

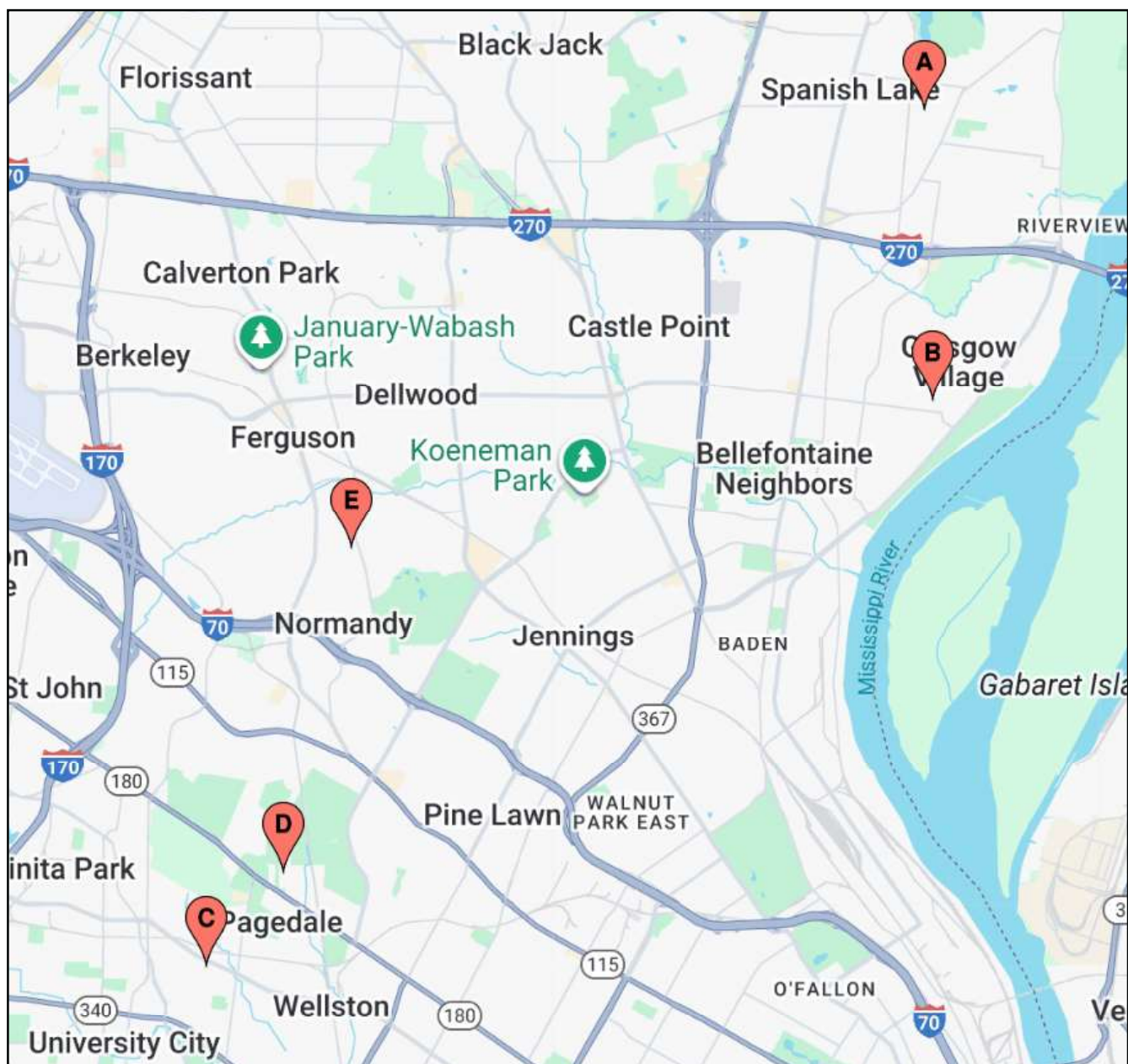


A portfolio of 6 single family homes for sale in North St. Louis County, MO.

- List price of \$552,000
- Average price of \$92,000 per home
- Average rent is \$1452/month



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Summary

Address	Rent	Type	Zip	Municipality	Sq Ft	Baths	Beds	Taxes	Price
1217 Redman Blvd	\$1,240	Sec 8	63138	Unincorporated	1,359	1	4	\$1,559	\$85,000
132 Habecking Dr	\$1,700	Sec 8	63137	Riverview	1,706	1.5	3	\$2,058	\$99,000
1531 Nixon Ave	\$1,500	Sec 8	63133	Pagedale	1,171	1	3	\$1,253	\$89,000
1551 Salerno Dr	\$1,284	Market	63133	Pagedale	1,254	2	4	\$992	\$89,000
7735 Brand Ave	\$1,565	Market	63135	Normandy	998	1.5	4	\$1,404	\$95,000
30 Rissant Dr	<u>\$1,423</u>	Sec 8	63031	Florissant	919	1	2	<u>\$1,468</u>	<u>\$95,000</u>
	\$8,712							\$8,734	\$552,000

Highlights

- Asking price of \$552,000 which is an average of \$92,000 per property.
- All of the homes are rented.
- Four of the leases are Section 8 and two are market.
- Average rents are \$1452/month.
- None of the properties are on septic systems or are in rent-restricted municipalities.
- This package is priced below market and does have some deferred maintenance, including older systems and roofs.
- Seller is not able to offer any seller financing.
- If making an offer, 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 provided once earnest money is deposited.

