



**12780 Coachlight Square Drive
Florissant, Missouri 63033**

Price: \$163,995.00

4 Bedrooms - 3 Bathrooms - 1377 sq ft

Tenant Pending

AMAZING TWO STORY! CHECK OUT THE NEIGHBORHOOD VIDEO!



14.61%

Cash on Cash Return Conventional Purchase

8.35%

Cash on Cash Return Cash Purchase

\$396.81

Monthly Cash Flow Conventional Purchase

\$1,134.67

Monthly Cash Flow Cash Purchase

Summary

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

12780 Coachlight Scope of Work:

Exterior

- Demo the basement and remove all molded walls in the downstairs bedroom, furnace room, bathroom, hallway outside of the garage and inside the garage.
- Total yard clean, take out old shrubs in the front of the houses, large trees cut back from the house, all brush removed from the house. The entire fence line cleaned. All Debris disposed
- Tuck point the porch, 3 bricks missing by porch rail
- Install black mulch in the front shrubbery beds
- Power wash entire home
- Scrap/paint the entire home
- Paint the trim and shutters
- Clean out all guttering (full of leaves)
- Trim windows in the front of the house
- Install gutter clamps on the front gutter
- Install a new fascia board on north side of the home
- Spray chain link silver to remove rust
- Install new shrubs in the front beds
- New mailbox installation
- Install new front storm door (full view)
- Install new double doors on the front with sky lights
- Install new hinges and knobs on the new front door.

Interior

- Full house scrap/paint all trim (wall, door & floor)
- Pull up all old carpet, padding, tact strips hall and 3 bedrooms
- Gut 3 bathrooms
- Total clean out of the entire house (a lot of furniture left, clothes, toys, shoes)
- Scrape paint the walls of the entire upstairs
- Install flooring throughout entire main level, down stairs rec area, bedroom.
- Paint railing going upstairs to the living room area

Kitchen

- light sand on cabinets/paint white
- removed old Formica top
- install new hardware
- install granite countertops
- install new sink, faucet, garbage disposal
- install new appliances, refrigerator, stove, dishwasher, fan or Microwave

Hall

- remove all old carpet/pad
- remove tact strip
- install led light
- scrap paint hall
- install smoke detector

Hall Bath

- tile floor, tub and shower area
- remove old toilet & vanity
- install new lighting
- install new toilet
- install new vanity
- install a GFCI and cover plate

Bedroom 1

- remove all carpet/pad
- remove closet doors
- Install new 6 panel doors
- Install new cover plates
- Install smoke detector

Bedroom 2

- remove all carpet/pad
- remove closet doors
- Install new 6 panel doors
- Install new cover plates
- Install smoke detector

Master bedroom

- remove all carpet/pad
- remove closet doors
- Install new 6 panel doors

- Install new cover plates
- Install smoke detector

Master bathroom

- tile floor, tub and shower area
- remove old toilet & vanity
- install new lighting
- install new toilet
- install new vanity
- install a GFCI and cover plate

Basement

- Install new insulation where the old molded insulation came out

- Install ½ inch drywall in the bedroom area
- Install 3 ¾ inch floor trim in the rec area and bedroom
- Install 6 panel door on the basement room
- Remove old carpet squares in the basement
- full basement paint after drywall
- concrete storage areas painted gray
- install a new furnace
- replace water tank, new expansion tank
- install new Electrical panel
- Install a new a.c. unit, disconnect lines, coil
- Install smoke detector
- Install co2 detector

Garage

- Remove a wall of molded area (behind furnace area)
- Install new drywall
- Paint the area after replacement of drywall
- Power wash & clean

- Clean/sanitize/deodorize

Financial Metrics

Revenue & Expenses

	\$1,495/mo
Annual Gross Rent	\$17,940/year
Gross Rental Yield	11.01%
Taxes	\$2629/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	8.35%

Conventional Purchase Assumptions

	\$32,600
Loan Amount	\$130,400
Interest Rate	5.50%
Term	360 Months
Loan Payment Per Month	-\$737.86
Estimated Yearly Net Operating Income	\$4,761.75
Estimated Monthly Net Operating Income	\$396.81
Estimated Cash On Cash Return	14.61%

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.

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