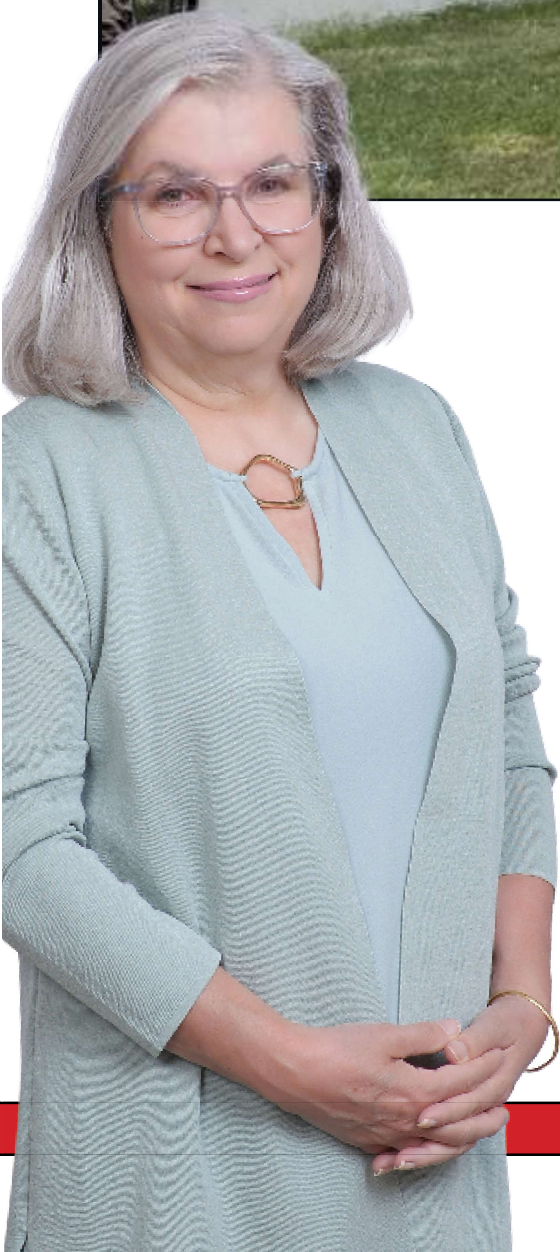


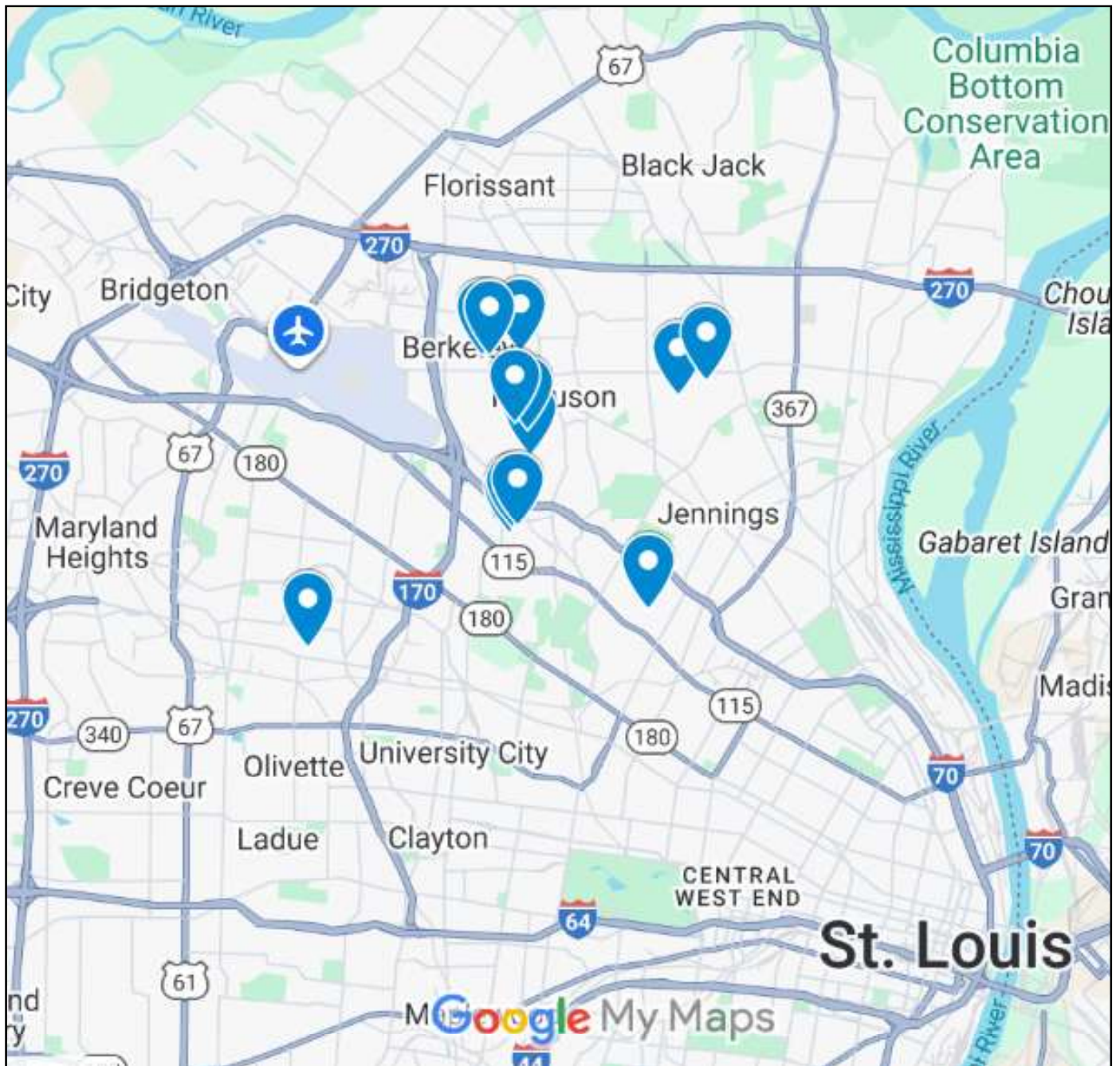


**A portfolio of 13 single family
homes for sale in
North St. Louis County, MO.**

- List price of \$1,007,500
- Average price of \$77,500 per home
- Average rent is \$1123/month
- Estimated Cap Rate over 10%



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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.

Highlights

- **Asking price:** \$1,007,500 for all 13 properties, averaging \$77,500 per home.
- **Tenant mix:** 7 Section 8 leases, 4 market-rate leases, and 2 vacancies.
- The two vacant properties will need repairs and updates. There are 360 Virtual Tour links on their detail pages.
- **Rental income:** Average rents are \$1,123 per month.
- **Lower monthly costs:** 8 tenants pay their own sewer bills, saving approximately \$520 per month in owner expenses (\$6230 annually).
- **Home sizes:** The package includes seven 2-bedroom homes and six 3-bedroom homes. Two-bedroom units typically experience less wear and tear, reducing long-term maintenance costs.
- None of the properties are on septic systems or are in rent-restricted municipalities.
- **Condition:** Priced below market to reflect some deferred maintenance, including older systems and older roofs.
- **Financing:** Seller is not offering any seller financing.
- **Offer instructions:** Please include the following in the special agreements section: Properties are being sold as is with seller to do no inspections or repairs. Buyer will have one-time access to the properties. Access will be scheduled once earnest money is deposited.

Proforma Estimates

Monthly Rent	\$14,605
Annual Gross Rent	\$175,260
Annual Taxes	-\$14,870
Annual Insurance	-\$6,525
Annual Maintenance Est	-\$17,526
Annual Sewer	-\$3,900
Vacancy 5%	-\$8,763
Property Management 10%	<u>-\$17,526</u>
Annual Net Rental Income.....	\$106,150

Sales Price	\$1,007,500
Cap Rate	10.53%

Please do not walk the 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.



