

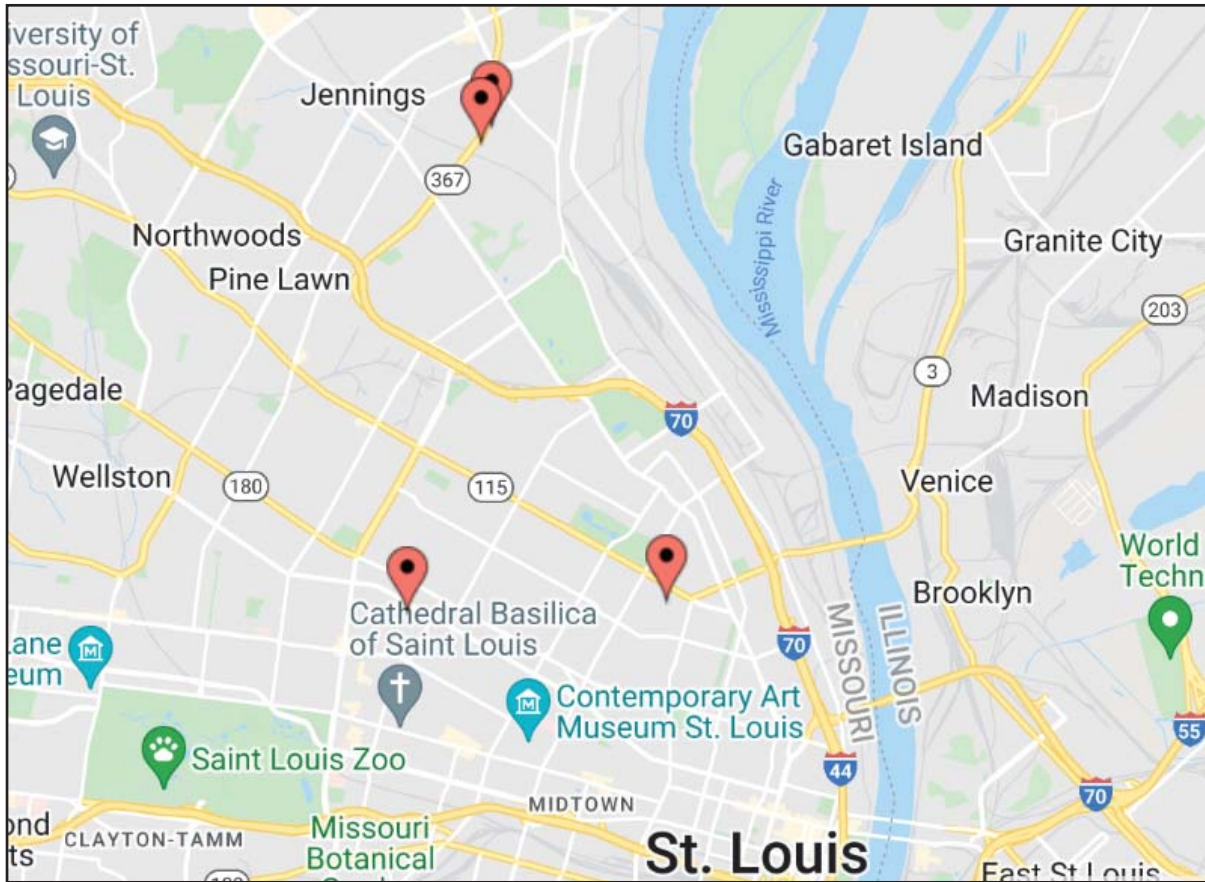


A Package of 4 Single Family
Homes in St. Louis, MO.
Avg Monthly Rents = \$1271
Offered at \$280,000.

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.



