



**4 Package
For Sale
From**

**Terreri
team**
WORTH CLARK
REALTY

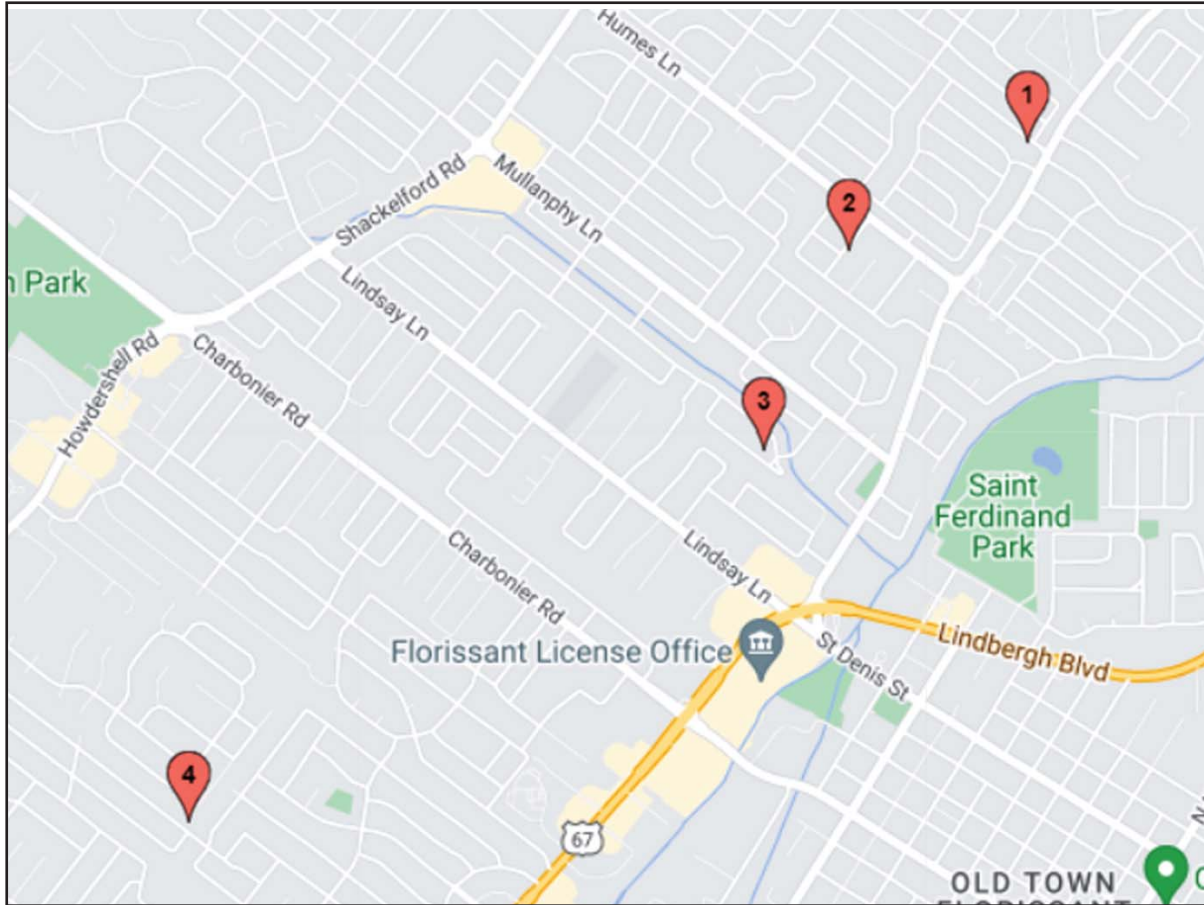


A Package of 4 Single Family
Homes in Florissant, MO.
Offered at \$470,000.

Do not walk properties or disturb
tenants. Tenants are not aware of the
sale. Any attempts to access the
properties or disturb the occupants
will be considered trespassing.

**Terreri
team**
WORTH CLARK
REALTY

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



Map #	Address	Zip Code
1	640 Central Pkwy	63031
2	1860 Gardenia	63031
3	725 Babler	63031
4	1305 Tahoe Dr	63031

Portfolio Background

- Off-market package of 4 single family homes located in sought after Florissant that are priced at \$470,000, which is an average of \$117,500 per door.
- These properties are in neighborhoods with sales in the range of \$135,000 - \$160,000.
- All properties are rented with an average monthly rent of \$977 which is well below the market average rent of \$1356/month.
- Total gross rents are \$3,910/month.
- All four properties are rented with market leases.
- All of the properties are 3 bedrooms.
- Seller is responsible for sewer.
- None of the properties are on septic or in a flood zone.
- These properties are managed by a property manager and are being sold as a package.

