



A portfolio of 5 single-family homes and  
1 duplex for sale in the north county  
area of St. Louis, MO.

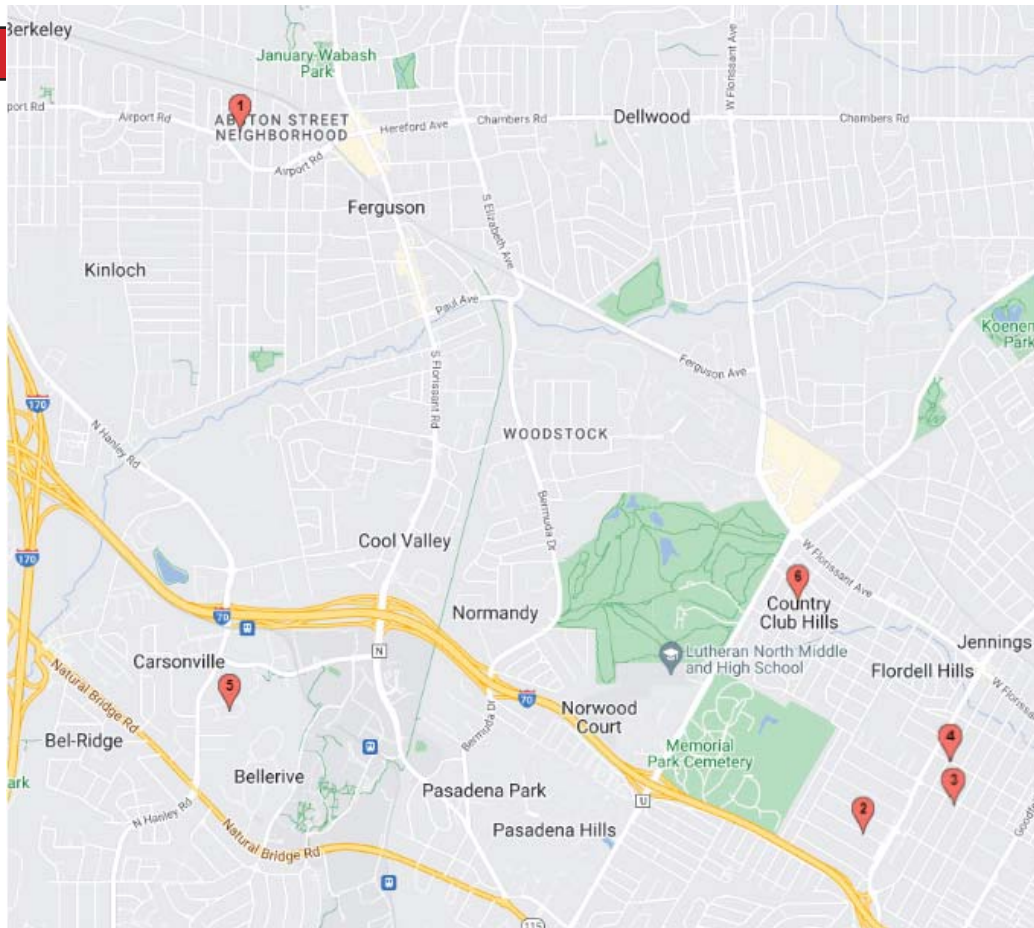
Package price of \$374,500 which is  
an average of \$53,500 per door.



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A portfolio of 5 single-family homes and 1 duplex, for sale in the north county area of St. Louis, MO.

Package price of \$374,500 which is an average of \$53,500 per door.

<b>Address</b>	<b>City</b>	<b>Zip Code</b>	<b>Beds/Baths</b>	<b>Rent</b>
817 A Abston	Ferguson	63135	1/1	\$1,055
817 B Abston	Ferguson	63135	2/1	\$950 Estimate
7028 Dawson	Jennings	63136	1/1	\$936
5469 Hodiamont	Jennings	63136	3/1	\$910
5546 Janet	Jennings	63136	3/1	\$975
8515 Jenny	St. Louis County	63121	3/1	\$1,340
5640 Sunbury	Country Club Hills	63136	2/1	<u>\$990</u>
				<b>\$7,156</b>

# Rent Info

One unit in the duplex is vacant. The rest of the units are fully leased. Three units have Section 8 leases and three have market leases.

