

233 and 235 Mt. Everest Drive Package of Two 4-Family's

Fenton, MO 63026

\$285,000 Each

Total = \$570,000



For information:

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It's a rare opportunity to purchase any rental property in Jefferson County these days! We are now offering 2 Quadruplex located directly across from one other with a shared courtyard, right in the heart of Fenton!

All of these well-maintained multi-family homes were built in 1985.

- Each individual unit is 780 sq ft
- 2 Bed / 1 Bath
- All Electric – Paid by tenants
- Washer/dryer hookups in each unit.
- Both have NEW Roofs (Summer 2021)
- All NEW Windows in both buildings (Summer 2021)
- Many updates including flooring
- Updated HVAC's in each building when originally purchased (i.e. 5 years ago)
- Reserved parking lane for each individual unit holds 2 cars. Plus bonus spots for visitors.
- Public utilities
- Right outside of popular Gravois Bluffs Shopping

Owner pays a combined water and sewer bills as well as trash.

Current income, low expenses, long term tenants with immediately filled vacancies make these properties a solid, consistent revenue generating addition to any investor's portfolio. Leave things as-is for turnkey operation – or add your special touches for even better returns.

These won't last long!



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.







233 and 235 share a Private Courtyard great for families and pets.

Selling as a Package of 2 (8 Units). \$570,000

Pro-Forma Gross Annual Income*: \$67,200
(*Based on Max ACTUAL Current Rent of \$700)

Min Gross Annual per Rentometer: \$73,920
(*Rentometer market rents at \$770 - \$862)





Back yards of the properties share an extended fence line to create a long open green space.



Lot sizes per Realist:

233 = 55 x 120

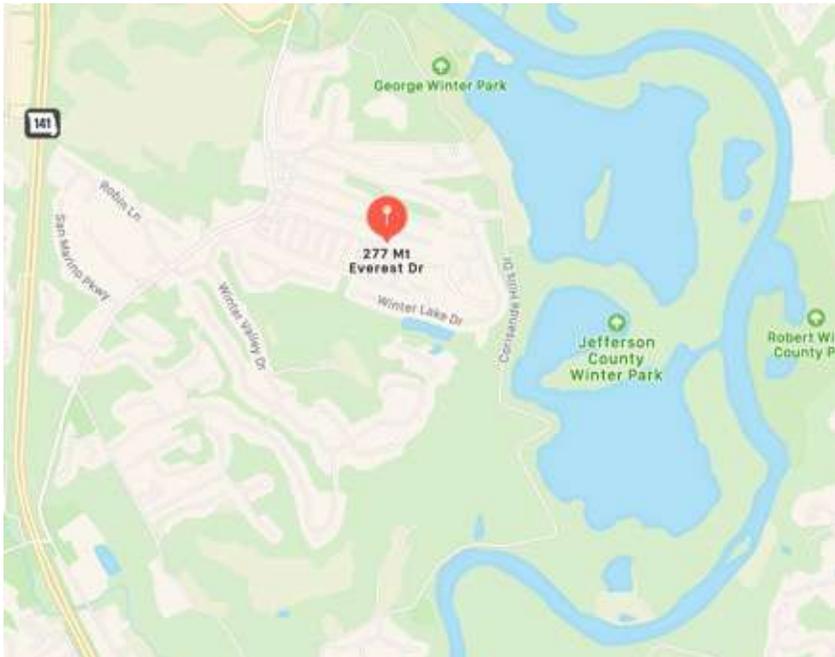
235 = 55 x 120

Pro-Forma for 233 and 235 Mount Everest Drive				
Units	8			
SF			8 Units	4 Units
			<u>Pro-Forma1</u>	<u>Pro-Forma1</u>
Income				
	Gross Rents		\$67,200	\$33,600
	Vacancy		\$2,016	<u>\$1,008</u>
	Effective gross income		\$65,184	\$32,592
Expenses				
	Trash Pick up		\$1,488	\$744
	Utilities (Owner pays) (Water & Sewer combined)		\$6,000	\$3,000
	Maintenance and repairs		\$3,259	\$1,630
	Yard care/snow removal			
	Property Taxes		\$3,678	\$1,636
	Property and Liability Insurance		\$4,000	\$2,000
	Total Operating and fixed expenses =		\$18,425	<u>\$9,010</u>
	Net Operating Income		\$46,759	\$23,582

Note: Pro-forma uses current “highest actual” rent for all units. Rentometer shows market rate for the area could be even higher at \$770 - \$862.



- Conveniently located close to downtown Fenton, including the popular new Gravois Bluffs Shopping Center.
- Minutes away from 141 and Highway 30 (Gravois).
- Enjoy all the amenities of the Fenton area including many large recreational parks and restaurants.



Showings:

- All units are currently occupied. Showings with an accepted contract only – No exceptions.

Information for submitting an Offer:

Offer Documents:

1) Please submit all offers on Special Sales Contract:

a) Inclusions: All Seller-owned appliances to transfer with sale in As-Is condition and at no additional value to the sales contract.

b) Seller requests a minimum earnest money amount of 1% on the purchase price or greater.

2) Include Rental Property Rider:

a) Rental information and building expenses is attached to the listing. Please review prior to submitting an offer.

b) Offer can be subject to viewing the units – see #5 on the Rental Rider.

3) Include the signed Seller's Disclosure and Lead Based Paint documents (attached to listing)

3) Include POF or pre-approval. (Qualified buyers only.)

Inspections:

- Inspections are mainly for buyer's knowledge only. Please advise your Client to make their best offers from a primarily "As-Is" perspective.

[Email all offers and inquiries to:](#)

HOFFMAN@RealtyExchangeWeb.com and Please follow up with a call or text to Kelley at 618.789.4546.

Be sure to give at least a 24 hours Acceptance Deadline.

Looking forward to working with you!

Kelley Hoffman
Designated Agent
Listing Broker's Firm: Realty Exchange
Broker's Firm State License ID#: 000007573
MLS ID: KELHOFFM