9604 Ridge Ave, St. Louis, MO 63114

Subdivision:	Pagewood	Beds / Baths:	3 / 1
Municipality:	Overland	Square Feet:	1,120
Taxes:	\$1,741	Year Built:	1955

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,200
 Type of lease? Section 8
 Who pays sewer? Tenant

List Price..... \$95,000

Notes:

New roof, new fridge, and new windows in 2022

Proforma Estimate:

Monthly Rent	\$1,200
Annual Gross Rent Est	\$14,400
Annual Taxes	-\$1,741
Annual Insurance Est	-\$492
Annual Maintenance Est 10%	-\$1,440
Annual Sewer	\$0
Vacancy 5%	-\$720
Property Management 10%	<u>-\$1,440</u>
Annual Net Rental Income	\$8,567

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
CLS	04/18/2025	\$89,000	9637 Ridge Ave	3 1	864
CLS	12/19/2024	\$116,000	9448 Ridge Ave	2 2	928
CLS	10/30/2025	\$179,000	9430 Ridge Ave	3 1	1,000
CLS	08/04/2025	\$226,150	9441 Ridge Ave	3 2	1,493



8445 Hawkesbury Dr, St. Louis, MO 63121

Subdivision:	Prince Charles Park 5	Beds / Baths:	3 / 1.5
Municipality:	Ferguson	Square Feet:	1,311
Taxes:	\$1,271	Year Built:	1957

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,300
 Type of lease? Section 8
 Who pays sewer? Tenant

List Price \$98,500

Notes:

Located in a neighborhood with a much higher price point.

Proforma Estimate:

Monthly Rent	\$1,300
Annual Gross Rent Est	\$15,600
Annual Taxes	-\$1,271
Annual Insurance Est	-\$478
Annual Maintenance Est 10%	-\$1,560
Annual Sewer	\$0
Vacancy 5%	-\$780
Property Management 10%	<u>-\$1,560</u>
Annual Net Rental Income	\$9,951

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
CLS	12/23/2024	\$111,000	34 Hawkesbury Dr	3 1	958
CLS	03/26/2025	\$135,000	8429 Hawkesbury Dr	3 2	986
CLS	11/12/2025	\$170,000	8411 Hawkesbury Dr	3 2	1,131
CLS	08/04/2025	\$155,000	5124 Rockingham Dr	3 2	1,145
CLS	10/24/2025	\$184,900	5153 Wallingford Dr	4 2	940



360°
VIRTUAL TOUR
Click the link in
the comments
below

6333 Peurifoy Ave, St. Louis, MO 63134

Subdivision:	Berkeley Orchards	Beds / Baths:	3 / 1.5
Municipality:	Berkeley	Square Feet:	840
Taxes:	\$753	Year Built:	1950

Tenant Info

Occupied or Vacant?.....Vacant

List Price..... \$59,500

360 Virtual Tour:

<https://my.360tourlink.com/90ec9d00-d890-44a1-9de9-aae2f30ed45a?type=unbranded>

Notes:

This property will need updates in order to be rent-ready.

Proforma Estimate:

Monthly Rent Estimate	\$1050
Annual Gross Rent Est.....	\$12,600
Annual Taxes	-\$753
Annual Insurance Est	-\$517
Annual Maintenance Est 10%	-\$1,260
Annual Sewer	-\$780
Vacancy 5%	-\$630
Property Management 10%	<u>-\$1,260</u>
Annual Net Rental Income.....	\$7,400

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	10/29/2025	\$105,000	6005 Shillington Dr	3 1	864
PND	10/10/2025	\$100,000	6016 Shillington Dr	3 1	891\
CLS	04/15/2025	\$80,000	6101 Wulff Drive	3 2	1,104
CLS	09/24/2025	\$100,000	8045 Busiek Ave	3 1	876
CLS	05/27/2025	\$125,000	8051 Airport Rd	3 1	840\
CLS	04/15/2025	\$106,000	8010 Busiek Avenue	3 1	840
CLS	01/02/2025	\$120,000	6023 Shillington Dr	3 1	891
CLS	11/18/2024	\$123,000	8018 Aline Avenue	3 2	870



