



Package of 5
Single Family Homes in
North County
St. Louis, MO

Priced at \$275,000
which is an average of
\$55,000 each.



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

Terrori
team
-REALTY^{LLC}-

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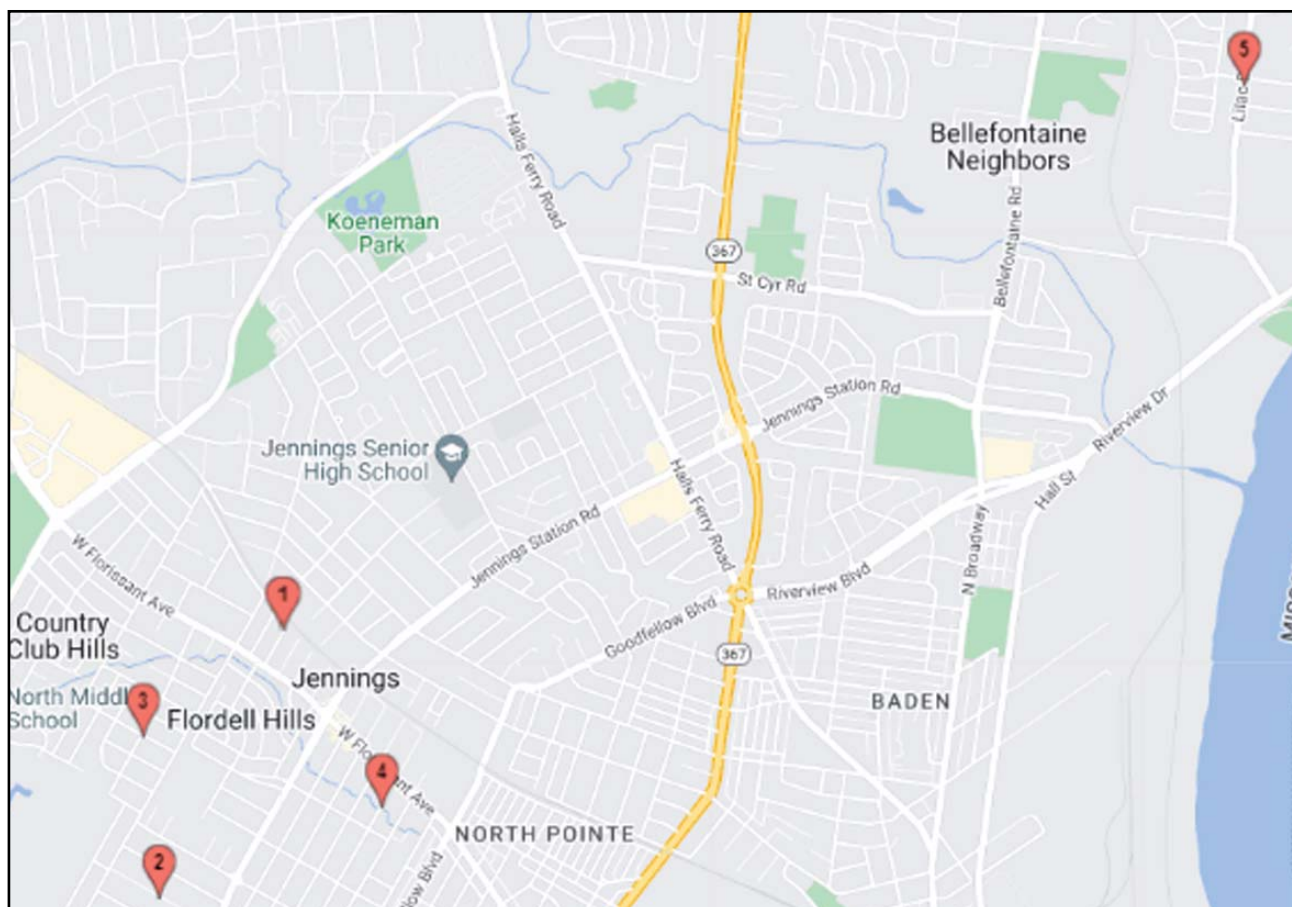
Portfolio Background

- A package of five single family homes that are located in North St. Louis County, with four properties in the Jennings area.
- The package is priced at \$275,000 - an average of \$55,000 per door - which makes this a great starter package for a new investor or an easy addition to an existing portfolio.
- Two of the properties have market tenants and three are vacant. Of the three vacant properties, two have already passed occupancy and are ready for your tenant.
- Seller is responsible for sewer.
- None of the properties are on septic or in a flood zone.
- The monthly rent estimate for the vacant properties in the pro forma below is based on the Rent-O-Meter average for the area.

