



Terreri
team
WORTH CLARK
REALTY

Malinda Terreri, Realtor
(314) 488-0494 Cell
(800) 991-6092 Office
Malinda@TerreriTeam.com

A unique opportunity to own a portfolio of
properties in Fenton, Missouri, 63026.
Offered at \$320,000

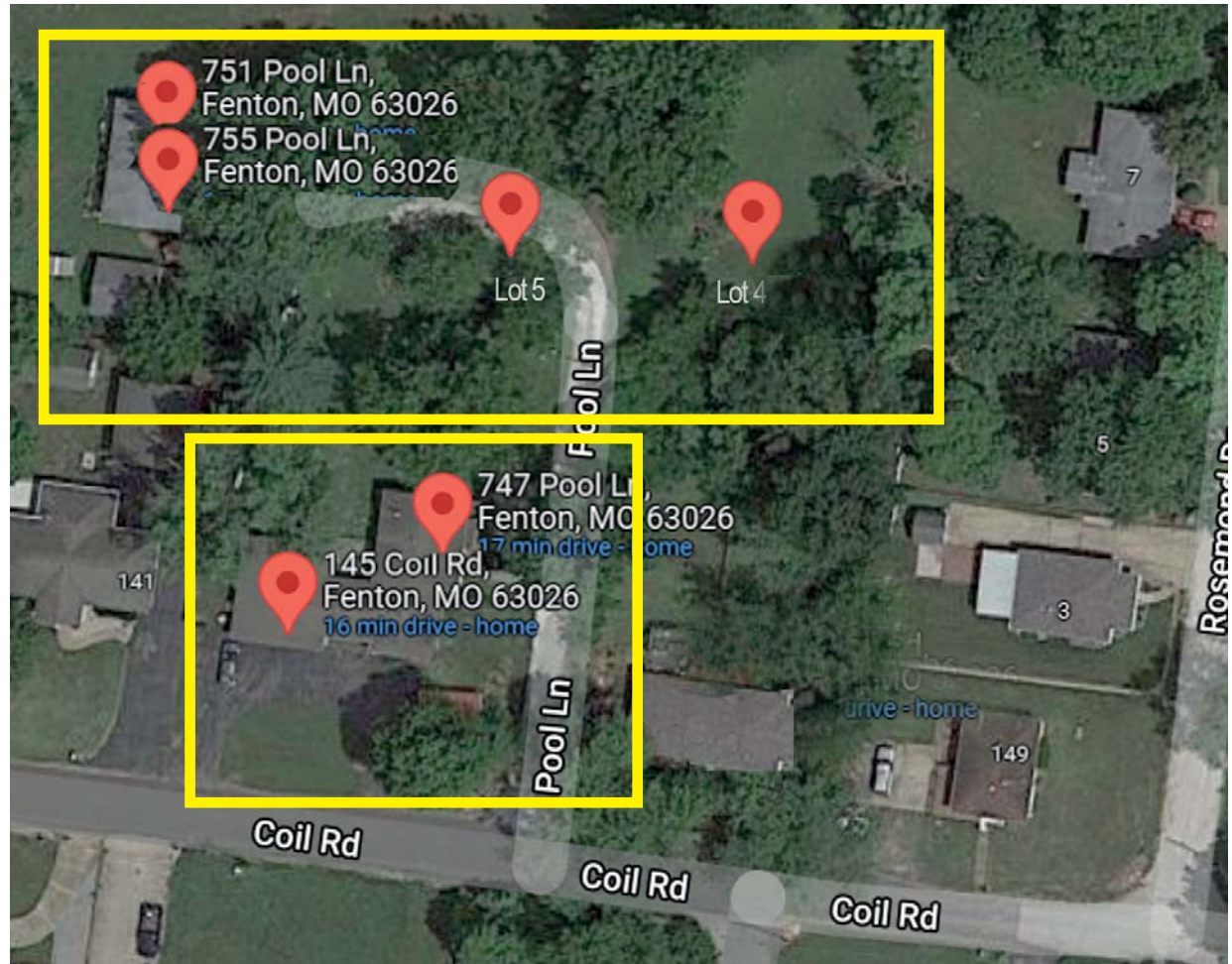
Property Locations Concentrated in an Easy-to-Rent Area