8235 Davenport Dr, St. Louis, MO 63134

Subdivision:	Nordell Hills	Beds / Baths:	2 / 1
Municipality:	Berkeley	Square Feet:	792
Taxes:	\$998	Year Built:	1950

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$950
 Type of lease? Section 8
 Who pays sewer? Tenant

List Price \$70,000

Notes:

Roof repaired after 2023 storm, new shingles and gutters added.

Proforma Estimate:

Monthly Rent	\$950
Annual Gross Rent Est.....	\$11,400
Annual Taxes	-\$998
Annual Insurance Est	-\$467
Annual Maintenance Est 10%	-\$1,140
Annual Sewer	\$0
Vacancy 5%	-\$570
Property Management 10%	-\$1,140
Annual Net Rental Income.....	\$7,085

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	10/21/2025	\$99,900	8219 Davenport	3 1	1,116
CLS	03/07/2025	\$103,000	6115 Avila Drive	3 1	792
CLS	01/24/2025	\$123,000	8151 Myrick Street	3 1	792



9711 Millburn Dr, St. Louis, MO 63136

Subdivision:	Oakwood Park 3	Beds / Baths:	2 / 1
Municipality:	Unincorporated	Square Feet:	912
Taxes:	\$1,346	Year Built:	1956

Tenant Info

List Price..... \$80,000

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,095
 Type of lease? Section 8
 Who pays sewer? Tenant

Proforma Estimate:

Monthly Rent	\$1,095
Annual Gross Rent Est.....	\$13,140
Annual Taxes	-\$1,346
Annual Insurance Est	-\$538
Annual Maintenance Est 10%	-\$1,314
Annual Sewer	\$0
Vacancy 5%.....	-\$657
Property Management 10%.....	<u>-\$1,314</u>
Annual Net Rental Income.....	\$7,971

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
PND	11/14/2025	\$105,000	9770 Scottdale Dr	3 1	912
CLS	01/15/2025	\$67,500	9751 Millburn Dri	2 1	816
CLS	09/19/2025	\$73,000	9744 Medford Dr	3 2	912
CLS	10/31/2025	\$76,500	9747 Millburn Dri	3 2	1,656
CLS	09/18/2025	\$82,000	9806 Medford Dri	3 1	912
CLS	03/14/2025	\$90,000	1731 Nemnich Ave	3 2	912



360°
VIRTUAL TOUR

Click the link in
the comments
below

9835 Green Valley Dr, St. Louis, MO 63136

Subdivision:	Baden Terrace	Beds / Baths:	2 / 1
Municipality:	Unincorporated	Square Feet:	1,019
Taxes:	\$1,175	Year Built:	1950

Tenant Info

Occupied or Vacant?.....Vacant

List Price..... \$54,500

360 Virtual Tour:

<https://my.360tourlink.com/dfbd6af6-ef3e-40db-9884-975ed9f89d7a?type=unbranded>

Notes: There is a bonus, large sleeping area on the second floor. Listings below are all smaller than this home. This home needs to be updated.

Proforma Estimate:

Monthly Rent Estimated	\$1,050
Annual Gross Rent Est.....	\$12,600
Annual Taxes	-\$1,175
Annual Insurance Est	-\$515
Annual Maintenance Est 10%	-\$1,260
Annual Sewer	-\$780
Vacancy 5%	-\$570
Property Management 10%	-\$1,260
Annual Net Rental Income.....	\$6,980

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	08/13/2025	\$79,000	9611 Balboa Dr	2 1	928
CLS	10/23/2025	\$61,200	9843 Green Valley	2 1	768
CLS	12/26/2024	\$77,500	9611 Balboa Drive	2 1	928
CLS	09/19/2025	\$95,000	9808 Winkler Drive	2 1	816



