



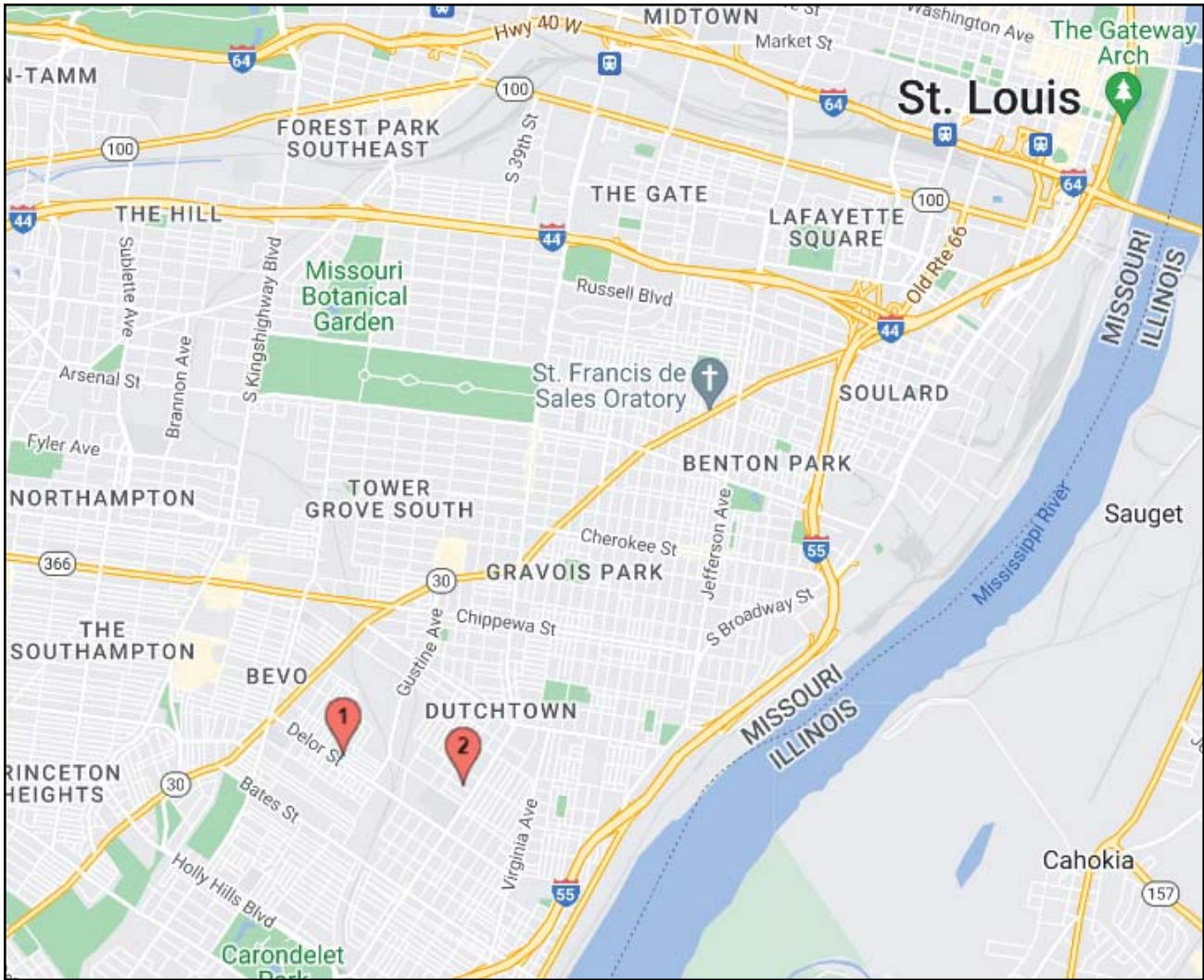
Package of 2
Single Family
Homes in
South City
St. Louis, MO
Priced at
\$175,000.



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.

Terreri
team
-REALTY^{LLC}-

Malinda Terreri
Broker, Realtor
(314) 488-0494
Malinda@TerrerTeam.com



1. 4017 Delor St St. Louis, MO 63116
2. 3620 Neosho St St. Louis, MO 63116

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.

