 0

Notes: 2023 Renovated Deck

Nearby Listings/Sales

Status	Date	Address	Price	Beds / Baths	Sq Ft
Pending	10/02/2024	7009 Garesche Ave	\$20,000	1/1	732
Sold	02/27/2024	7154 Dawson Place	\$44,000	2/1	900
Sold	09/10/2024	7100 Beulah Ave	\$65,000	2/1	720
Sold	11/01/2024	5313 Helen Ave	\$50,000	2/1	730



