



A Package of 4 Single Family Homes
in Glasgow Village in St. Louis, MO.

Priced at \$240,000 which is an
average of \$60,000 per door.



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Portfolio Background / Pro Forma

- This portfolio is made up of four single family homes with a package price of \$240,000 which is an average of \$60,000 each.
- Two of the four properties are rented with market leases - rents are way below market. The other two properties are vacant.
- 417 Caithness is rented at \$975.
- 221 grampian is rented at \$875.
- Average rents in Glasgow are \$1200/month

Monthly Rent (\$875 + \$975 + \$1200 + \$1200) \$4,250

Annual Gross Rent Est \$51,000

Annual Taxes -\$4,402

Annual Insurance Est @ \$650 ea -\$2,600

Annual Maintenance Est -\$5,100

Annual Sewer (\$57/monthly est) -\$2,736

Vacancy 5% -\$2,550

Property Management 10% -\$5,100

Annual Net Rental Income \$28,512

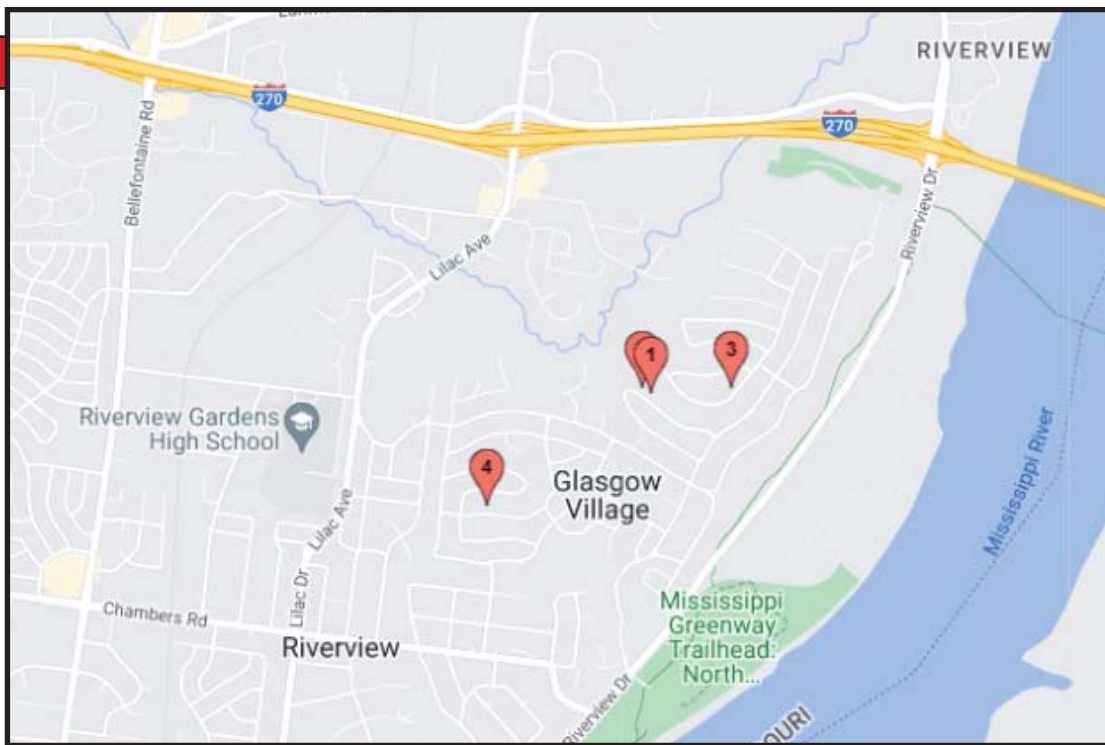
Est Cap Rate 11.88%

Sales Price \$240,000

Glasgow Rents

The following Glasgow properties were listed in the MLS for rent. This will give you an idea of actual, current rent numbers for the area.

Rent Date	Address	Rent	Beds	Baths	Sq Ft
03/11/2024	10815 McDuff Dr	\$1,295	3	1	927
04/05/2024	10657 Spring Garden Dr	\$1,200	3	1	896
02/16/2024	118 Roderick Dr	\$1,195	3	1	927
04/08/2024	501 Shepley Dr	\$1,180	3	2	1,100
08/25/2023	10515 Lilac Ave	\$1,173	3	1	912
03/08/2024	147 Roderick Dr	\$1,150	3	1	927
09/28/2023	452 Midlothian Rd	\$1,100	3	1	854
03/29/2024	345 Lancashire Rd	\$1,095	3	1	854
02/29/2024	10513 Spring Garden Dr	\$1,000	3	1	1,022



No.	Address	Zip code
1.	221 Grampian Rd	63137
2.	233 Grampian Rd	63137
3.	10617 Glen Garry Rd	63137
4.	417 Caithness Rd	63137

These four properties are conveniently located
 near each other in Glasgow Village
 which is in the north county area
 of St. Louis, MO.