Portfolio Background

- Off-market package of two single family homes located in South St. Louis and are priced at \$175,000, which is an average of \$87,500 per door.
- These properties are in neighborhoods with sales in the range of \$105,000 - \$170,000.
- Both properties have Sec 8 leases - one is at \$1100/mo (as of 10/1/22) and the other is at \$825/mo (which is below the market average rent of \$1237/month).
- Both properties are rented to market tenants.
- Seller is responsible for sewer and water.
- Neither of the properties are on septic or in a flood zone.
- These properties are managed by a property manager (BBW Homes LLC) and are being sold as a package (which is why they are MLS exempt).

Sales Price	\$175,000	
Current Annual Gross Rent @ \$1935	\$23,220	
Potential Annual Gross Rent @ \$2337		\$28,044
Annual Taxes	-\$2,270	-\$2,270
Annual Insurance (Est at \$362/ea)	-\$724	-\$724
Annual Maintenance (Est @ 10%)	-\$2,322	-\$2804
Trash/water	-\$876	-\$876
Annual Sewer (Est)	-\$2400	-\$2400
Vacancy 5%	-\$1,161	-\$1402
Property Management 8%	-\$1,858	-\$2244
Annual Net Rental Income	\$11,609	\$15,324
Cap Rate	6.63%	8.76%

Attention Wholesalers: The photos and the information contained in this PDF are copyrighted. Any use by unauthorized third parties without prior written permission is prohibited by law and subject to legal action. © Malinda Terreri 2022.



4017 Delor St., St. Louis, MO 63116

Subdivision: Delor Alexander Heights Add **Municipality:** St. Louis City

Beds/Baths:	2/1	Rent:	\$835/mo
Square feet:	816	Lease Type:	Sec 8
Basement:	Full	Taxes:	\$1146
Parking:	Garage	Trash/water	\$108/qrt

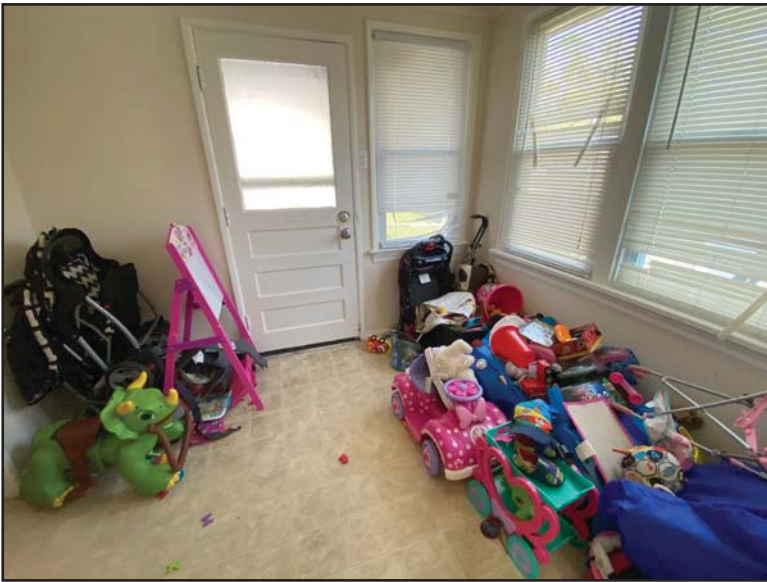
Nearby Sales:

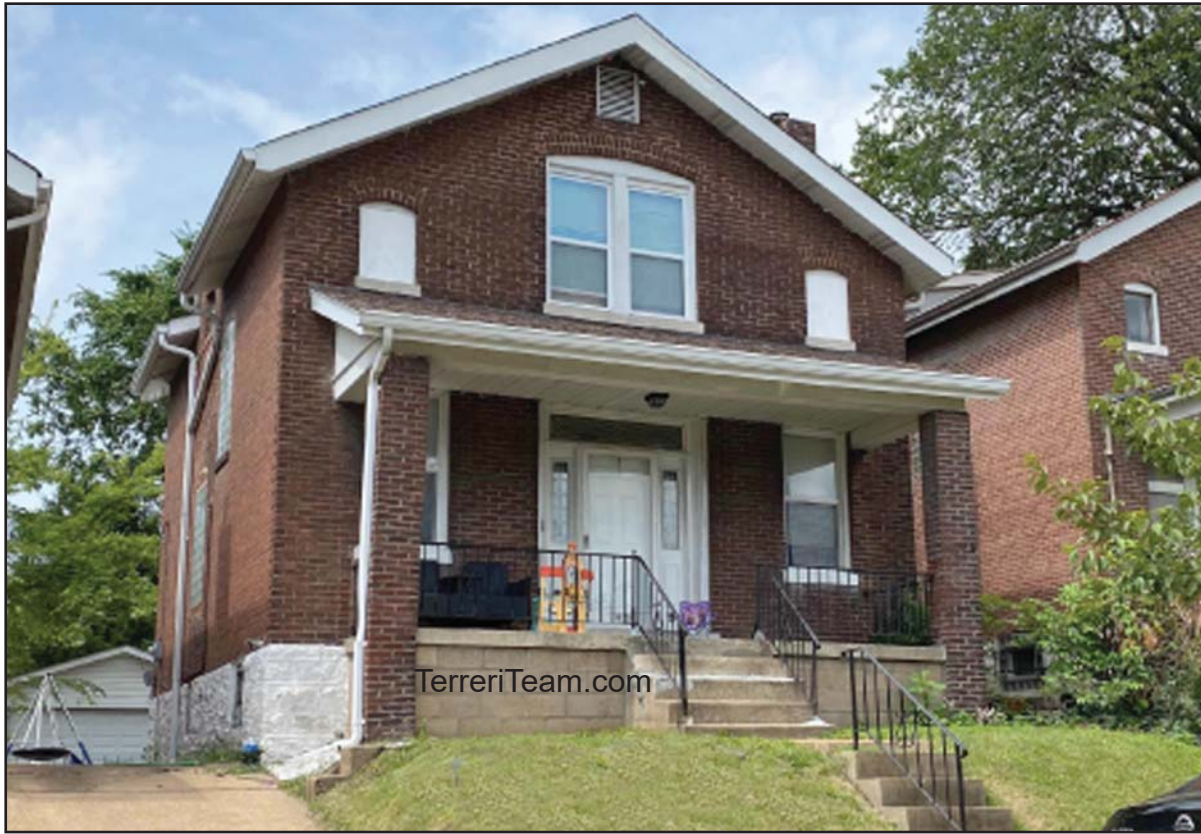
Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.2 mi	09/15/2022	4142 Delor St	\$147,500	3	(1 / 2)	1,440
0.2 mi	08/15/2022	3963 Eichelberger St	\$105,000	2	1	864
0.2 mi	05/03/2022	5220 Steffens	\$110,000	2	1	850
0.2 mi	07/14/2022	5041 Ulena Ave	\$130,000	2	1	817
0.2 mi	05/27/2022	4635 Steffens Ave	\$136,800	2	1	918



Avg	Median	25th Percentile	75th Percentile
\$1237	\$1250	\$1188	\$1286







3620 Neosho St., St. Louis, MO 63116

Subdivision: McDermotts Grand Ave Add **Municipality:** St. Louis City

Beds/Baths:	3/2	Rent:	\$1100/mo
Square feet:	1312	Lease Type:	Sec 8 (pays \$977)
Basement:	Full	Taxes:	\$1124
Parking:	Garage	Trash/water	\$111/qrt

Nearby Sales:

Distance	Sold	Address	Price	Bed	Bth	Sq Ft
0.3 mi	04/18/2022	3858 Neosho	\$145,000	3	1	1,086
0.2 mi	12/07/2021	4661 Alaska Ave	\$139,900	3	1	1,224
0.2 mi	06/07/2022	3742 Taft Avenue	\$146,000	3	1	1,127
0.2 mi	01/14/2022	3748 Taft Ave	\$147,500	3	1	1,116
0.2 mi	10/15/2021	4504 Tennessee	\$156,900	3	2	1,256
0.2 mi	09/15/2022	4443 Dewey Ave	\$169,000	3	1	1,208
0.2 mi	06/30/2022	4420 Tennessee	\$170,000	3	1.5	1,542



Avg	Median	25th Percentile	75th Percentile
\$1276	\$1300	\$1155	\$1398