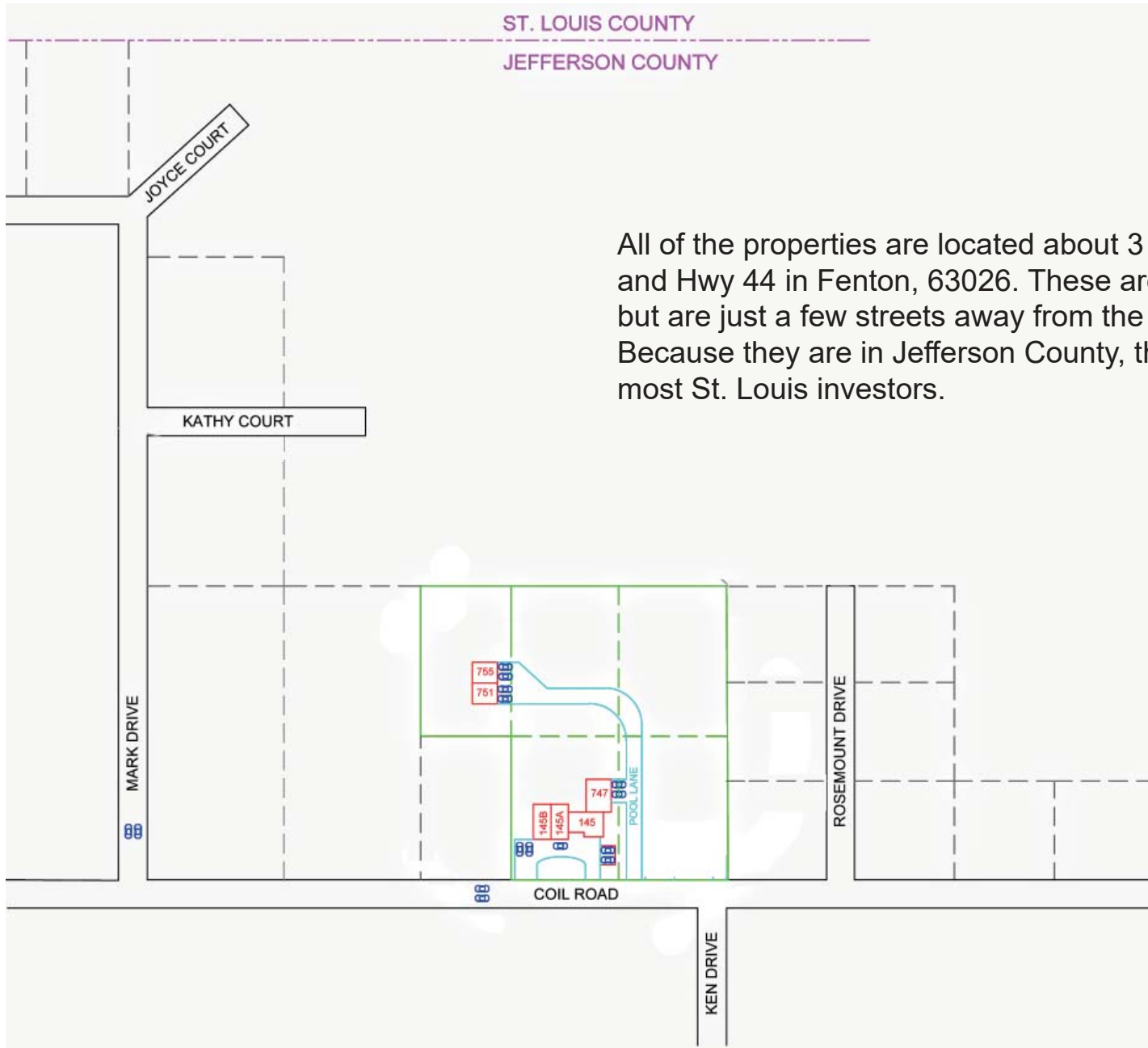
Duplex/Lot Package: \$150,000

751 Pool Duplex
755 Pool Duplex
Lot 4
Lot 5

Quad Package: \$170,000

145 Coil Quad Plex
145A Coil Quad Plex
145B Coil Quad Plex
747 Pool Quad Plex





ST. LOUIS COUNTY
JEFFERSON COUNTY

All of the properties are located about 3 miles from Rt. 141 and Hwy 44 in Fenton, 63026. These are in Jefferson County but are just a few streets away from the St. Louis County line. Because they are in Jefferson County, they are off the radar of most St. Louis investors.

Portfolio Financials

Quad Package Sales Price **\$170,000**

Rent \$3175/mo x 12	\$38,100
Taxes	-\$2,924
Insurance (Annual)	-\$655
Sewer \$167/mo x 12	-\$2,004
Water	-\$1,703
Gas	-\$2,166
Electric	-\$2,653
Property Management (Est 8%)	-\$3,048
Vacancy (Est at 5%)	-\$1,905
Maintenance (Est at 10%)	<u>-\$3,810</u>
Net Income (Est)	\$17,232
Return (Net/Sales Price)	10.14%