This is a stable portfolio with one tenant renting for 2+ years, three tenants have rented for 5-6 years, and one tenant has rented for almost 22 years. There is one new tenant this year.

<b>Proforma Estimates</b>	Based on \$1022 <u>Avg Rent</u>
Monthly Rent .....	\$7,151
Annual Gross Rent Est.....	\$85,812
Annual Taxes .....	-\$6,217
Annual Insurance Est .....	-\$4,450
Annual Maintenance Est 10% .....	-\$8,581
Annual Sewer/Trash/Lawncare .....	-\$11,300
Vacancy 5%.....	-\$4,291
Property Management 10%.....	-\$8,581
Annual Net Rental Income.....	\$42,392
 Sales Price .....	 \$374,500
Cap Rate .....	11.32%

Sec 8 has released their 2025 payment guidelines which you can view for St. Louis County at: <https://www.huduser.gov/portal/datasets/fmr.html#year2025> Below is a rent projection based on the 2025 rates to give you another view of the rent potential.

### St. Louis County, MO 2025 Small Area FMRs By Unit Bedrooms

<u>ZIP Code</u>	<u># Bedrooms</u>	<u>Rent</u>	<u># in the Pkg</u>	<u>Total Rent</u>
63135	1	\$1050	1	\$1,050
63135	2	\$1290	1	\$1,290
63136	1	\$880	1	\$880
63136	2	\$1250	1	\$1,250
63136	3	\$1410	2	\$2,820
63121	2	\$1090	1	<u>\$1,090</u>

Total Sec 8 Estimated Rent Averages Total:	\$8,380
Total Sec 8 Estimated Rent Averages / 7:	\$1,197

# Property Conditions

The properties in this portfolio have some older systems, older roofs, and deferred maintenance. On the following pages, we have detailed known updates so if you don't see an update mentioned, please expect that updates will be needed. The properties are priced for their current condition and seller is selling "as is."

None of the properties are on septic systems or are in rent-restricted municipalities.

## A few more details...

There are 360 tour links for 817 Abston Unit A and for 8515 Jenny. The Jenny tour was completed prior to the tenant moving in on 4/18/24. These links are listed on their profile pages.

Please do not walk the tenant-occupied properties or disturb the tenants. The tenants are not aware of the sale. Any attempts to access the properties or disturb the occupants will be considered trespassing.

Access to the tenant-occupied properties will be provided with an accepted contract. To minimize tenant disruption, the buyer will have one-time access to the properties so a walk-through, inspection, and/or appraisal will all need to be completed together. (Tenants get nervous when a lot of people start going through their home so this helps make the sale smoother for everyone.)

Sellers are only interested in selling to an end-buyer (no wholesalers) so the proof of funds will need to match the buyer's name on the sales contract, and the assignment paragraph of the contract will be deleted.

Please contact Malinda Terreri at (314) 488-0494 with any questions and thank you for your time and interest.



**8515 Jenny Dr, St. Louis, MO 63121**

<b>Subdivision:</b>	Carsonville Court	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Unincorporated	<b>Square Feet:</b>	864
<b>Taxes:</b>	\$1,067	<b>Year Built:</b>	1955

**Photo Link:** <https://my.360tourlink.com/849c1c78-9f95-4b9e-a5c2-908d92660021>

**Notes:** Kitchen remodel 2/21; new condenser & cage 7/21

**Tenant Info**

If occupied, monthly rent .....	\$1340
Occupied or Vacant? .....	Occupied
Lease Start .....	4/18/2024
Lease End .....	4/30/2025
Subsidized? .....	Y
Days Past Due.....	0

**Proforma Estimate:**

Monthly Rent .....	\$1,340
Annual Gross Rent Est.....	\$16,080
Annual Taxes .....	-\$1,067
Annual Insurance Est .....	-\$650
Annual Maintenance Est 10% .....	-\$1,608
Annual Sewer/Trash/Lawn .....	-\$1,800
Vacancy 5% .....	-\$804
Property Management 10%.....	-\$1,608
Annual Net Rental Income.....	\$8,543