Sales Price	\$470,000
Annual Gross Rent	\$46,920
Annual Taxes	-\$7,261
Annual Insurance (Est at \$700/ea)	-\$2,800
Annual Maintenance	-\$4,692
Annual Sewer (Est \$54/mo)	-\$2,592
Vacancy 5%	-\$2,346
Property Management 8%	-\$3,754
Annual Net Rental Income	\$23,475
Cap Rate	5%
Avg per door occupied	\$117,500

Attention Wholesalers: The photos and the information contained in this PDF are copyrighted. Any use by unauthorized third parties without prior written permission is prohibited by law and subject to legal action. © Malinda Terreri 2022.



There is a tree that has been cut back in the front yard.

640 Central Pkwy, Florissant, MO 63031

Subdivision: Central Park West Municipality: Florissant

Beds/Baths:	3 Bed/1.5 Bath	Rent:	\$805
Square feet:	936	Lease Start:	11/1/2019
Basement:	Slab	Lease End:	11/1/2022
Year built:	1960	Sec Deposit:	\$0
Taxes:	\$1,512		

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	03/28/2022	760 5th Plaza	\$157,000	3	1.5	1,029
0.2 mi	03/25/2022	460 Lula Dr	\$169,000	3	2.5	974
0.2 mi	04/14/2022	505 Versailles	\$145,000	3	1	960
0.2 mi	05/06/2022	655 Crabapple Lane	\$170,000	3	1	1,025



Average	25th Percentile	75th Percentile
\$1,382 (+- 2%)	\$1,250	\$1,515



725 Babler, Florissant, MO 63031

Subdivision: Florissant Park **Municipality:** Florissant

Beds/Baths:	3 Bed/1 Bath	Rent:	\$1,030
Square feet:	888	Lease Start:	9/14/2019
Basement:	Partially Finished	Lease End:	8/31/2022
Year built:	1956	Sec Deposit:	\$1,030
Taxes:	\$1,823		

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	05/18/2022	865 Babler Dr	\$134,000	3	1	888
0.1 mi	06/03/2022	830 Babler Dr	\$174,800	3	2	1,120
0.1 mi	03/22/2022	840 Babler Dr	\$176,900	4	2	1,202



Average
\$1,291 (+- 3%)

25th Percentile
\$1,141

75th Percentile
\$1,441



1305 Tahoe Dr, Florissant, MO 63031

Subdivision: Tahoe Sub 3 **Municipality:** Florissant

Beds/Baths:	3 Bed/2 Bath	Rent:	\$1,100
Square feet:	956	Lease Start:	11/19/2018
Basement:	Full	Lease End:	11/1/2022
Year built:	1962	Sec Deposit:	\$1,000.00
Taxes:	\$1,942		

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.1 mi	08/02/2021	1375 Tahoe Dr	\$137,000	3	1	1,090
0.2 mi	07/27/2021	1525 Tahoe Dr	\$141,000	3	1.5	1,022
0.1 mi	08/31/2021	1475 Tahoe Dr	\$130,000	3	1	954
0.1 mi	10/28/2021	1405 Tahoe Dr	\$155,580	3	1.5	912
0.2 mi	11/24/2021	1640 Tahoe Dr	\$115,000	3	1	1,060



Average
\$1,374 (+- 3%)

25th Percentile
\$1,196

75th Percentile
\$1,551



1860 Gardenia, Florissant, MO 63031

Subdivision: Florissant Gardens 1 **Municipality:** Florissant

Beds/Baths:	3 Bed/1.5 Bath	Rent:	\$975
Square feet:	936	Lease Start:	9/6/2017
Basement:	Partially finished	Lease End:	8/31/2022
Year built:	1956	Sec Deposit:	\$1,200.00
Taxes:	\$1,984		

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	03/29/2022	1015 Madison Lane	\$132,380	3	2.5	1,078
0.2 mi	12/20/2021	1150 Verlene	\$160,000	3	2.5	1,188
0.2 mi	04/01/2022	2155 Love	\$161,000	3	2	1,025
0.2 mi	01/31/2022	580 Humes	\$167,000	3	1.5, .5	1,040
0.2 mi	05/06/2022	655 Crabapple Lane	\$170,000	3	1	1,025



Average
\$1,376 (+- 2%)

25th Percentile
\$1,268

75th Percentile
\$1,484

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.



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