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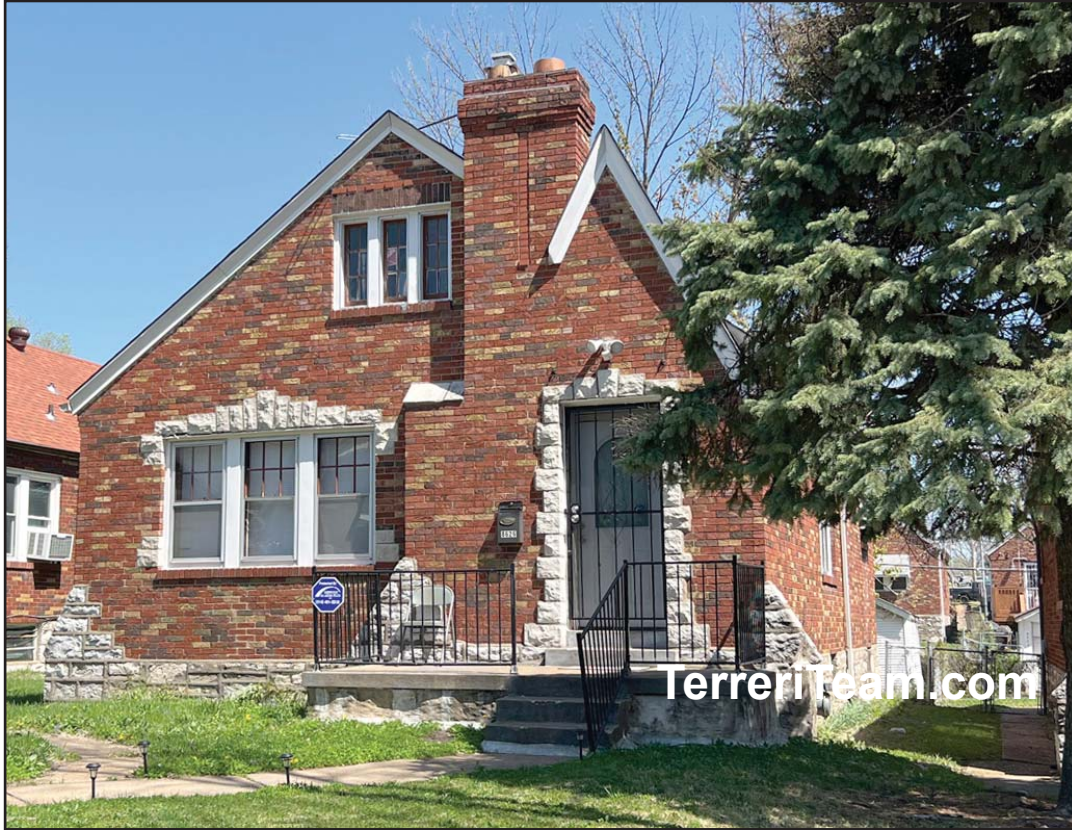
Map #	Address	Zip Code	Subdivision	Municipality
1	4614 Newberry Ter	63113	Lewis Marshall Add	St Louis City
2	2608 Hebert St	63107	Stansbury Add	St Louis City
3	8537 Partridge Ave	63147	Pitzman Add	St Louis City
4	8626 Partridge Ave	63147	Northwest Park Add	St Louis City

Portfolio Background

- All properties are rented with an average monthly rent of \$1271.
- Priced at \$280,000 with an estimated Cap rate of 13.79%.
- Total gross rents are \$5,082/month.
- All four leases are Section 8.
- Sellers are responsible for water, trash, and sewer on all of the properties.
- There is one 2-bedroom property, three 4-bedroom properties and one 5-bedroom properties.
- None of the properties are on septic or in a flood zone.

Sales Price	\$280,000
Annual Gross Rent (\$1271 avg)	\$60,984
Annual Taxes	-\$907
Annual Insurance @ \$475	-\$1,900
Annual Maintenance	-\$6,098
Water / Trash	-\$1,020
Annual Water	-\$860
Annual Sewer	-\$3,672
Vacancy 5%	-\$3,049
Property Management 8%	-\$4,879
Annual Net Rental Income	\$38,599
Cap Rate	13.79%
Avg per door occupied	\$70,000

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8626 Partridge Ave, St Louis City, MO 63147

Subdivision: Northwest Park Add

Beds/Baths:	4 Bedroom, 1 Bath	Rent:	\$1,405
Square feet:	1,075	Lease End:	11/30/2022
Basement:	Full	Lease Type:	Section 8 Tenant
Year built:	1939		Since 12/16/21
Cooling Type:	Central	Taxes:	\$230
Owner Pays:	Water Trash Sewer	Monthly Sewer:	\$70
		Water/Trsh Qtly	\$111



