



725 Charvel Drive
Florissant, Missouri 63031
Price: \$149,995.00
5 Bedrooms - 2 Bathrooms - 1546 sq ft
Occupied and Cash Flowing

BEAUTIFUL SPLIT LEVEL HOME WITH NEW BRAND NEW KITCHEN!



13.74%
Cash on Cash Return Conventional Purchase
8.33%
Cash on Cash Return Cash Purchase
\$341.15
Monthly Cash Flow Conventional Purchase
\$1,034.58
Monthly Cash Flow Cash Purchase

Summary

This property is rented at \$1,395 a month.

Additional Information

Scope of Work 725 Charvel:

- Demo interior bathrooms and kitchen, and exterior garbage and debris
- New exterior metal doors
- New garage door opener with remote
- All new window blinds
- All new light fixtures
- All new door knobs and hardware
- New door locks and deadbolts
- New smoke detectors and CO2
- New air registers
- New outlets, switches, GFCI's and covers
- New thermostat
- Upgraded electrical
- Upgraded plumbing
- New roof
- New furnace
- New gas line
- New electrical panel
- New electrical meter and mast
- Landscaping, replaced two end driveway pads
- Snaked drain lines
- All permitted

Kitchen

- New kitchen cabinets with hardware
- New granite countertops
- New kitchen sink and faucet
- New stainless steel appliances, refrigerator, stove, dishwasher, hood
- New ceramic tile flooring in kitchen
- New ceramic tile backsplash

Bathroom

- New bathtub
- New ceramic tile flooring and surround
- New toilet
- New custom vanity with sink and faucet
- New mirror
- Hardware

Half Bath

- Ceramic tile flooring
- New toilet
- New custom vanity with sink and faucet
- Mirror
- Hardware

Basement

- Finished the basement and added two additional bedrooms
- Framed, electrical ran, insulation, drywall, paint, flooring including carpet, trim and baseboards

Paint and Flooring

- Painted interior throughout two tone, walls, ceilings, trim, doors
- Handrails painted
- Hardwood flooring sanded and poly'd throughout

Financial Metrics

Revenue & Expenses

	\$1,395/mo
Annual Gross Rent	\$16,740/year
Gross Rental Yield	11.23%
Taxes	\$1500/year
Maintenance	\$0/year
Property Management Fee	\$960/year
Estimated Insurance	\$1865/year
Net Operating Income	\$12.00
Monthly Cash Flow	\$1.00
Cash on Cash Return	8.33%

Conventional Purchase Assumptions

	\$29,800
Loan Amount	\$119,200
Interest Rate	5.75%
Term	360 Months
Loan Payment Per Month	\$-693.44
Estimated Yearly Net Operating Income	\$4,093.75
Estimated Monthly Net Operating Income	\$341.15
Estimated Cash On Cash Return	13.74%

Photos



Photos



Photos



Photos



Photos



Photos



Disclaimer

*All investors should allocate a reserve for maintenance and vacancy for any investment property. Vacancy and repairs are variable cost factors that can increase or decrease from year-to-year that will impact yields over time.

*Stated returns and cash flow do not take into account vacancy and repairs that will happen over time.

All properties are free and clear of all encumbrances (such as known claims, court-attachments, adverse claims, disputed ownership, liens, nonpayment of a note secured by the property, pending judgments) and, therefore, has a clear and marketable title. All properties will be closed out with a Warranty Deed at a reputable title company or closing attorney. Property taxes, property fees, and rent will be prorated to the buyer based on the purchase date of the property and the county specific proration procedures to which the property belongs.

Property taxes and other related bills, utilities, and fees associated with the property that are due after the purchase date of the property will be the responsibility of the buyer. Descriptions are purely visual. All information derived from third party sources, including but not limited to property assessments, appraisals, and title reports, if any, is deemed reliable but not guaranteed. All buyers are deemed to have relied entirely on their own information, judgements and inspections of property in making their decision to purchase the property. Pictures of the property contained herein may not be completely current and may not accurately reflect the condition of the property at any future date. Buyer should determine the condition of the property by physical inspection prior to purchase.

Buyer acknowledges and verifies that Buyer has carried out the necessary due diligence to purchase the property. For a complete statement of the terms and conditions of any purchase of the property, please review a copy of our standard Real Estate Purchase Contract.

