

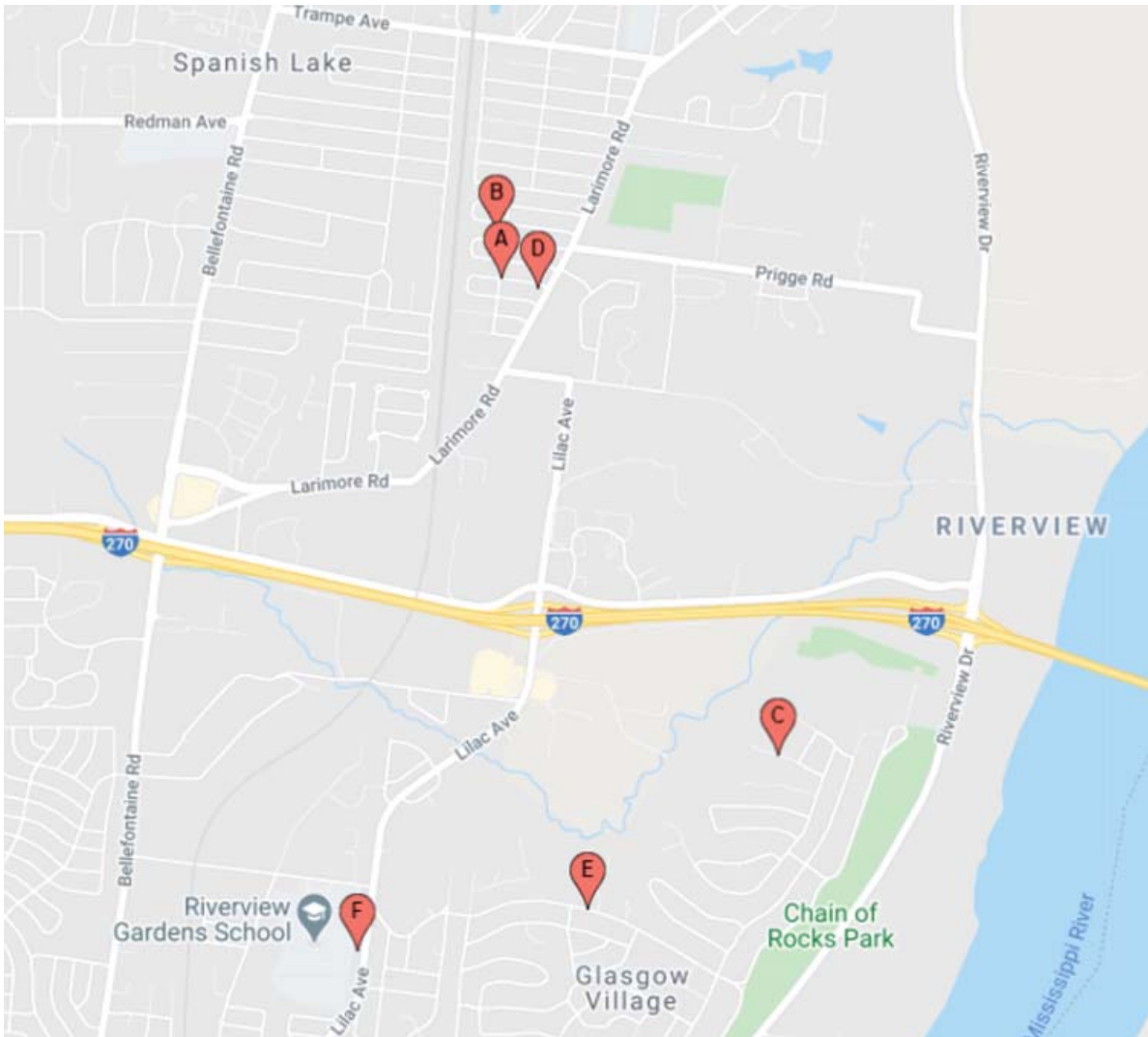


A portfolio of 6 single family homes  
in St. Louis, Missouri that are fully rented.  
Four properties have Section 8 subsidies.  
This package is priced at \$330,000.