8537 Partridge Ave, St Louis City, MO 63147

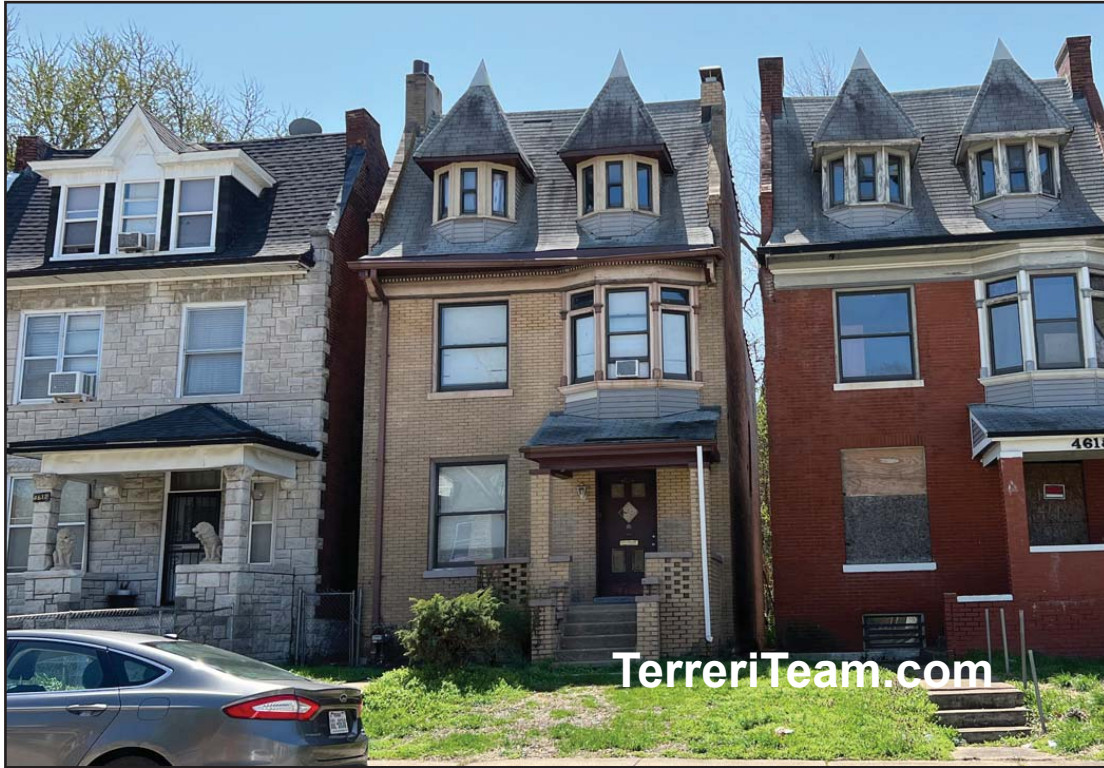
Subdivision: Pitzman Add

Beds/Baths:	2 Bedroom, 1 Bath	Rent:	\$965
Square feet:	868	Lease End:	1/30/2023
Basement:	Full	Lease Type:	Section 8 Tenant
Year built:	1942		Since 2/14/22
Cooling Type:	Central	Taxes:	\$156
Owner Pays:	Water Trash Sewer	Monthly Sewer:	\$64
		Water/Trsh Qtly	\$104



2608 Hebert St, St Louis, MO 63107
Subdivision: Stansbury Add

Beds/Baths:	4 Bedroom, 2 Bath	Rent:	\$1,295
Square feet:	1,235	Lease Start:	1/10/2022
Basement:	Full	Lease End:	12/31/2022
Year built:	1973	Lease Type:	Section 8
Cooling Type:	Central Air	Taxes:	\$204
Exterior:	Frame	Monthly Sewer:	\$79
Owner Pays:	Water Trash Sewer	Water/Trsh Qtly	\$119



4614 Newberry Ter, St Louis, MO 63113
Subdivision: Lewis Marshall Add

Beds/Baths:	5 Bedroom, 2 Bath	Rent:	\$1,417
Square feet:	2,573	Lease Start:	8/31/2021
Basement:	Full	Lease End:	7/31/2022
Year built:	1895	Lease Type:	Section 8
Cooling Type:	Window Units	Taxes:	\$317
Exterior:	Brick	Monthly Sewer:	\$93
Owner Pays:	Water Trash Sewer	Water/Trsh Qtly	\$136

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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