



A portfolio of 12 single-family homes for sale in the north county area of St. Louis, MO.

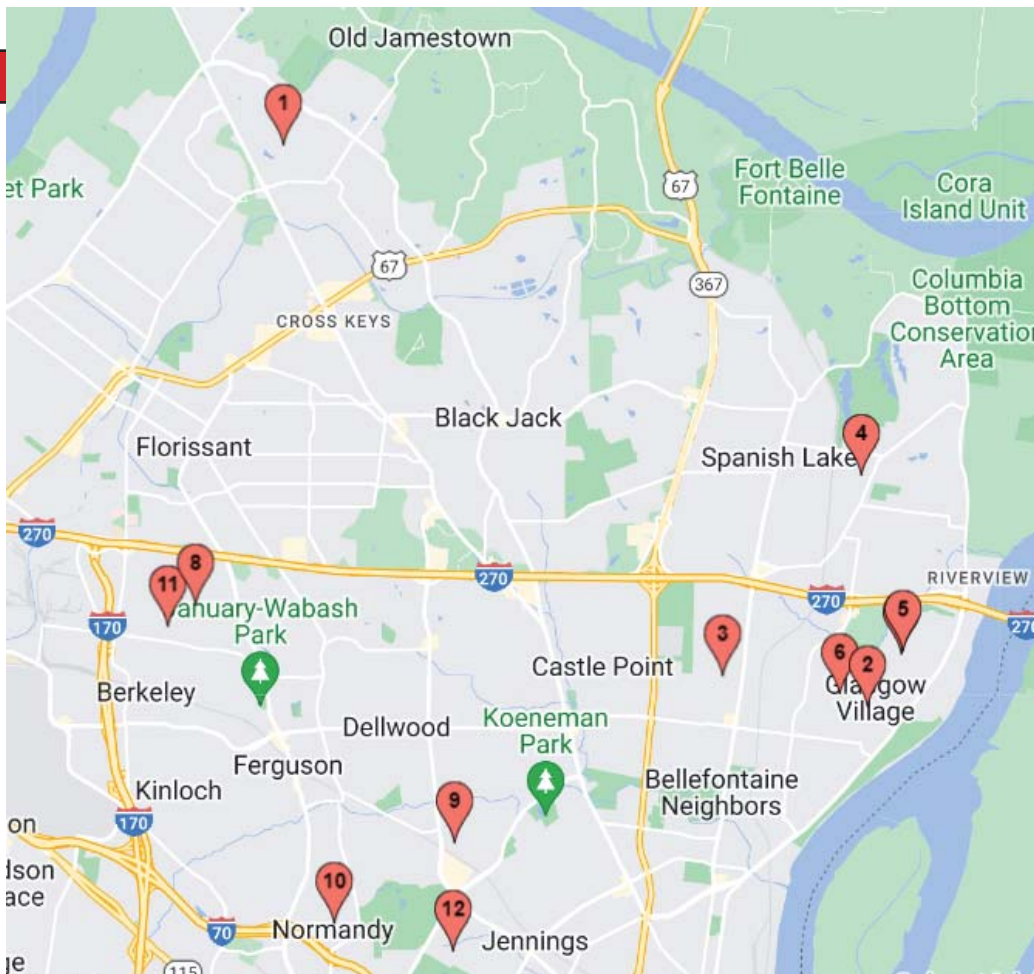
Package price of \$765,750 which is an average of \$63,813 per home.



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A portfolio of 12 single-family homes for sale in the north county area of St. Louis, MO.

Package price of \$765,750 which is an average of \$63,813 per home.

Address	Municipality	Subdivision	Zip Code	Beds/Baths	Rent
4046 Del Lago Dr	Unincorp	Fox Lake 1	63034	3/2	\$1,375
1027 Addison Dr	Bellefont Nghbr	Bissell Hills 4	63137	3/1	\$1,020
8333 Midwood Ave	Berkeley	Frostwood 4	63134	3/1	\$1,195
1125 Redman Blvd	Unincorp	Northdale	63138	3/1	\$900
212 Sadonia Ave	Hazelwood	Burke City	63135	3/1	\$1,075
3020 Solway Ave	Jennings	Northland Hills	63136	3/1	\$953
217 Mcalpine Dr	Unincorp	Glasgow Village	63137	3/1.5	\$940
224 Mcalpine Dr	Unincorp	Glasgow Village	63137	3/1	\$950
420 Lanark Rd	Unincorp	Glasgow Village	63137	3/1	\$1,250 Estimate
240 Estridge Rd	Unincorp	Glasgow Village	63137	3/1	\$900
5528 Holborn Dr	Normandy	Norwood Manor	63121	3/1	\$1,045
7443 Embury Ct	Country Club Hills	Country Club Hills	63136	3/1.5	\$1,250 Estimate
					\$12,853

