



**1740 Beverly Drive
Florissant, Missouri 63031**

Price: \$129,995.00

3 Bedrooms - 1 Bathroom - 1177 sq ft

Marketing for Tenant

VERY NICE BRICK RAMBLER IN THE HEART OF FLORISSANT!



17.16%

Cash on Cash Return Conventional Purchase

8.86%

Cash on Cash Return Cash Purchase

\$368.97

Monthly Cash Flow Conventional Purchase

\$952.92

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

1740 Beverly Scope of Work:

Exterior

- Drop yard waste dumpster (20 yard)
- Repair hole in carport
- Install soffit in the carport
- Paint fascia white
- Repair/spray gutter 50 ft
- Remove yard waste, leaves, tree branches
- Cut back shrubs, remove all dead shrubs
- Repair rear storage area off the carport
- Spray shutters
- New full view storm door for front of the home
- Cut down and remove very large tree in the front yard

Interior

- Demo of the kitchen and family room
- Remove molded drywall in the kitchen and family room
- Chipped all old flooring throughout the entire home
- Full scrape/paint of entire home (ceiling, walls, door trim and floor trim)
- Install new floor trim
- Install all new floor registers
- Install laminate throughout the entire home except bathroom

Kitchen

- Full gut
- Install new kitchen cabinets
- Re-plumb kitchen with new garbage disposal
- Install new hardware
- Install granite countertops
- Install under mount sink with new faucet
- Take half wall down from kitchen to the family room for open area to view entertainment area
- Install new stainless-steel appliances, stove, refrigerator, hood fan, dishwasher

Family Room

- All walls primed
- Install new drywall to replace molded area
- Mud, tape all walls
- Install flooring
- New light fixture
- Install 3 1/4 inch trim
- Install counter to set bar stools opposite the kitchen

Hall Bathroom

- Demo tub surround and tub
- Install a new tub
- Install tile around and tub and floor
- Install new 30-inch vanity
- Install new lighting
- Install new faucet
- Install a new toilet
- Install all bath ware (towel, toilet racks)

Bedroom 1

- Mud/sand for painting

- Install 6 panel door
- Install 6 panel closet doors

Bedroom 2

- Mud/sand for painting
- Install 6 panel door
- Install 6 panel closet doors

Bedroom 3

- Mud/sand for painting
- Install 6 panel door
- Install 6 panel closet doors

Furnace area

- Install hot water heater
- Install new furnace
- Install flooring in the bedroom and finished family room area

Other

- Install smoke detector
 - Install all white registers
 - Install all cover/switch plates
 - Install carbon monoxide detectors
 - Clean/sanitize/deoderize
-

Financial Metrics

Revenue & Expenses

	\$1,150/mo
Annual Gross Rent	\$13,800/year
Gross Rental Yield	10.70%
Taxes	\$815/year
Maintenance	\$1,668/year
Property Management Fee	\$960/year
Estimated Insurance	\$590/year
Net Operating Income	\$11,435.04
Monthly Cash Flow	\$952.92
Cash on Cash Return	8.86%

Conventional Purchase Assumptions

	\$25,800
Loan Amount	\$103,200
Interest Rate	5.50%
Term	360 Months
Loan Payment Per Month	\$-583.95
Estimated Yearly Net Operating Income	\$4,427.66
Estimated Monthly Net Operating Income	\$368.97
Estimated Cash On Cash Return	17.16%

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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