Address Status	7220 Marge Passed Occ	9764 Lilac Vacant	7044 Idlewild Passed Occ	5720 Hamilton Leased	8352 Mayfair Leased	Total
Monthly Rent	\$889	\$834	\$883	\$935	\$800	\$863 Avg
Annual Gross Rent Est	\$10,668	\$10,008	\$10,596	\$11,220	\$9,600	\$52,092
Annual Taxes	-\$600	-\$1,078	-\$560	-\$576	-\$602	-\$3,416
Annual Insurance Est	-\$500	-\$500	-\$500	-\$500	-\$500	-\$2,500
Annual Maintenance Est (10%)	-\$1,066	-\$1,000	-\$1,059	-\$1,120	-\$960	-\$5,205
Annual Sewer	-\$720	-\$720	-\$720	-\$720	-\$720	-\$3,600
Vacancy	-\$533	-\$500	-\$530	-\$575	-\$800	-\$2,938
Property Management 8%	-\$853	-\$801	-\$848	-\$898	-\$768	-\$4,169
Annual Net Rental Income	\$6,396	\$5,409	\$6,379	\$6,831	\$5,250	\$30,265
Cap Rate						11.0%

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Locations



	Address	ZIP	Municipality
1.	8352 Mayfair Pl	63136	Jennings
2.	7044 Idlewild Ave	63136	Jennings
3.	7220 Marge Ave	63136	Jennings
4.	5720 Hamilton Ave	63136	Jennings
5.	9764 Lilac Dr	63137	Riverview

This information in this report has been obtained from sources believed reliable. While we do not doubt its accuracy, we 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.



5720 Hamilton Ave, St. Louis, MO 63136

Subdivision: West Walnut Manor Municipality: Jennings

Beds / Baths:	3 / 1	Monthly Rent:	\$935
Square feet:	1,058	Lease:	Market
Parking:	Off-street	Lease Expires:	1/31/23
Year built:	1951	Taxes:	\$576
		Basement:	Crawl

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	02/22/2022	6346 Minnie Ave	\$50,000	2	2	1,060
0.4 mi	03/02/2022	7031 Lena Ave	\$50,000	2	1	980
0.4 mi	03/28/2022	7015 Lena	\$78,900	2	1	816

rentometer

Avg	Median	25th Percentile	75th Percentile
\$949	\$945	\$848	\$1,050



8352 Mayfair Pl, St. Louis, MO 63136

Subdivision: Mayfair Park Municipality: Jennings

Beds / Baths:	2 / 1	Monthly Rent:	\$800
Square feet:	750	Lease Type:	Market
Parking:	Detached Garage	Taxes:	\$602
Year built:	1929	Basement:	Full

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	11/03/2021	8520 Octavia Ave	\$50,000	2	1	1,092
0.0 mi	11/23/2021	8352 Eton	\$67,500	2	1	750



Avg	Median	25th Percentile	75th Percentile
\$935	\$950	\$869	\$1,001



7044 Idlewild Ave, St. Louis, MO 63136

Subdivision: Belle Mead Place Resub Acre Lt 11 **Municipality:** Jennings

Beds / Baths:	2 / 1	Rent Estimate:	\$883
Square feet:	672	Taxes:	\$560
Year built:	1923	Basement:	Full

This property has a passed occupancy inspection.

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	01/31/2022	7043 Theodore Ave	\$60,000	2	1	900
0.1 mi	05/13/2022	7102 Idlewild Ave	\$70,000	2	1	875



Avg	Median	25th Percentile	75th Percentile
\$883	\$899	\$864	\$903

7044 Idlewild Ave, St. Louis, MO 63136



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7044 Idlewild Ave, St. Louis, MO 63136





7220 Marge Ave, St. Louis, MO 63136

Subdivision: Jenwood 3rd Municipality: Jennings

Beds / Baths:	2 / 1	Rent Estimate:	\$889
Square feet:	906	Taxes:	\$600
Year built:	1926	Basement:	Partial

This property has a passed occupancy inspection.