400 S Harvey Ave, St. Louis, MO 63135

Subdivision:	Marland Place	Beds / Baths:	2 / 1
Municipality:	Ferguson	Square Feet:	875
Taxes:	\$1,044	Year Built:	1948

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,000
 Type of lease? Section 8
 Who pays sewer? Tenant

List Price..... \$70,000

Notes:

New breaker installed, 2025. Ten feet of sewer liner installed, 2023

Proforma Estimate:

Monthly Rent	\$1,000
Annual Gross Rent Est	\$12,000
Annual Taxes	-\$1,044
Annual Insurance Est	-\$519
Annual Maintenance Est 10%	-\$1,200
Annual Sewer	\$0
Vacancy 5%	-\$600
Property Management 10%	<u>-\$1,200</u>
Annual Net Rental Income	\$7,437

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	09/01/2025	\$79,000	433 Jean Ave	2 1	818
CLS	07/17/2025	\$55,000	306 S Harvey Ave	2 1	923
CLS	01/09/2025	\$44,000	356 S Harvey Ave	2 1	884
CLS	07/24/2025	\$88,000	302 Plaza Ave	2 1	704



8520 Jenny Dr, St. Louis, MO 63121

Subdivision:	Carsonville Court	Beds / Baths:	Tax: 3 / 1.5
Municipality:	Unincorporated	Square Feet:	864
Taxes:	\$1,223	Year Built:	1955

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,200
 Type of lease? Market
 Who pays sewer? Owner

List Price \$85,000

Notes:

New refrigerator and new toilet installed in 2025.
 New windows and roof updates in 2024.

Proforma Estimate:

Monthly Rent	\$1,200
Annual Gross Rent Est	\$15,240
Annual Taxes	-\$1,223
Annual Insurance Est	-\$530
Annual Maintenance Est 10%	-\$1,524
Annual Sewer	-\$780
Vacancy 5%	-\$762
Property Management 10%	<u>-\$1,524</u>
Annual Net Rental Income	\$8,857

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	10/31/2025	\$89,900	8550 Jenny Dr	2 2	864
CLS	08/11/2025	\$71,000	8553 Jenny Dr	2 2	792
CLS	03/20/2025	\$80,000	8515 Jenny Dr	3 1	864



462 S Dade Ave, St. Louis, MO 63135

Subdivision:	Lixdale 2 Lt 18 Sub Of	Beds / Baths:	2 / 1
Municipality:	Ferguson	Square Feet:	720
Taxes:	\$707	Year Built:	1947

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$950
 Type of lease? Section 8
 Who pays sewer? Tenant

List Price \$67,500

Notes: New refrigerator in 2025.

Proforma Estimate:

Monthly Rent	\$950
Annual Gross Rent Est	\$11,400
Annual Taxes	-\$707
Annual Insurance Est	-\$511
Annual Maintenance Est 10%	-\$1,140
Annual Sewer	\$0
Vacancy 5%	-\$570
Property Management 10%	-\$1,140
Annual Net Rental Income	\$7,332

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	09/01/2025	\$79,000	433 Jean Ave	2 1	818
CLS	08/11/2025	\$87,000	345 Mueller Ave	2 1	1,256
CLS	02/14/2025	\$70,000	5304 Grove Ave	2 1	840



313 S Dade Ave, St. Louis, MO 63135

Subdivision:	Plaza Heights	Beds / Baths:	2 / 1
Municipality:	Ferguson	Square Feet:	768
Taxes:	\$1,006	Year Built:	1942

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,000
 Type of lease? Market
 Who pays sewer? Owner

List Price \$75,000

Notes: Updated drainage work in basement, 2025.