Please do not walk the properties or disturb the tenants. Tenants are not aware of the sale.
 Any attempts to access the properties or disturb the occupants will be considered trespassing.

This information in this report has been obtained from sources believed reliable. While we do not doubt its accuracy, we 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 properties to determine to your satisfaction the suitability of the properties for your needs.

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417 Caithness, St Louis, MO 63137
Subdivision: Glasgow Village Unit 3

Beds/Baths:	3 bedroom/1 bath	Rent:	\$995
Square feet:	854	Lease Type:	Market
Year built:	1952 .	Lease Start:	2/1/21
Taxes:	\$1101	Lease End:	1/31/25
Tenant currently has a \$500 credit balance.		Securiety Deposit:	\$850

Nearby Sales & Listings

Status	Date	Address	Price	Beds	Baths	Sq Ft
Sold	1/04/2024	408 Caithness Rd	\$58,000	3	1	854
Pending	3/28/2024	424 Caithness Rd	\$65,000	3	1	854
Sold	8/15/2023	417 Crawford Rd	\$65,000	3	1	854
Sold	5/11/2023	413 Crawford Rd	\$70,000	2	1	844
Sold	8/30/2023	314 Crawford Rd	\$72,000	3	1	1176
Sold	3/27/2024	240 Presley Dr	\$90,000	3	1	854

417 Caithness, St Louis, MO 63137



417 Caithness, St Louis, MO 63137





233 Grampian, St Louis, MO 63137
Subdivision: Glasgow Village Unit 9

Beds/Baths:	3 bedroom/1 bath	Taxes:	\$1095
Square feet:	873	This property is currently vacant	
Year built:	1954		

Virtual Tour Available: <https://my.360tourlink.com/501045a6-589b-4f7f-bd47-9b5e4adb581c>

Nearby Sales & Listings

Status	Date	Address	Price	Beds	Baths	Sq Ft
Sold	12/22/2023	209 Grampian	\$62,000	3	1	873
Sold	09/22/2023	152 Perthshire Rd	\$69,900	3	1	873
Pending	03/14/2024	10603 Moidart Cir	\$100,000	3	1	873
Sold	01/25/2024	230 Shepley Dr	\$67,000	3	1	854
Sold	12/14/2023	166 Ben Nevis Rd	\$75,000	3	1	873
Sold	03/28/2024	217 Ben Nevis Rd	\$71,000	3	1	816
Sold	06/13/2023	10416 Presley Dr	\$80,000	3	1	854

233 Grampian, St Louis, MO 63137



233 Grampian, St Louis, MO 63137





221 Grampian, St Louis, MO 63137
Subdivision: Glasgow Village Unit 9

Beds/Baths:	3 bedroom/1 bath	Rent:	\$875
Square feet:	873	Lease Type:	Market
Year built:	1954	Lease Start:	10/16/20
Taxes:	\$1102	Lease End:	MTM
Tenant has a \$0 balance		Security Deposit:	\$875

Nearby Sales & Listings

Status	Date	Address	Price	Beds	Baths	Sq Ft
Sold	12/22/2023	209 Grampian	\$62,000	3	1	873
Sold	09/22/2023	152 Perthshire Rd	\$69,900	3	1	873
Pending	03/14/2024	10603 Moidart Cir	\$100,000	3	1	873
Sold	01/25/2024	230 Shepley Dr	\$67,000	3	1	854
Sold	12/14/2023	166 Ben Nevis Rd	\$75,000	3	1	873
Sold	03/28/2024	217 Ben Nevis Rd	\$71,000	3	1	816
Sold	06/13/2023	10416 Presley Dr	\$80,000	3	1	854

