Malinda Terreri
TERRERI TEAM REALTY LLC

5928 Plymouth Ave, St Louis, MO 63112

Duplex for sale: $1715/month rent with Sec 8 leases, only $75,000.

This solid brick duplex offers **instant cash flow** with two **Section 8 tenants in place**, generating **$1,715/month in rent**. Both units are occupied, giving you reliable income from day one. **Priced at $75,000**, this property has an estimated **10% ROI** - see pro forma below.

Square Footage: 1880 ft | **Year Built:** 1907

Unit 1 - Rented at $815/mo

- 1 bedroom / 1 bath
- Newer LVP flooring
- Stable, 15-year tenant

Unit 2 - Rented at $900/mo

- 2 bedrooms / 1 bath
- New tenant moved in 3/25, unit has had a recent rental turn.

Proforma Estimates	Both Units
Monthly Rent	$1,715
Annual Gross	$20,580
Annual Taxes	-$444
Annual Insurance	-$973
Annual Maintenance Est 15%	-$3,087
Annual Sewer $107 x 12	-$1,284
Water $664 x 4 (Quarterly)	-$2,656
Trash $420 x 4 (Quarterly)	-$1,680
Vacancy 5%	-$1,029
Property Management 10%	-$2,058
Annual Net Rental Income	$7,369
Cap Rate with $75,000 Sales Price	9.8%

Additional Info

Both units feature **window AC units** and share an original boiler system that has been **recently serviced** and is functioning well. The long-term tenant handles all yard maintenance, helping keep your expenses low.

This is a great opportunity for an investor looking for a turnkey, income-producing property with established Section 8 tenants and low operating costs.

Access

Please **do not disturb tenants.** Buyer will have one-time access with an accepted contract. Earnest money to be deposited prior to scheduling access.

This property is being **sold as-is,** with seller to do no inspections or repairs. Please **submit proof of funds** with offer.

Questions? Contact Malinda at (314) 488-0494 or Malinda@TerreriTeam.com