



**833 Laredo Avenue  
St. Louis, Missouri 63138**

# Price: \$118,000.00

3 Bedrooms - 1.5 Bathrooms - 1040 sq ft

Tenant Pending

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## CONVENIENTLY LOCATED IN BEAUTIFUL LARIMORE PLAZA



**13.67%**

**Cash on Cash Return** Conventional Purchase

**8.17%**

**Cash on Cash Return** Cash Purchase

**\$268.82**

**Monthly Cash Flow** Conventional Purchase

**\$802.97**

**Monthly Cash Flow** Cash Purchase

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### Summary

Here is the Scope of Work for this property:

#### Exterior

- Install new mailbox
- Install new landscaping across front porch, shrubs and black mulch
- Replace broken fascia boards in the valley
- Wrap front porch posts with decorative plastic pillars
- Repair loose and not attached flashing on Roof plumbing vents
- Clean out all gutters
- Remove shed from back yard
- Clear the rear fence line of vegetation growth
- Install new AC

- Install black vinyl shutters in front
- Install new black front door
- Driveway needs caulking and repair defective steps
- Porch concrete stairs needs to be properly aligned
- Repair support post attached to concrete
- Replace missing sections of chain link fence
- Repair or replace siding around the building
- Power wash outside of home
- Replace damaged and dry rotted trim boards around building
- Caulk and seal around doorways and windows
- Replace rotted wood soffits
- repair windows that are broken and/or thermal seals broken
- Install window screens where needed

### **Structure**

- Replace dry-rotted sub-flooring
- Vent bathroom out through the roof, not the attic
- Termite treatment

### **Kitchen**

- Install ceramic tile
- New white shaker cabinets with nickel knobs and hinges
- Vent hood
- Granite counter top with under-mount sink and faucet
- Backsplash installed
- New stainless steel appliances

### **Hall Bathroom**

- New tub/shower
- new toilet
- new vanity/mirror and fixtures
- ceramic tile floor
- Replace drywall behind toilet/vanity

### **Master Bath**

- Install a new vanity/mirror and fixtures
- New toilet
- install ceramic tile
- Install floor trim

### **Bedrooms**

- replace doors with 6-panel
- Install floor trim
- Laminate flooring throughout the home other than tile areas

### **Basement**

- Clean and paint the floor
- Seal and inject the crack in the wall
- Install glass block windows
- White concrete stucco paint on walls
- Refresh the basement bedroom to look like a room
- Install drain lid to floor drain
- Basement windows need to be operational
- Fortify basement stair railing

### **Other**

- Install new mini-blinds where needed
- Light bulbs and some detectors per code
- Install light fixture in hall
- Replace trim at the rear door
- Install A-coil
- Install HVAC line set
- Install exterior AC condenser
- Install lock caps on HVAC
- Install disconnect box on HVAC
- Install tail whip
- Install thermostat
- Install 20 amp GFIs
- Install fire stops
- Install CO2 detector
- Replace gas line running to furnace with correct line, union, and drip leg
- Replace flu pipes and rusted sections with proper galvanized piping and replaced swivel T

### **Additional Information**

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This property is currently being renovated.

The rent amount is an estimated amount from our property manager. It is subject to change, but it should come in at or around the estimated amount.

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

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## **Financial Metrics**

**Revenue & Expenses**

	<b>\$1,050/mo</b>
Annual Gross Rent	<b>\$12,600/year</b>
Gross Rental Yield	<b>10.68%</b>
Taxes	<b>\$1396.44/year</b>
Maintenance	<b>\$0/year</b>
Property Management Fee	<b>\$960/year</b>
Estimated Insurance	<b>\$607.95/year</b>
Net Operating Income	<b>\$9,635.64</b>
Monthly Cash Flow	<b>\$802.97</b>
Cash on Cash Return	<b>8.17%</b>

**Conventional Purchase Assumptions**

	<b>\$23,600</b>
Loan Amount	<b>\$94,400</b>
Interest Rate	<b>5.50%</b>
Term	<b>360 Months</b>
Loan Payment Per Month	<b>\$-534.16</b>
Estimated Yearly Net Operating Income	<b>\$3,225.80</b>
Estimated Monthly Net Operating Income	<b>\$268.82</b>
Estimated Cash On Cash Return	<b>13.67%</b>

# Photos



# Photos





# Photos



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# Photos



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## 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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