Proforma Estimate:

Monthly Rent	\$1,000
Annual Gross Rent Est	\$12,840
Annual Taxes	-\$1,006
Annual Insurance Est	-\$467
Annual Maintenance Est 10%	-\$1,284
Annual Sewer	-\$780
Vacancy 5%	-\$642
Property Management 10%	<u>-\$1,284</u>
Annual Net Rental Income	\$7,377

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	09/01/2025	\$79,000	433 Jean Ave	2 1	818
CLS	08/11/2025	\$87,000	345 Mueller Ave	2 1	1,256
CLS	02/14/2025	\$70,000	5304 Grove Ave	2 1	840



4011 Jenny Dr, St. Louis, MO 63121

Subdivision:	Carsonville Court	Beds / Baths:	3 / 1
Municipality:	Unincorporated	Square Feet:	864
Taxes:	\$1,142	Year Built:	1955

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,100
 Type of lease? Market
 Who pays sewer? Owner

List Price \$77,500

Notes: New refrigerator in 2025.

Proforma Estimate:

Monthly Rent	\$1,100
Annual Gross Rent Est	\$14,040
Annual Taxes	-\$1,142
Annual Insurance Est	-\$383
Annual Maintenance Est 10%	-\$1,404
Annual Sewer	-\$780
Vacancy 5%	-\$702
Property Management 10%	<u>-\$1,404</u>
Annual Net Rental Income	\$8,225

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
ACT	10/31/2025	\$89,900	8550 Jenny Dr	2 2	864
CLS	08/11/2025	\$71,000	8553 Jenny Dr	2 2	792
CLS	03/20/2025	\$80,000	8515 Jenny Dr	3 1	864



4214 Marlin Dr, St. Louis, MO 63121

Subdivision:	Bel Aire Courts	Beds / Baths:	3 / 1
Municipality:	Unincorporated	Square Feet:	840
Taxes:	\$858	Year Built:	1954

Tenant Info

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,100
 Type of lease? Market
 Who pays sewer? Tenant

List Price \$80,000

Notes: New furnace installed in 2025.

Proforma Estimate:

Monthly Rent	\$1,100
Annual Gross Rent Est	\$13,200
Annual Taxes	-\$858
Annual Insurance Est	-\$613
Annual Maintenance Est 10%	-\$1,320
Annual Sewer	\$0
Vacancy 5%	-\$660
Property Management 10%	<u>-\$1,320</u>
Annual Net Rental Income	\$8,429

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
CLS	10/15/2025	\$85,000	4202 Marlin Dr	2 1	840
CLS	03/07/2025	\$88,000	4248 Marlin Dr	3 1	960
CLS	06/25/2025	\$135,000	4230 Marlin Drive	4 2	1,500



6601 Pasadena Blvd, St. Louis, MO 63121

Subdivision:	Kenwood Homesites	Beds / Baths:	2 / 1
Municipality:	Northwoods	Square Feet:	1,150
Taxes:	\$1,606	Year Built:	1938

Tenant Info

List Price..... \$95,000

Occupied or Vacant? Occupied
 If occupied, monthly rent \$1,400
 Type of lease? Section 8
 Who pays sewer? Tenant

Proforma Estimate:

Monthly Rent	\$1,400
Annual Gross Rent Est	\$16,800
Annual Taxes	-\$1,606
Annual Insurance Est	-\$495
Annual Maintenance Est 10%	-\$1,680
Annual Sewer	\$0
Vacancy 5%	-\$840
Property Management 10%	<u>-\$1,680</u>
Annual Net Rental Income	\$10,499

Neighborhood Listings:

Status	Date	Price	Address	Beds/Baths	Sq Ft
CLS	06/03/2025	\$101,500	4728 Fletcher St	2 2	1,250
CLS	01/30/2025	\$105,000	6637 Donald St	2 1	900
CLS	04/29/2025	\$107,000	6779 Kenwood Dr	2 1	972
CLS	06/06/2025	\$109,000	4716 Jordan St	2 1	918
CLS	02/24/2025	\$132,000	6818 Duckworth Str	2 2	1,322
CLS	03/31/2025	\$134,000	4316 Begg Blvd	2 1	816