Rent Detail

145 Coil	\$950
145A Coil	\$600
145B Coil	\$725
747 Pool	<u>\$900</u>
	\$3,175

	Duplex	Lot 4	Lot 5
Duplex/Lot Package (\$150,000)	\$75,000	\$37,500	\$37,500

Rent \$1175/mo x 12	\$14,100
Taxes	-\$2,382
Insurance (annual)	-\$602
Sewer \$167/mo x 12	-\$1,000
Water (Included in above)	n/a
Gas	n/a
Electric	n/a
Property Management (Est 8%)	-\$1,128
Vacancy (Est at 5%)	-\$705
Maintenance (Est at 10%)	<u>-\$1,410</u>
Net Income (Est)	\$6,873
Return (Net/Sales Price)	9.16%

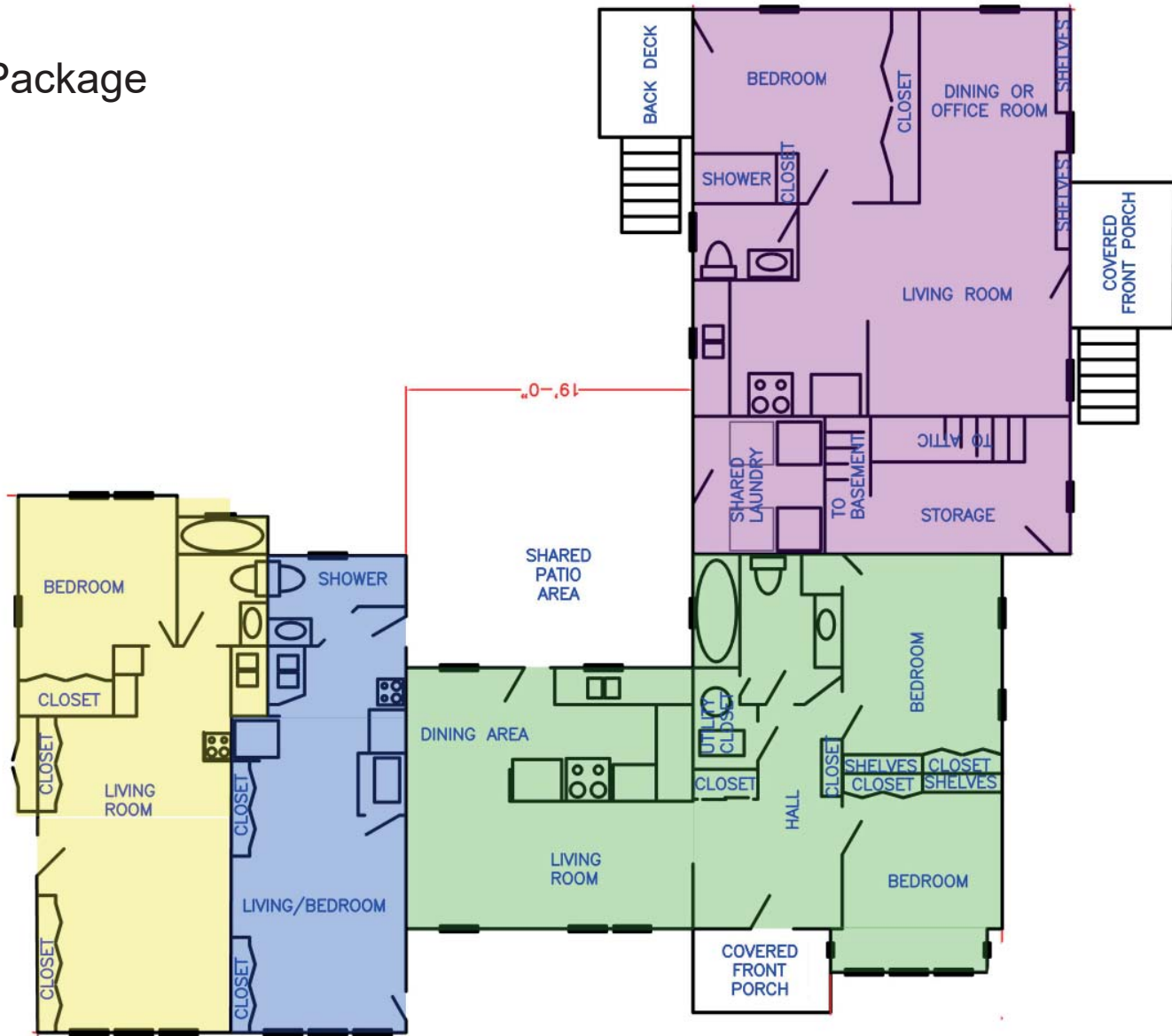
Package Price = \$320,000

Highlights of the properties:

- These properties have some long-term tenants and all tenants are current on their rent.
- The properties are all adjacent to each other for easy management.
- The properties are fully leased with leases that have rolled over to MTM leases on all but one unit.
- This location makes it very easy to rent, especially for tenants looking for a little green space.
- Properties were connected to public sewer (NPSD) about 9 years ago creating a Neighborhood Improvement Bond (NIB) that is added to the annual taxes. This additional sewer installment will be removed in about 11 more years which will reduce the taxes.
- The units at 145a and 145b Coil share a gas and electric meter. Owner is paying those utilities which are listed to the left. The quadplex and duplex share a water meter.