Rent Info

This package of 12 homes is priced below market to allow for a great value-add opportunity. The average current rent is \$1071/month which is:

- \$200/month below the average market rate of \$1271/month based on RentoMeter
- about \$521/month below the 2025 Sec 8 rent guides

so there is a lot of potential for rent increases.

Proforma Estimates	Based on	Based on
	\$1071 Avg Rent	\$1271 Avg Rent
Monthly Rent	\$12,853	\$15,250
Annual Gross Rent Est.....	\$154,2361	\$183,000
Annual Taxes	-\$15,833	-\$15,833
Annual Insurance Est \$650 x 12.....	-\$7,800	-\$7,800
Annual Maintenance Est 15%	-\$23,135	-\$27,450
Annual Sewer Est \$60 x 12 x 12	-\$8,640	-\$8,640
Vacancy 5%	-\$7,712	-\$9,150
Property Management 10%.....	-\$15,424	-\$18,300
Annual Net Rental Income.....	\$75,692	\$95,827
Sales Price	\$765,750	\$765,750
Cap Rate	9.88%	12.51%

The portfolio has two vacant properties. Of the 10 rented properties, one property has a Section 8 lease and the rest are market leases.

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			
ZIP Code	3-Bedroom	# in the Pkg	Total Rent
63034	\$2,350	1	\$2,350
63121	\$1,410	1	\$1,410
63134	\$1,680	1	\$1,680
63135	\$1,670	1	\$1,670
63136	\$1,410	2	\$2,820
63137	\$1,540	5	\$7,700
63138	\$1,490	1	\$1,490
Total Sec 8 Estimated Rent Averages Total:			\$19,120
Total Sec 8 Estimated Rent Averages / 12:			\$1,593

Property Conditions

Seven of the 12 properties have been through occupancy inspections this year when new tenants were placed. 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 owners have priced the portfolio accordingly and are selling it as is. An example of the below market pricing is the home at 4046 Del Lago in the Fox Lake neighborhood which has home sales between \$122,000 and \$233,000.

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

A few more details...

The 12 properties are owned by three family members and are titled in four different entities. Because of the title separation, we will need to do four Special Sales contracts that will be contingent on closing with the others, on the same day. It sounds a little complicated but I can provide a spreadsheet with the details to make things easier.

Two of the properties are vacant and you are welcome to tour them. The vacant properties also have 360 Virtual Tours available and the 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.



4046 Del Lago Dr, St. Louis, MO 63034

Subdivision: Fox Lake 1 Municipality: Unincorporated

Beds / Baths:	3 Beds / 2 Baths	Total Rent:	\$1,375
Square feet:	1,140	Tenant Move-in:	9/13/24
Taxes:	\$2,750	Lease End:	9/12/25
Year built:	1976	Sec Deposit:	\$1375

Notes: New luxury vinyl plank floor and new paint in 2024.

Nearby Sales to Give You an Idea of the Neighborhood:

Address	Date	Beds/Baths	Sq Ft	Price
748 Paschon Ct	11/27/2023	4/2.5	1,366	\$122,000
689 Watersedge Dr	9/25/2023	3/3	1,450	\$159,900
4076 Waterfall Dr	6/12/2024	3/2	1,433	\$209,400
748 Paschon Ct	3/12/2024	3/2.5	1,366	\$233,000



Avg	Median	25th Percentile	75th Percentile
\$1691	\$1660	\$1564	\$1818



1027 Addison Dr, St. Louis, MO 63137

Subdivision: Bissell Hills 4 Municipality: Bellefont Nghbr

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$1,020
Square feet:	1,122	Tenant Move-in:	7/31/2022
Taxes:	\$1,630	Lease End:	MTM
Year built:	1952	Sec Deposit:	\$0