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# Property Summary



Address	Zip	Beds	Baths	Sq Ft	Basement	Cooling	Water	Yr Built	Municipality
1146 Congress Ave	63138	3	1	984	Full	Central	Public	1959	Unincorporated
1205 Prigge Ave	63138	3	1	864	Full	Central	Public	1958	Unincorporated
11645 Larimore Rd	63138	3	1	864	Full	Central	Public	1959	Unincorporated
146 Monteith Cir	63137	4	1	1,221	Full	Central	Public	1956	Unincorporated
304 Shepley Dr	63137	3	1	854	Full	Central	Public	1953	Unincorporated
10329 Lilac Ave	63137	3	1	932	Full	Central	Public	1959	Unincorporated

# Financials

Address	Rent	Type	Sec 8 Pays	Tenant Pays	Lease Expires	Tax Amt	Bedrooms	Baths
1146 Congress Ave	\$830	Sec 8	\$830	\$0	09/30/21	\$1,056	3	1
1205 Prigge Ave	\$960	Sec 8	\$784	\$176	05/30/21	\$861	3	1
146 Monteith Cir	\$865	Market	\$0	\$865	06/06/21	\$1,173	4	1
11645 Larimore Rd	\$950	Sec 8	\$762	\$188	12/31/21	\$863	3	1
304 Shepley Dr	\$830	Market	\$0	\$830	09/30/21	\$928	3	1
10329 Lilac Ave	<u>\$830</u>	Sec 8	<u>\$830</u>	<u>\$0</u>	04/30/21	<u>\$877</u>	3	1
	\$5,265		\$3,206	\$2,059		\$5,758		

Sales Price ..... \$330,000  
 Monthly Rents..... \$5,265

Annual Gross Rent (\$878/mo avg.)..... \$63,180  
 Annual Taxes ..... \$5,758  
 Annual Insurance @ \$350/each ..... \$2,100  
 Vacancy (5% Estimate) ..... \$3,159  
 Annual Maintenance  
     Estimated at 10% (Estimate)..... \$6,318  
 Annual Sewer (Estimate)..... \$3,648  
 Property Management 8%..... \$5,054  
 Annual Net Rental Income..... \$37,143

Cap Rate ..... 11.3%  
 Price per home ..... \$55,000

## Highlights of this package:

- All properties are fully rented. Four of the rentals and supported with Section 8 subsidies. Of the \$5265 in monthly income, \$3206 is paid by Sec 8.
- Five of the properties are 3 bedrooms and the other property has four bedrooms. All of the properties have full basements and central air.
- All of the properties are located in Unicorporated St. Louis County so you do not need to work with multiple municipal townships.
- None of the properties are in flood zones or rent restricted areas.



This property has an attached garage on the side.

## 1146 Congress Ave, St. Louis, MO 63138

Municipality: Unincorporated Subdivision: Larimore Hills

**Rent:** \$830

**Tenant Pays:** \$0

**Sec 8 Pays:** \$830

**Lease Start:** 4+ years

**Lease Ends:** 09/30/21

**Taxes:** \$1,056

**Bedrooms:** 3

**Baths:** 1

**Square feet:** 984

**Year built:** 1959

**Basement:** Full

**Cooling:** Central

**Parking:** 1 Car Garage

**Notes:**



**1205 Prigge Ave, St. Louis, MO 63138**

**Municipality: Unincorporated Subdivision: Larimore Hills**

<b>Rent:</b>	<b>\$960</b>	<b>Lease Start:</b>	<b>2+ years</b>
<b>Tenant Pays:</b>	<b>\$176</b>	<b>Lease Ends:</b>	<b>05/30/21</b>
<b>Sec 8 Pays:</b>	<b>\$784</b>	<b>Taxes:</b>	<b>\$861</b>
<b>Bedrooms:</b>	<b>3</b>	<b>Basement:</b>	<b>Full</b>
<b>Baths:</b>	<b>1</b>	<b>Cooling:</b>	<b>Central</b>
<b>Square feet:</b>	<b>864</b>	<b>Parking:</b>	<b>Off-street</b>
<b>Year built:</b>	<b>1958</b>		

