



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

**Price: \$139,995.00**

**4 Bedrooms - 3 Bathrooms - 1768 sq ft**

**Occupied and Cash Flowing**

---

## **AMAZING TWO STORY RENTED WITH RECENT UPDATES!**



**13.95%**

**Cash on Cash Return** Conventional Purchase

**8.22%**

**Cash on Cash Return** Cash Purchase

**\$323.28**

**Monthly Cash Flow** Conventional Purchase

**\$952.49**

**Monthly Cash Flow** Cash Purchase

### **Summary**

---

#### Scope of Work Being Scheduled:

- Driveway expansion seals needed between slabs
- Cut back tree limbs from over hanging the roof
- Remove railroad ties from front yard
- Repair chain link fence gate
- Power wash the siding around the home
  - Replace one section of siding
  - Seal hole at refrigerant line entering the home
- Caulk around exterior doorways and windows
- Replace missing and defective facia
- Repair disconnected soffits; scrape and paint wood soffits
- Connect door bell

- Repair hose bib at front of home
- Replace and repair defective gutters
- Repair leaking downspouts
- Repair concrete cracks on carport floor
- Replaced rusted breakers in the electric box
- Some balusters missing on the railing going upstairs from main to 2<sup>nd</sup> floor
- Install GFCI protection outlet and electrical line under basement joist
- Install a new furnace
- Install a new upstairs bathroom vanity, sink and faucet
- Install a new upstairs bathroom toilet
- Install a new master bedroom bath vanity, sink, faucet and toilet
- Install a new main floor bathroom vanity, sink, faucet and toilet
- Install smoke detector in bedroom three
- Repair non-working electrical outlet in upstairs hallway
- Replace any damaged window blinds
- Install C/O detectors on all living levels
- Replace slider door from kitchen to carport

#### Report on roof and infrastructure items:

- Roof is asphalt shingle with an estimated 10-year life left
- Bonded 200 Amps main Breaker
- Lennox A/C Model 13ACD-036-230-5 [11 years old]
- Rheem water heater Model XE40M06ST4500 [20 year life left]

#### Summary

This is a spacious 1768 square foot home with high ceilings, beautiful wood floors and an open floor plan. The property is well cared for and repairs noted above come from a pre-inspection ordered November 16, 2019. The repairs are estimated to be done by December 13, 2019. Recent broker appraiser comps had the value as high as \$159,000.

#### **Additional Information**

---

This home comes with a FREE 3rd Party Home Warranty Policy with Select Home Warranty, 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
- 

## **Financial Metrics**

**Revenue & Expenses**

	<b>\$1,200/mo</b>
Annual Gross Rent	<b>\$14,400/year</b>
Gross Rental Yield	<b>10.36%</b>
Taxes	<b>\$1340.77/year</b>
Maintenance	<b>\$0/year</b>
Property Management Fee	<b>\$1,152/year</b>
Estimated Insurance	<b>\$477.36/year</b>
Net Operating Income	<b>\$11,429.88</b>
Monthly Cash Flow	<b>\$952.49</b>
Cash on Cash Return	<b>8.22%</b>

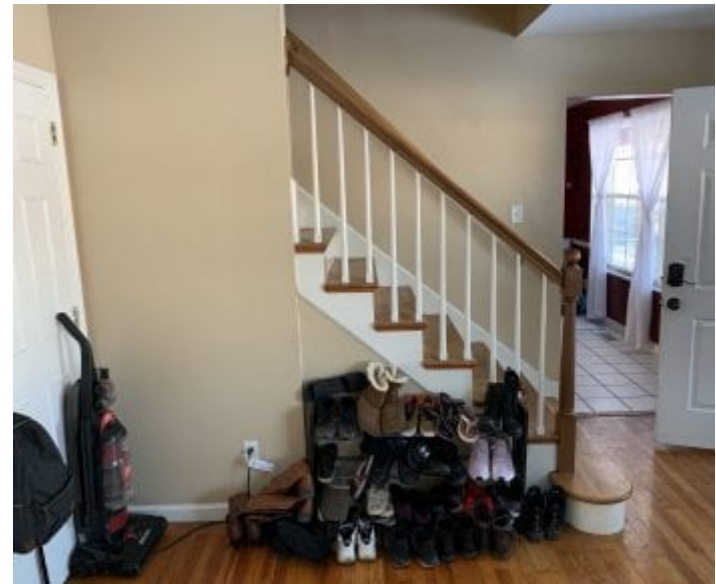
**Conventional Purchase Assumptions**

	<b>\$27,800</b>
Loan Amount	<b>\$111,200</b>
Interest Rate	<b>5.50%</b>
Term	<b>360 Months</b>
Loan Payment Per Month	<b>-\$629.22</b>
Estimated Yearly Net Operating Income	<b>\$3,879.32</b>
Estimated Monthly Net Operating Income	<b>\$323.28</b>
Estimated Cash On Cash Return	<b>13.95%</b>

# 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.

© 2013-2020 - Americas Housing Alliance