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.

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.



1217 Redman Blvd, St. Louis, MO 63138
Priced at \$85,000

Subdivision:	Northdale (Spanish Lake)	Beds / Baths:	4 / 1
Municipality:	Unincorporated	Square Feet:	1,359
Taxes:	\$1,559	Year Built:	1953

Tenant Info

Occupied or Vacant? Occupied
If occupied, monthly rent..... \$1240
 Type of lease? Sec 8
 Who pays sewer? Owner

Notes: Link to a walk through video prior to the tenants moving in: <https://bit.ly/4n3LgXu>

Sec 8 (County) pays \$1240

Nearby Sales:

Address	Date Sold	Beds/ Baths	Sq Ft	Vac/Tenant	Sold
11894 Bridgevale Ave	7/14/25	4/1	1,064	Vacant	\$93,000
1132 Redman Boulevard	6/5/25	4/1	1,080	Vacant	\$95,000
1114 Northdale Ave	8/4/25	4/2.5	1,266	Vacant	\$59,500
1215 Walker Ave	7/30/25	4/1	1,142	Tenant	\$95,000
11665 Larimore Road	8/29/25	4/2	1,142	Tenant	\$100,000



132 Habecking, St. Louis, MO 63137
Priced at \$99,000

Subdivision:	Schiermeyer Heights	Beds / Baths:	3/4 / 1.5
Municipality:	Riverview	Square Feet:	1,706
Taxes:	\$2,058	Year Built:	1945

Tenant Info

Occupied or Vacant? Occupied
If occupied, monthly rent..... \$1,700
 Type of lease? Sec 8
 Who pays sewer? Owner

Notes: This homeee has a detached garage.
 Sec 8 (County) pays \$856.

Previous Sales on Habecking

(Older - there were no subdivision sales in the last year):

Address	Date Sold	Beds/ Baths	Sq Ft	Vac/Tenant	Sold
119 Habecking	5/24/23	3/2	1,576	Vacant	\$143,000
119 Habecking	10/8/24	4/2	1,326	Vacant	\$146,000



1531 Nixon Ave, St. Louis, MO 63133
Priced at \$89,000

Subdivision:	Page Park	Beds / Baths:	3 / 1
Municipality:	Pagedale	Square Feet:	1171
Taxes:	\$1,253	Year Built:	1948

Tenant Info

Notes: Sec 8 (County) pays \$752.

Occupied or Vacant? Occupied
If occupied, monthly rent..... \$1500
 Type of lease? Sec 8
 Who pays sewer? Owner

Nearby Listings:

<u>Address</u>	<u>Date Sold</u>	<u>Beds/ Baths</u>	<u>Sq Ft</u>	<u>Vac/Tenant</u>	<u>Sold</u>
1542 Farris Ave	Pending	2/1	2174	Vacant	Listed at \$105,000
1542 Nixon Ave	5/22/25	2/1	1,012	Vacant	\$66,500



1551 Salerno, St. Louis, MO 63133
Priced at \$89,000

Subdivision:	Eliza Fitzwilliams Sub	Beds / Baths:	4 / 2
Municipality:	Pagedale	Square Feet:	1254
Taxes:	\$992	Year Built:	1953

Tenant Info

Occupied or Vacant? Occupied
If occupied, monthly rent..... \$1284
 Type of lease? Market
 Who pays sewer? Owner

Notes: This street is going through a nice revitalization.

Nearby Listing

Address	Date Sold	Beds/ Baths	Sq Ft	Vac/Tenant	Sold
1541 Salerno	Active	4/2.5	1902	Vacant	Listed at \$264,900
(This is a new construction home located a few doors down, to give you an idea of the neighborhood.)					
1553 Salerno	6/5/24	2/2	988	Vacant	\$91,250
1546 Salerno	8/21/23	2/2	962	Vacant	\$100,500



30 Rissant Dr., Florissant, MO 63031
Priced at \$98,000

Subdivision:	Florvalley	Beds / Baths:	2/1
Municipality:	Florissant	Square Feet:	919
Taxes:	\$1,468	Year Built:	1950

Tenant Info

Occupied or Vacant? Occupied
If occupied, monthly rent..... \$1423
 Type of lease? Section 8
 Who pays sewer? Owner

Notes: Hidden behind the bushes is a great income generating property. It seems like most of the other homes in the neighborhood have been updated so here is a great value-add opportunity in Florissant. Sec 8 (County) pays \$1132.

Nearby Listings:

Address	Date Sold	Beds/ Baths	Sq Ft	Vac/Tenant	Sold
37 Saint Celeste Dr	7/31/20	2/1	759	Vacant	\$92,500
46 Saint Celeste Dr	6/12/20	2/1	946	Tenant	\$114,000
17 Florval Dr	10/25/20	2/1	759	Vacant	\$136,000
26 Rissant Dr	8/29/25	2/1	759	Vacant	\$137,000



7735 Brand Ave, St. Louis, MO 63135
Priced at \$95,000

Subdivision:	Marshall Brotherton	Beds / Baths:	4 / 2.5
Municipality:	Normandy	Square Feet:	998
Taxes:	\$1,404	Year Built:	1943

Tenant Info

Occupied or Vacant? Occupied
If occupied, monthly rent..... \$1,565
Type of lease? Market
Who pays sewer? Owners

Notes:

There were no similar, 4 bedroom listings within a half mile of this home.