**Notes:**



## **11645 Larimore Rd, St. Louis, MO 63138**

**Municipality: Unincorporated Subdivision: Larimore Hills**

<b>Rent:</b>	<b>\$950</b>	<b>Lease Start:</b>	<b>4+ years</b>
<b>Tenant Pays:</b>	<b>\$188</b>	<b>Lease Ends:</b>	<b>12/31/21</b>
<b>Sec 8 Pays:</b>	<b>\$762</b>	<b>Taxes:</b>	<b>\$863</b>
<b>Bedrooms:</b>	<b>3</b>	<b>Basement:</b>	<b>Full</b>
<b>Baths:</b>	<b>1</b>	<b>Cooling:</b>	<b>Central</b>
<b>Square feet:</b>	<b>864</b>	<b>Parking:</b>	<b>Off-Street</b>
<b>Year built:</b>	<b>1959</b>		

### **Notes:**

The tenant's rent of \$950 has been approved by Sec 8 to begin with the lease renewal that starts 1/1/21.



**304 Shepley Dr, St. Louis, MO 63137**

**Municipality: Unincorporated Subdivision: Glasgow Village Unit 8**

<b>Rent:</b>	<b>\$830</b>	<b>Lease Start:</b>	<b>10+ years</b>
<b>Tenant Pays:</b>	<b>\$830</b>	<b>Lease Ends:</b>	<b>09/30/21</b>
<b>Sec 8 Pays:</b>	<b>N/A</b>	<b>Taxes:</b>	<b>\$928</b>
<b>Bedrooms:</b>	<b>3</b>	<b>Basement:</b>	<b>Full</b>
<b>Baths:</b>	<b>1</b>	<b>Cooling:</b>	<b>Central</b>
<b>Square feet:</b>	<b>854</b>	<b>Parking:</b>	<b>Off-Street</b>
<b>Year built:</b>	<b>1953</b>		

**Notes:**

**This property is getting a new roof prior to closing.**



**10329 Lilac Ave, St. Louis, MO 63137**

**Municipality: Unincorporated Subdivision: Glasgow Village Unit**

<b>Rent:</b>	<b>\$830</b>	<b>Lease Start:</b>	<b>05/01/20</b>
<b>Tenant Pays:</b>	<b>\$0</b>	<b>Lease Ends:</b>	<b>04/30/21</b>
<b>Sec 8 Pays:</b>	<b>\$830</b>	<b>Taxes:</b>	<b>\$877</b>
<b>Bedrooms:</b>	<b>3</b>	<b>Basement:</b>	<b>Full</b>
<b>Baths:</b>	<b>1</b>	<b>Cooling:</b>	<b>Central</b>
<b>Square feet:</b>	<b>932</b>	<b>Parking:</b>	<b>Off-Street</b>
<b>Year built:</b>	<b>1959</b>		

**Notes:**

This property is getting a new roof prior to closing.





## 146 Monteith Cir, St. Louis, MO 63137

Municipality: Unincorporated Subdivision: Glasgow Village Unit

<b>Rent:</b>	<b>\$865</b>	<b>Lease Start:</b>	<b>06/05/30</b>
<b>Tenant Pays:</b>	<b>\$865</b>	<b>Lease Ends:</b>	<b>06/06/21</b>
<b>Sec 8 Pays:</b>	<b>N/A</b>	<b>Taxes:</b>	<b>\$1,173</b>
<b>Bedrooms:</b>	<b>4</b>	<b>Basement:</b>	<b>Full</b>
<b>Baths:</b>	<b>1</b>	<b>Cooling:</b>	<b>Central</b>
<b>Square feet:</b>	<b>1,221</b>	<b>Parking:</b>	<b>Off-Street</b>
<b>Year built:</b>	<b>1956</b>		

### Notes:

This property is rented below market rates which are closer to \$1050 for a four bedroom. Four bedroom properties are very easy to rent because there is a shortage of them in the area.

This information 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 property to determine to your satisfaction the suitability of the property for your needs.