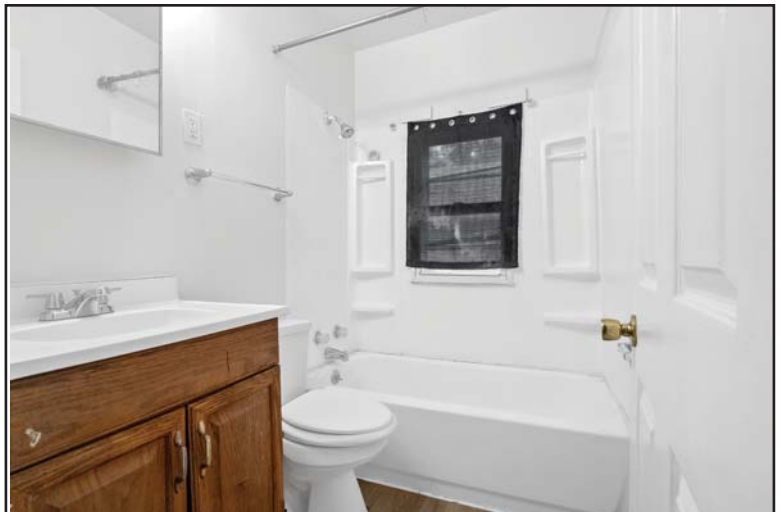
Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.3 mi	03/02/2022	7031 Lena Ave	\$50,000	2	1	980
0.5 mi	11/23/2021	8352 Eton	\$67,500	2	1	750
0.4 mi	05/13/2022	7102 Idlewild Ave	\$70,000	2	1	875
0.4 mi	03/28/2022	7015 Lena	\$78,900	2	1	816

rentometer

Avg	Median	25th Percentile	75th Percentile
\$889	\$900	\$833	\$946

7220 Marge Ave, St. Louis, MO 63136



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7220 Marge Ave, St. Louis, MO 63136





9764 Lilac Dr, St. Louis, MO 63137

Subdivision: Riverview Gardens **Municipality:** Riverview

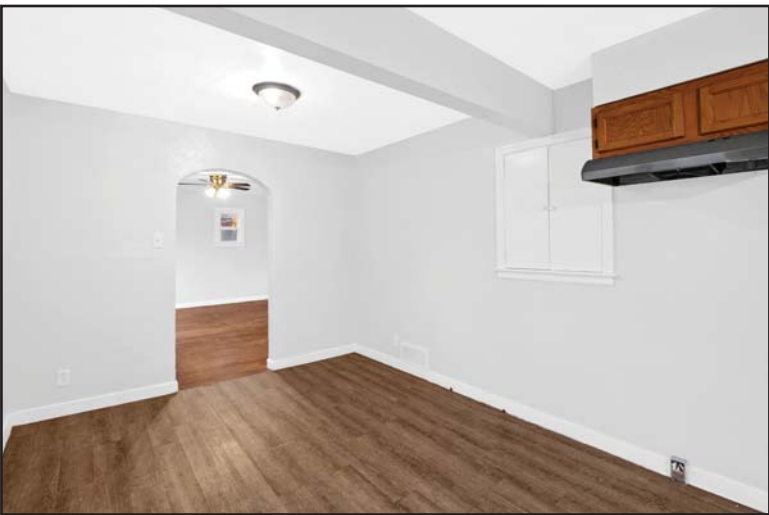
Beds / Baths:	2 / 1	Rent Estimate:	\$834
Square feet:	832	Taxes:	\$1,078
Parking:	Detached Garage	Basement:	Full
Year built:	1952		

Nearby Sales:

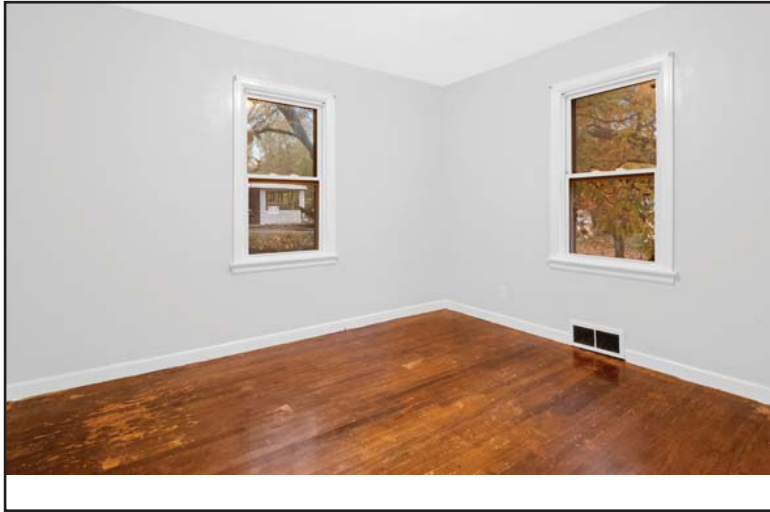
Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	8/11/2022	426 Scenic Dr	\$59,500	2	1	890
0.2 mi	12/21/2021	9833 Lilac Dr	\$60,000	2	2	1,001

rentometer	<u>Avg</u>	<u>Median</u>	<u>25th Percentile</u>	<u>75th Percentile</u>
	\$834	\$775	\$751	\$917

9764 Lilac Dr, St. Louis, MO 63137



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