Notes: New water heater in 2020, newer furnace, electrical panel, newer AC.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
1120 Addison Dr	1/30/2024	3/1	912	\$51,500
1008 Addison Dr	2/23/2024	4/1.5	1,234	\$62,500
1008 Addison Dr	7/29/2024	4/1.5	1,234	\$160,000



Avg	Median	25th Percentile	75th Percentile
\$1267	\$1250	\$1170	\$1365



8333 Midwood Ave, Berkeley, MO 63134

Subdivision: Frostwood 4 Municipality: Berkeley

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$1,195
Square feet:	1,140	Tenant Move-in:	9/1/24
Taxes:	\$1,069	Lease End:	8/31/25
Year built:	1953	Sec Deposit:	\$1195

Notes: Newer Water Heater and new furnace in 2021. New flooring and new paint in 2024.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
6817 Woodhurst Dr	7/22/2024	3/1	1,120	\$70,000
8318 Woodhurst Dr	8/16/2024	3/1	1,140	\$68,000
6800 Friarwood Dr	8/8/2024	3/1	1,140	\$101,600



Avg	Median	25th Percentile	75th Percentile
\$1333	\$1350	\$1236	\$1431



1125 Redman Blvd, St. Louis, MO 63138

Subdivision: Northdale Municipality: Unincorporated

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$900
Square feet:	1,093	Tenant Move-in:	5/6/2024
Taxes:	\$1,351	Lease End:	5/31/2024
Year built:	1953	Sec Deposit:	\$900

Notes: New paint and new cabinets in 2024. New water heater, new AC, furnace, new windows, a new electric panel, and a new plumbing stack in 9/21.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
11709 Larimore Rd	1/3/2024	3/2	1,005	\$80,000
1131 Lakeview Ave	3/15/2024	3/1	1,066	\$92,000
1028 Farmview Dr	9/13/2024	3/1	1,488	\$93,000
1135 Maple Ave	1/4/2024	3/1	864	\$95,000
1218 Lakeview Ave	5/6/2024	3/1	864	\$105,000



Avg	Median	25th Percentile	75th Percentile
\$1189	\$1185	\$1084	\$1293



These photos are from 2021.





217 McAlpine Dr, St. Louis, MO 63137

Subdivision: Glasgow Village Unit 11 Municipality: Unincorporated

Beds / Baths:	3 Beds / 1.5 Baths	Total Rent:	\$940
Square feet:	927	Tenant Move-in:	10/1/2019
Taxes:	\$1,265	Lease End:	MTM
Year built:	1955	Sec Deposit:	\$0

Notes: New roof in 2021. Replaced water lines, new water heater, and new 100 AMP service in 8/19.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
116 McAlpine Dr	6/14/2024	3/1	927	\$52,000
228 McAlpine Dr	11/9/2023	3/1	927	\$58,000
229 McAlpine Dr	8/8/2024	3/2	927	\$124,000



Avg	Median	25th Percentile	75th Percentile
\$1218	\$1200	\$1111	\$1326



224 McAlpine Dr, St. Louis, MO 63137

Subdivision: Glasgow Village Unit 11 **Municipality:** Unincorporated

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$950
Square feet:	927	Tenant Move-in:	4/5/2024
Taxes:	\$1,144	Lease End:	4/30/2025
Year built:	1955	Sec Deposit:	\$1,450

Notes: New roof, new kitchen cabinets, new counter, new floor, and new paint in 2024. New water heater in 3/20. Raised mast in 3/18. Replace main stack in 1/18.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
116 McAlpine Dr	6/14/2024	3/1	927	\$52,000
228 McAlpine Dr	11/9/2023	3/1	927	\$58,000
229 McAlpine Dr	8/8/2024	3/2	927	\$124,000



Avg	Median	25th Percentile	75th Percentile
\$1218	\$1200	\$1111	\$1326



420 Lanark Rd, St. Louis, MO 63137

Subdivision: Glasgow Village Unit 3 **Municipality:** Unincorporated

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$1,250 (Est)
Square feet:	854	Tenant Move-in:	Vacant
Taxes:	\$1,196	Lease End:	
Year built:	1951	Sec Deposit:	

