

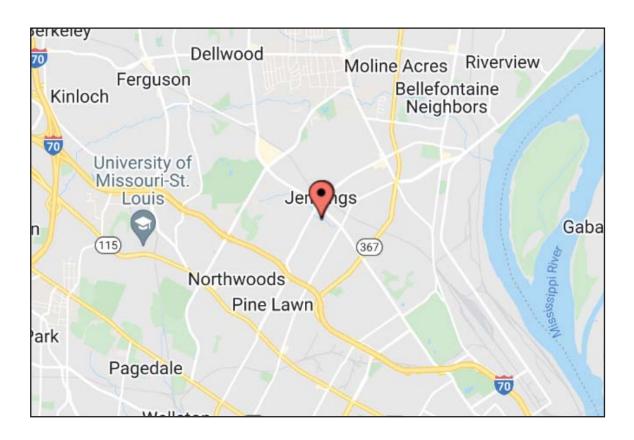
A Package of 5 Single Family Homes in St. Louis, MO. All Properties are Located on the Same Street. Offered at \$150,000.

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	5707 Hodiamont Ave	63136	West Walnut Manor	Jennings
2	5709 Hodiamont Ave	63136	West Walnut Manor	Jennings
3	5711 Hodiamont Ave	63136	West Walnut Manor	Jennings
4	5713 Hodiamont Ave	63136	West Walnut Manor	Jennings
5	5717 Hodiamont Ave	63136	West Walnut Manor	Jennings

Portfolio Background

- There are five properties adjacent to each other on Hodiamont, which makes the properties conveniently located for property management
- Priced at \$150,000 with an estimated Cap rate of 15.4%.
- Total gross rents at full occupancy is at \$3,200/month.
- Four leases are market, and one property is vacant.
- Sellers are responsible for trash and sewer on all of the properties.
- There is one 1-bedroom property and four 2-bedroom properties.
- None of the properties are on septic or in a flood zone.

Sales Price	\$150,000
Annual Gross Rent (at full occ) \$640/avg Annual Taxes Annual Insurance @ \$375 Annual Maintenance Annual Sewer Water / Trash Vacancy 5% Property Management 8% Annual Net Rental Income	\$38,400 -\$2,547 -\$1,875 -\$3,750 -\$2,124 \$0 -\$1,920 -\$3,072 \$23,112
Cap Rate	15.40%
Avg per door occupied (4 properties) Vacant (1 vacant)	\$32,500 \$20,000

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Subdivision: West Walnut Manor Value: \$33,750

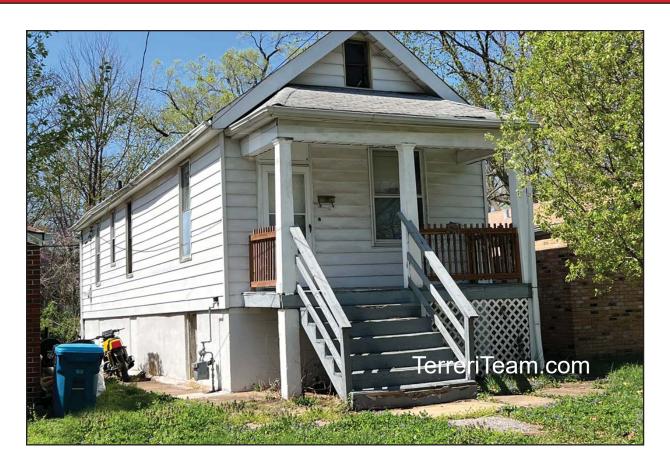
Beds/Baths: 2 Bedroom, 1 Bath Rent: \$625

Square feet: 665 Lease End: Month To Month

Basement: Slab Lease Type: Market Rate Tenant

Year built: 1950 Since 6/1/21

Cooling Type: Wall/Window Unit Taxes: \$351



Subdivision: West Walnut Manor Value: \$20,000

Beds/Baths: 1 Bedroom, 1 Bath Rent: Vacant

Square feet: 665 Needs Work

Basement: Full Taxes: \$432

Year built: 1922

Cooling Type: Wall/Window Unit



Subdivision: West Walnut Manor Value: \$35,100

Beds/Baths: 2 Bedroom, 1 Bath Rent: \$650

Square feet: 665 Lease End: Month To Month

Basement: Slab Lease Type: Market Rate Tenant

Year built: 1971 Since 4/1/22

Cooling Type: Wall/Window Unit Taxes: \$1,382



Subdivision: West Walnut Manor Value: \$33,750

Beds/Baths: 2 Bedroom, 1 Bath Rent: \$625

Square feet: 665 Lease End: Month To Month

Basement: Slab Lease Type: Market Rate Tenant

Year built: Since 5/24/21

Cooling Type: Wall/Window Unit Taxes: n/a



Subdivision: West Walnut Manor Value: \$35,100

Beds/Baths: 2 Bedroom, 1 Bath Rent: \$650

Square feet: 665 Lease End: Month To Month

Basement: Slab Lease Type: Market Rate Tenant

Year built: 1971 Since 12/1/21

Cooling Type: Wall/Window Unit Taxes: \$382

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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