



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

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5707 Hodiament Ave, Jennings, MO 63136

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



5709 Hodiament Ave, Jennings, MO 63136

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		



5711 Hodiament Ave, Jennings, MO 63136

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



5713 Hodiament Ave, Jennings, MO 63136

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

Beds/Baths: 2 Bedroom, 1 Bath

Square feet: 665

Basement: Slab

Year built:

Cooling Type: Wall/Window Unit

Rent: **\$625**

Lease End: Month To Month

Lease Type: Market Rate Tenant

Since 5/24/21

Taxes: n/a



5717 Hodiament Ave, Jennings, MO 63136

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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