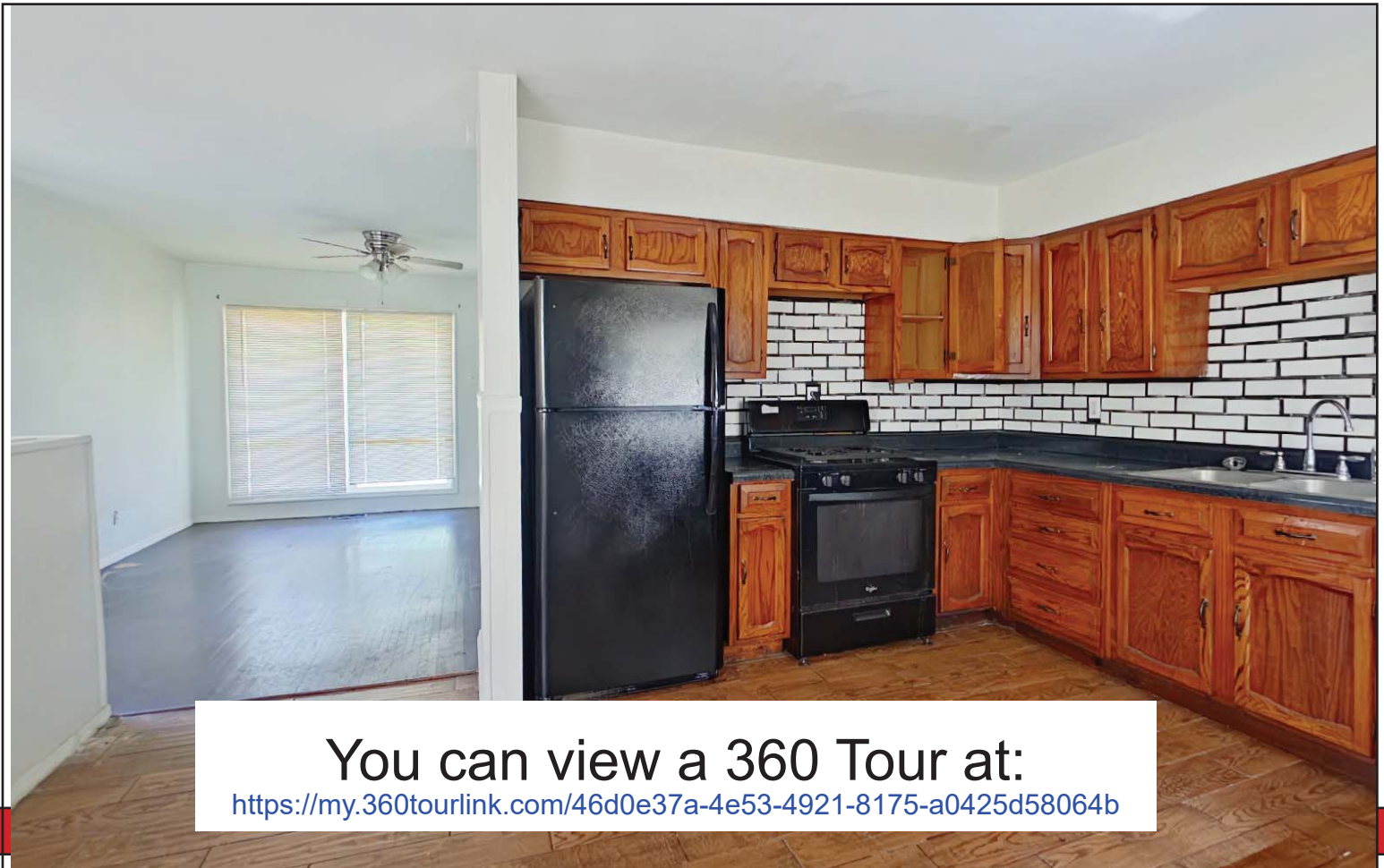
Notes: New water heater in 2024, Gas line repair 9/19. There are loose/cracked floor tiles in the kitchen.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
437 Lanark Rd	Active Listing	3/1	854	\$79,900
308 Lanark Rd	4/15/2024	3/1	854	\$85,000
402 Lanark Rd	6/17/2024	3/1	816	\$90,000