**Nearby Listings/Sales**

Status	Date	Address	DOM	Price	Beds / Baths	Sq Ft
Sold	08/15/2024	8508 Jenny Dr	4	\$110,000	3/1	864









**5640 Sunbury Ave, St. Louis, MO 63136**

<b>Subdivision:</b>	Country Club Homesites	<b>Beds / Baths:</b>	2/1
<b>Municipality:</b>	Country Club Hills	<b>Square Feet:</b>	792
<b>Taxes:</b>	\$965	<b>Year Built:</b>	1940

**Notes:** 4/18 - new furnace a/c coil & condenser \$3,850; 10/19 replace 100A service and breaker box

**Tenant Info**

If occupied, monthly rent .....	\$990
Occupied or Vacant? .....	Occupied
Lease Start .....	5/21/2018
Lease End .....	2/28/2025
Subsidized? .....	N
Days Past Due.....	0

**Proforma Estimate:**

Monthly Rent .....	\$990
Annual Gross Rent Est.....	\$11,880
Annual Taxes .....	-\$965
Annual Insurance Est .....	-\$650
Annual Maintenance Est 10% .....	-\$1,188
Annual Sewer/Trash/Lawn .....	-\$1,800
Vacancy 5%.....	-\$594
Property Management 10%.....	<u>-\$1,188</u>
Annual Net Rental Income.....	\$5,495

**Nearby Listings/Sales**

Status	Date	Address	DOM	Price	Beds / Baths	Sq Ft
Active	04/26/2024	5566 Sunbury Ave	172	\$80,000	2/1	1,008
Sold	02/14/2024	5617 Sunbury Ave	12	\$41,000	2/1	777
Sold	02/20/2024	5633 Sunbury Ave	22	\$50,000	2/1	792
Sold	05/31/2024	5636 Sunbury Ave	12	\$62,000	2/1	772



This is a duplex with a one bedroom unit upstairs, and a two-bedroom unit on the bottom. The upstairs unit is vacant and the bottom unit is occupied.

**817 Abston Ave, St. Louis, MO 63135**

<b>Subdivision:</b>	Rolwes	<b>Beds / Baths:</b>	1/1 and 2/1
<b>Municipality:</b>	Ferguson	<b>Square Feet:</b>	2,028
<b>Taxes:</b>	\$1,364	<b>Year Built:</b>	1952

**Notes:** There were no duplexes sold in Ferguson within the last year. The photo link is for the upstairs, vacant unit: <https://my.360tourlink.com/b4cad37f-e062-4bce-a5a3-5f722e5352aa>

**Tenant Info**

Monthly rent:..... \$1055 and \$950 (E)  
 Occupied or Vacant? ..... Occupied & Vacant  
 Lease Start ..... 11/1/2019 and N/A  
 Lease End ..... 3/31/2025 and N/A  
 Subsidized?..... Y and N/A  
 Days Past Due..... 0

**Proforma Estimate:**

Monthly Rent ..... \$2005  
 Annual Gross Rent Est..... \$24,060  
 Annual Taxes ..... -\$1,364  
 Annual Insurance Est ..... -\$1,200  
 Annual Maintenance Est 10% ..... -\$2,406  
 Annual Sewer/Trash/Lawn ..... -\$2,300  
 Vacancy 5%..... -\$1,202  
 Property Management 10%..... -\$2,406  
 Annual Net Rental Income ..... \$13,182

**Nearby Listings/Sales**

Status	Date	Address	DOM	Price	Beds / Baths	Sq Ft
Active	06/14/2024	107 North Marguerite	101	\$129,900	3/2	1,320
Pending	09/02/2024	224 North Harvey Ave	71	\$119,900	4/1	1,142
Sold	08/20/2024	49 North Harvey Ave	63	\$100,000	3/1.5	1,582
Sold	11/30/2023	839 Margo Ave	43	\$166,000	3/2.5	1,428
Sold	11/06/2023	820 Abston Ave	27	\$147,000	3/2.5	1,000





**5469 Hodiament Ave, St. Louis, MO 63136**

<b>Subdivision:</b>	West Walnut Manor	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Jennings	<b>Square Feet:</b>	1,215
<b>Taxes:</b>	\$1,107	<b>Year Built:</b>	1949