221 Grampian, St Louis, MO 63137



221 Grampian, St Louis, MO 63137





10617 Glen Garry Rd, St Louis, MO 63137
Subdivision: Glasgow Village Unit 10

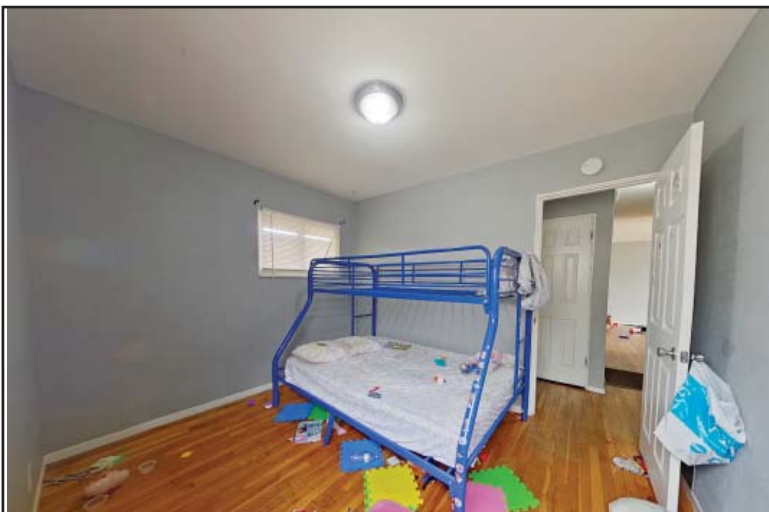
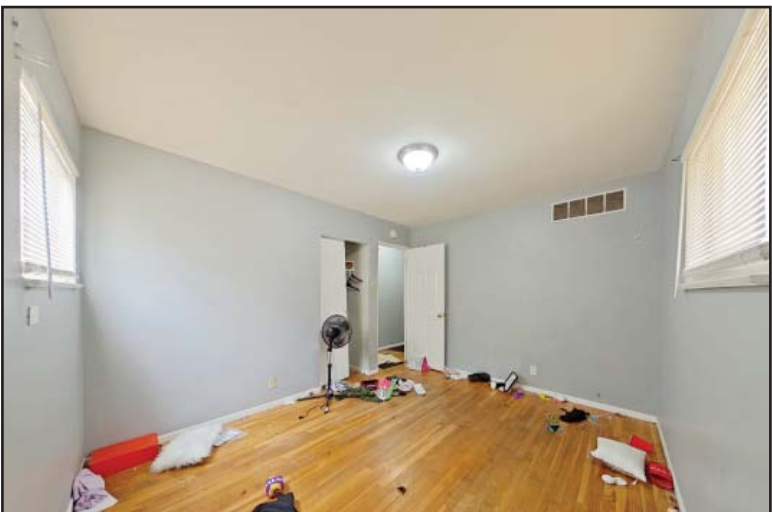
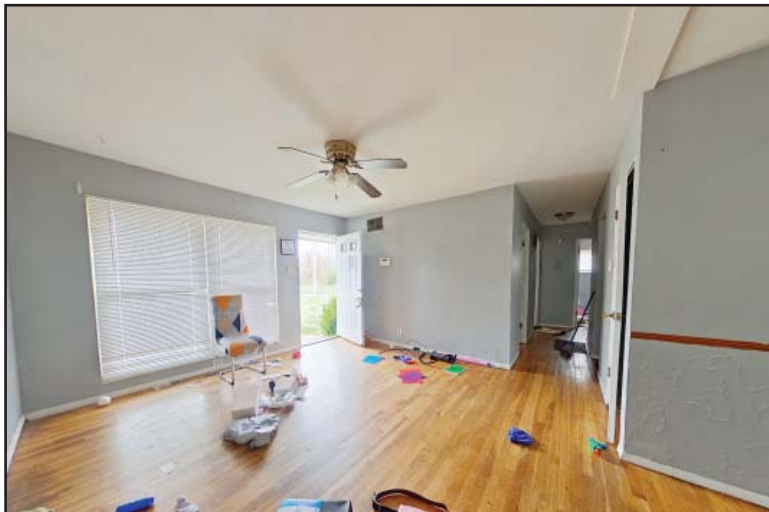
Beds/Baths:	3 bedroom/1 bath	Taxes:	\$1104
Square feet:	873	This property is currently vacant	
Year built:	1954		

Virtual Tour Available: <https://my.360tourlink.com/ab7d8b7c-e556-44d7-908f-a99ea9f66741>

Nearby Sales & Listings

Status	Date	Address	Price	Beds	Baths	Sq Ft
Sold	3/22/2024	112 Glen Garry	\$97,500	3	1	873
Sold	12/14/2023	166 Ben Nevis Rd	\$75,000	3	1	873
Sold	1/19/2024	10572 Spring Garden Dr	\$59,500	3	1	873
Sold	3/22/2024	10561 Spring Garden Dr	\$60,000	3	1	873
Sold	3/07/2024	10640 Spring Garden Dr	\$66,300	3	1	873
Sold	9/22/2023	152 Perthshire Rd	\$69,900	3	1	873
Sold	3/28/2024	217 Ben Nevis Rd	\$71,000	3	1	816

10617 Glen Garry Rd, St Louis, MO 63137



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