Avg	Median	25th Percentile	75th Percentile
\$1204	\$1213	\$1087	\$1322



You can view a 360 Tour at:
<https://my.360tourlink.com/46d0e37a-4e53-4921-8175-a0425d58064b>





240 Estridge Rd, St. Louis, MO 63137

Subdivision: Glasgow Village Unit 1 **Municipality:** Unincorporated

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$900
Square feet:	844	Tenant Move-in:	11/2/2023
Taxes:	\$1,159	Lease End:	10/31/2024
Year built:	1951	Sec Deposit:	\$0
Notes:			

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
243 Estridge Rd	7/26/2024	2/1	1,031	\$59,900
238 Estridge Rd	4/12/2024	3/1	1,139	\$81,000
301 Estridge Rd	7/12/2024	3/1	981	\$99,000



Avg	Median	25th Percentile	75th Percentile
\$1237	\$1200	\$1091	\$1383



212 Sadonia Ave, Hazelwood, MO 63135

Subdivision: Burke City Municipality: Hazelwood

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$1,075
Square feet:	805	Tenant Move-in:	9/16/2022
Taxes:	\$580	Lease End:	MTM
Year built:	1920	Sec Deposit:	

Notes:

This property also has a detached garage.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
225 Sadonia Ave	4/5/2024	3/2	1,496	\$105,000
235 Gladys Ave	9/10/2024	3/2	884	\$109,500
8328 Latty Ave	7/29/2024	3/1.5	1,008	\$160,000
262 Buddie Ave	9/6/2024	3/1	864	\$95,000
126 Elbring Dr	7/22/2024	3/1	1,152	\$65,000



Avg	Median	25th Percentile	75th Percentile
\$1237	\$1200	\$1091	\$1383



3020 Solway Ave, Jennings, MO 63136

Subdivision: Northland Hills 2 Municipality: Jennings

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$953
Square feet:	912	Tenant Move-in:	1/1/2024
Taxes:	\$1,349	Lease End:	12/31/2024
Year built:	1956	Sec Deposit:	\$0

Notes: Newer electrical panel in 2020, new water heater in 2023, new roof in 2024 (CONFIRM)

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
3012 Solway Ave	4/5/2024	4/1.5	1,332	\$118,000
2853 Meadowlark Ave	3/27/2024	3/1	1,081	\$75,000
3029 Meadowlark Ave	4/01/2024	3/2	912	\$108,000



Avg	Median	25th Percentile	75th Percentile
\$1216	\$1195	\$1093	\$1339



5528 Holborn Dr, St. Louis, MO 63121

Subdivision: Norwood Manor 2 **Municipality:** Normandy

Beds / Baths:	3 Beds / 1 Bath	Total Rent:	\$1,045
Square feet:	1,032	Tenant Move-in:	9/1/24
Taxes:	\$1,213	Lease End:	8/31/25
Year built:	1956	Sec Deposit:	\$1045

Notes: New kitchen cabinets, new floors and new paint in 2024.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
5530 Winchelsea Dr	11/20/2023	3/1	1,320	\$81,000
5575 Winchelsea Dr	7/1/2024	3/1	1,032	\$117,000



Avg	Median	25th Percentile	75th Percentile
\$1242	\$1208	\$1125	\$1359



7443 Embury Ct, St. Louis, MO 63136

Subdivision: Country Club Hills Add 3 **Municipality:** Country Club Hills

Beds / Baths:	3 Beds / 1.5 Baths	Total Rent:	\$1,250 (Est)
Square feet:	872	Tenant Move-in:	Vacant
Taxes:	\$1,127	Lease End:	
Year built:	1947	Sec Deposit:	

Notes: New water heater in 2021, newer AC (Goodman), new 100 AMP service in 12/20.

Nearby Sales:

Address	Date	Beds/Baths	Sq Ft	Price
5513 Sapphire Ave	12/15/2023	3/1	927	\$63,000
7467 Sharon Dr	1/4/2024	3/1	926	\$67,200



Avg	Median	25th Percentile	75th Percentile
\$1198	\$1195	\$1077	\$1318



You can view a 360 Tour at:
<https://my.360tourlink.com/7a2e9fe6-b26d-4365-a775-3b5dfdde47fa>