**Notes:** 12/18 new water heater/PRV \$1450

**Tenant Info**

If occupied, monthly rent .....	\$910
Occupied or Vacant? .....	Occupied
Lease Start .....	11/15/2002
Lease End .....	MTM
Subsidized? .....	N
Days Past Due.....	0

**Proforma Estimate:**

Monthly Rent .....	\$910
Annual Gross Rent Est.....	\$10,920
Annual Taxes .....	-\$1,107
Annual Insurance Est .....	-\$650
Annual Maintenance Est 10% .....	-\$1,092
Annual Sewer/Trash/Lawn .....	-\$1800
Vacancy 5%.....	-\$546
Property Management 10%.....	-\$1,092
Annual Net Rental Income.....	\$4,633

**Nearby Listings/Sales**

<u>Status</u>	<u>Date</u>	<u>Address</u>	<u>DOM</u>	<u>Price</u>	<u>Beds / Baths</u>	<u>Sq Ft</u>
Sold	09/04/2024	5453 Hodiament Ave	17	\$49,000	3/1	1,185
Sold	11/17/2023	5463 Hodiament Ave	15	\$57,000	3/1.5	1,344



**5546 Janet Ave, St. Louis, MO 63136**

<b>Subdivision:</b>	West Walnut Manor	<b>Beds / Baths:</b>	3/1
<b>Municipality:</b>	Jennings	<b>Square Feet:</b>	912
<b>Taxes:</b>	\$1,067	<b>Year Built:</b>	1958

**Notes:** 4/20-new water heater \$1150; 3/21 upgrade electric service to 100A, new service cable and panel

**Tenant Info**

If occupied, monthly rent .....	\$975
Occupied or Vacant? .....	Occupied
Lease Start .....	1/1/2018
Lease End .....	1/31/2025
Subsidized? .....	N
Days Past Due.....	30+

**Proforma Estimate:**

Monthly Rent .....	\$975
Annual Gross Rent Est .....	\$11,700
Annual Taxes .....	-\$1,067
Annual Insurance Est .....	-\$650
Annual Maintenance Est 10% .....	-\$1,170
Annual Sewer/Trash/Lawn .....	-\$1,800
Vacancy 5% .....	-\$585
Property Management 10% .....	-\$1,170
Annual Net Rental Income.....	\$5,258

**Nearby Listings/Sales**

Status	Date	Address	DOM	Price	Beds / Baths	Sq Ft
Active	09/17/2024	5471 Janet Ave	87	\$43,500	2/1	696
Sold	09/04/2024	5453 Hodiamont Ave	17	\$49,000	3/1	1,185
Sold	11/17/2023	5463 Hodiamont Ave	15	\$57,000	3/1.5	1,344



**7028 Dawson Pl, St. Louis, MO 63136**

<b>Subdivision:</b>	Belle Mead Place	<b>Beds / Baths:</b>	1/1
<b>Municipality:</b>	Jennings	<b>Square Feet:</b>	602
<b>Taxes:</b>	\$647	<b>Year Built:</b>	1917

**Notes:** 2023 Renovated Deck

**Tenant Info**

If occupied, monthly rent .....	\$936
Occupied or Vacant? .....	Occupied
Lease Start .....	5/23/2022
Lease End .....	4/30/2025
Subsidized? .....	Y
Days Past Due.....	0

**Proforma Estimate:**

Monthly Rent .....	\$936
Annual Gross Rent Est.....	\$11,232
Annual Taxes .....	-\$647
Annual Insurance Est .....	-\$650
Annual Maintenance Est 10% .....	-\$1,123
Annual Sewer/Trash/Lawn .....	-\$1,800
Vacancy 5%.....	-\$562
Property Management 10%.....	-\$1,123
Annual Net Rental Income.....	\$5,327

**Nearby Listings/Sales**

<b>Status</b>	<b>Date</b>	<b>Address</b>	<b>DOM</b>	<b>Price</b>	<b>Beds / Baths</b>	<b>Sq Ft</b>
Pending	10/02/2024	7009 Garesche Ave	5	\$28,000	1/1	732
Sold	02/27/2024	7154 Dawson Place	182	\$44,000	2/1	900