Quad Package



747 Pool Ln

145B Coil 145A Coil

145 Coil



145 Coil, Fenton, MO 63026 Type: Quad Plex

Rent: \$950

Lease Start: 11/2019

Bedrooms: 2

Baths: 1

Basement: Slab

Year built: 1957

Extra: Carport, Shed

Windows: Double Pain Vinyl

Dates of Updates:

2011 Range, Refrigerator, Microwave

2016 Flooring

2021 Hot Water Heater (covers 145,
145A, and 145B units), Storm Door



145 Coil
Interior photos
provided by seller.



145 Coil
Interior photos
provided by seller.



145 Coil
Interior photos
provided by seller.





145A Coil, Fenton, MO 63026 Type: Quad Plex

Rent: \$600/mo

Lease Start: 3/2021

Basement: Slab

Year built: 1957

Extra: Yard shed

Windows: Double Pain Vinyl and
Wooden

Bedrooms: Studio

Baths: 1

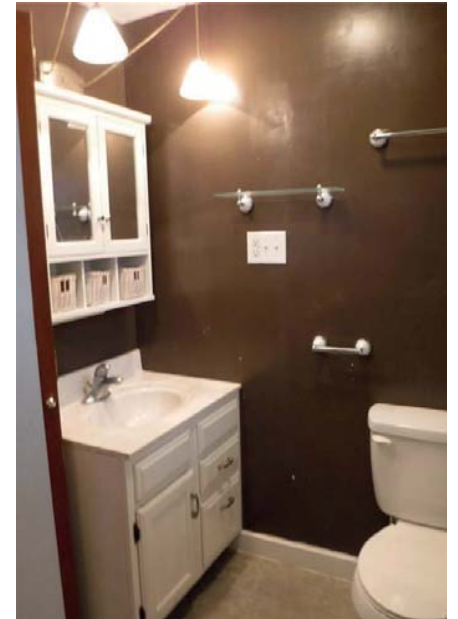
Dates of Updates:

2012 Microwave, Gas Range

2014 Air Splitter (AC/Furnace W/145B)

2016 Shower, Toilet, Vanity Cabinet, Refrigerator

2017 New Storm Door



145A Coil
Interior photos
provided by seller.



Back View of Quad Plex

145B Coil, Fenton, MO 63026 Type: Quad Plex

Rent:	\$725/mo	Bedrooms:	1
Lease Start:	7/2020	Baths:	1
Basement:	Slab	Dates of Updates:	
Year built:	1957		2017 Storm Door
Extra:	Yard shed		2017 Refrigerator, Some Kitchen
Windows:	Double Pain Vinyl and Wooden		Cabinets, New Flooring

145B Coil
Interior photos
provided by seller.





747 Pool, Fenton, MO 63026 Type: Quad Plex

Rent:	\$900/mo	Extra:	Laundry (Quadplex)	Dates of Updates:
Bedrooms:	1		Yard Shed	2011 Range
Baths:	1	Windows:	Double Pain Vinyl	2012 Dryer
Lease Start:	3/2011			2012 Washing Machine
Year built:	1957			2014 Storm Door
Other:	Basement used for owner's storage. Quadplex laundry has hook ups for 2 washers & 2 dryers. There is only one pair in there now.			2017 Hot Water Heater
				2019 Sump Pump



751 Pool, Fenton, MO 63026 Type: Duplex

Rent:	\$525	Bedrooms:	1
Lease Start:	4/2020	Baths:	1
Dates of Updates:		Basement:	Crawl Space
2011 AC (Window)		Year built:	1979
2013 Refrigerator		Extra:	Shed
2014 Tub Refinish			Garage used for owner's storage
2020 Hot Water Heater		Windows:	Dbl Pain Vinyl

755 Pool, Fenton, MO 63026 Type: Duplex

Rent:	\$650	Bedrooms:	1
Lease Start:	8/2015	Baths:	1
Dates of Updates:		Basement:	Crawl Space
2011 Refrigerator		Year built:	1979
2014 Vanity		Extra:	Yard shed
2016 AC (Window), Tub Refinish		Windows:	Dbl Pain Vinyl
2019 Med Cabinet			
2020 Gas Range			



751 Pool Ln
Interior photos
provided by seller.

755 Pool Ln
Interior photos
provided by seller.





Lot 4 and 5, Fenton, MO 63026

Public water and sewer are at the lot line. Great opportunity to add mobile homes for additional income or for a custom home build. Taxes are \$1496.

Lot 4 Diminsions:

Lot 5 Diminsions: 106x143 which is .35 acres

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.