



**607 Utz Lane
Hazelwood, Missouri 63042**

Price: \$162,995.00

4 Bedrooms - 2 Bathrooms - 1623 sq ft

Marketing for tenant

**AMAZING HOME ON A HUGE CORNER LOT IN A VERY RARE
NEIGHBORHOOD!**



12.95%

Cash on Cash Return Conventional Purchase

8.02%

Cash on Cash Return Cash Purchase

\$349.59

Monthly Cash Flow Conventional Purchase

\$1,082.92

Monthly Cash Flow Cash Purchase

Summary

Currently being renovated. The rent amount is an estimated amount from our property manager. It is subject to change, but should be at or close to the amount estimated.

This home comes with a FREE 3rd Party Home Warranty Policy good for 15 months upon the date of purchase that covers the following:

- Plumbing Stoppage
- Clothes Washer
- Heating System
- Water Heater
- Garbage Disposal
- Electrical System
- Plumbing System
- Refrigerator
- Stove/Oven
- Microwave Oven (Built in)
- Cooktop
- Ceiling Fan
- Dishwasher
- Clothes Dryer
- Ductwork
- Garage Door Opener
- AC Cooling
- Roof Leaks

Additional Information

607 Utz Scope of Work:

Exterior

- Cut back all exterior brush around the fence line, east and west corners of the home
- Drop yard waste dumpster (40 yard)
- Power wash the home
- Spray shutters
- Rear gutter repair
- Rear door frame repair
- Rear soffit repair

- New full view storm door for front of the home
- New garage door (single car)
- Snake outside drain
- Spray patio area with pesticide treatment

Interior

- Bomb interior of the home (due to food being left in kitchen)
- Full clean out of the home (over 100 cyd of debris inside the home)
- Remove all doors, hinges, cover/light plates, all old lighting and old carpet
- Bomb the home (cabinet/frig full of food)
- Install new furnace
- Install new hot water heater
- Full scrape/paint of entire home (ceiling, walls, door trim and floor trim)
- Install floor trim
- Install all new floor register

Living room

- Open area will remove wall between living room and kitchen
- Install a header
- Move wall vent to floor vent
- Remove carpet
- Install laminate flooring
- Clean fire place
- Install new light in foyer area

Kitchen

- Reface Kitchen cabinet/install new cabinet doors
- Install all new nickel hardware
- Install granite top with undermount sink
- Install tile backsplash
- Install stainless steel appliances (stove, refrigerator, microwave or fan, dishwasher)

Hall

- Remove wood spindles
- Install 6 panel door
- Install laminate flooring
- Install smoke detector

Hall Bathroom

- Remove old lighting
- Regrout all tile
- Install new mirror
- Clean/glaze tub

Bedroom 1

- Install new 6 panel closet doors
- Scrape/paint bedroom
- Install new cover/switch plates (white)
- Install smoke detector

Bedroom 2

- Install new 6 panel closet doors
- Scrape/paint bedroom
- Install new cover/switch plates (white)

Install smoke detector

Bedroom 3

- Install new 6 panel closet doors
- Scrape/paint bedroom
- Install new cover/switch plates (white)
- Install smoke detector

2nd hall (furnace area)

- Float walls
- Scrape / paint area
- Remove existing furnace
- Remove existing HWH
- Install new furnace/HWH
- Install louvered doors over furnace area
- Install new hammer arrestors in washer/dryer area

2nd bathroom

- Install new vanity
- Install new lighting
- Install new tile/grout

4th bedroom

- Install door
- Install new closet 6 panel
- Float walls
- Scrap/paint room
- Install smoke detector

- Clean/sanitize/deodorize

Financial Metrics

Revenue & Expenses

	\$1,400/mo
Annual Gross Rent	\$16,800/year
Gross Rental Yield	10.37%
Taxes	\$2110/year
Maintenance	\$0/year
Property Management Fee	\$960/year
Estimated Insurance	\$735/year
Net Operating Income	\$12.00
Monthly Cash Flow	\$1.00
Cash on Cash Return	8.02%

Conventional Purchase Assumptions

	\$32,400
Loan Amount	\$129,600
Interest Rate	5.50%
Term	360 Months
Loan Payment Per Month	\$-733.33
Estimated Yearly Net Operating Income	\$4,195.07
Estimated Monthly Net Operating Income	\$349.59
Estimated Cash On Cash Return	12.95%

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.

