



A portfolio of 3 single family homes in the Burke City Neighborhood in St. Louis, Missouri.

Average monthly rents of \$850 with tenants paying sewer.



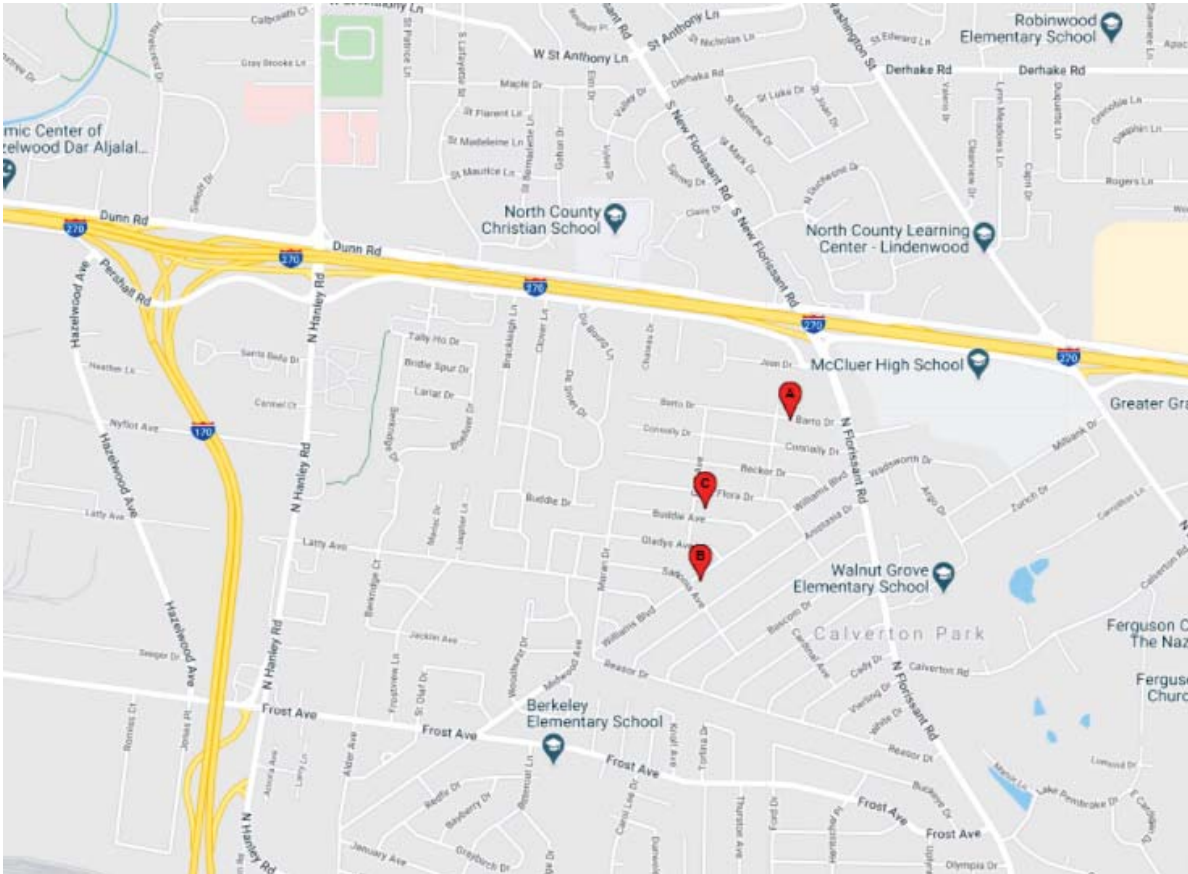
Fully rented with Section 8 subsidies. This package is priced at \$154,500.



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Property Summary



Address	Municipality	Subdivision	Zip Code
148 Williams Blvd	Hazelwood	Burke City	63135
153 Buddie Ave	Hazelwood	Burke City	63135
46 Barto Dr	Calverton Park	Burke City	63135

Financials

Address	Rent	Sec 8 Pays	Tenant Pays	Lease Expires	Beds	Baths	Sq Ft	Yr Built	Taxes
153 Buddie Ave	\$875	\$875	\$0	3/31/21	3	1	864	1956	\$835
46 Barto Dr	\$830	\$706	\$124	1/31/21	3	1	936	1956	\$937
148 Williams Blvd	\$845	\$685	\$160	7/31/21	3	1	864	1955	\$725
	\$2550	\$2266	\$284						\$2497

Sales Price \$154,500
 Monthly Rents..... \$2,550

Annual Gross Rent (\$850/mo avg.)..... \$30,600
 Annual Taxes \$2,497
 Annual Insurance @ \$350/each \$1,050
 Vacancy (5% Estimate) \$1,530
 Annual Maintenance
 Estimated at 10% (Estimate)..... \$3,060
 Annual Sewer (Estimate)..... \$n/a
 Property Management 8%..... \$2,448
 Annual Net Rental Income..... \$20,015
 Cap Rate 12.95%
 Price per home \$51,500

Highlights of this package:

- All properties are fully rented and supported with Section 8 subsidies.
- Of the \$2,550 in monthly income, \$2,266 is paid by Sec 8.
- All of the properties are located in the Burke City Neighborhood so they are within minutes of each other for added convenience.
- None of the properties are in flood zones or rent restricted areas.



153 Buddie Ave, St. Louis, MO 63135

Municipality: Hazelwood Subdivision: Burke City

Rent:	\$875	Lease Start:	04/24/20
Tenant Pays:	\$0	Lease Ends:	03/31/21
Sec 8 Pays:	\$875	Taxes:	\$835
Bedrooms:	3		
Baths:	1	Basement:	Full
Square feet:	864	Cooling:	Central
Year built:	1956	Parking:	Off-street

Notes:

Tenant pays sewer and trash. New kitchen cabinets, countertop, and flooring in 5/2017. Updated electrical service in 7/2017. Rebuilt rear porch in 6/2017.



46 Barto Dr, St. Louis, MO 63135

Municipality: Calverton Park Subdivision: Burke City

Rent:	\$830	Lease Start:	02/01/19
Tenant Pays:	\$124	Lease Ends:	01/31/21
Sec 8 Pays:	\$706	Taxes:	\$937
Bedrooms:	3		
Baths:	1	Basement:	Full
Square feet:	936	Cooling:	Central
Year built:	1956	Parking:	Off-Street

Notes:

Tenant pays sewer and trash. Replaced A-coil 8/2014. Driveway-asphalt overlay 10/2014. Kitchen countertop replaced 1/2016. Replaced sewer stack 5/2017. Replaced air conditioning unit and evaporator core 7/2019. Replaced hot water heater 8/2020. Painted exterior 5/2019.



148 Williams Blvd, St. Louis, MO 63135

Municipality: Hazelwood Subdivision: Burke City

Rent:	\$845	Lease Start:	08/03/15
Tenant Pays:	\$160	Lease Ends:	07/31/21
Sec 8 Pays:	\$685	Taxes:	\$725
Bedrooms:	3	Basement:	Full
Baths:	1	Cooling:	Central
Square feet:	864	Parking:	Off-street
Year built:	1955		

Notes:

Tenant pays sewer and trash. Replaced sewer stack 4/2013. Driveway -asphalt overlay 6/2013. Refinished hardwood floors 7/2015.

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.