

## Hazelcrest Condo Portfolio

7415 Hazelcrest Dr, 63042  
7443 Hazelcrest Dr - Unit C, 63042  
7443 Hazelcrest Dr - Unit D, 63042  
7443 Hazelcrest Dr - Unit H, 63042  
7499 Hazelcrest Dr - Unit C, 63042  
7596 Hazelcrest Dr - Unit A, 63042  
1544 Summer Run Dr, 63033

### Asking Price

\$440,000



#### Units:

7 Condos Located in 5 Buildings

#### Unit Mix:

3 - Studios Units  
1 - 1 Bedroom / 1 Bathroom Units  
2 - 2 Bedroom / 1 Bathroom Units  
1 - 3 Bedroom / 1.5 Bathroom Units

#### Summary:

This new investment opportunity features seven well-maintained condos across 5 buildings in Hazelwood, Missouri, generating \$73,500 in annual rental income. Additionally, there is the potential for even higher net income as the units are currently rented below market rates. With hassle-free maintenance provided by the condo association and its proximity to major employers like Amazon and Boeing, this investment offers stability and potential for growth.



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# INVESTMENT OVERVIEW

**Asking Price:** \$440,000

**Year Built:** 1966

**Building SF:** 5,194 SF

This portfolio features seven diligently maintained condos across 5 buildings located close to each other in Hazelwood. 6 of the 7 units are occupied, with the 7th having recently passed the Hazelwood Occupancy Inspection, and ready to lease. The condos offer a mix of unit types, including 3 studios, 1 one-bedroom, 2 two-bedroom, and 1 three-bedroom units. With high demand, these units consistently attract multiple rental applications.

- The current monthly rental income is \$6,125, totaling \$73,500 annually, while the current annual expenses stand at \$27,570, resulting in a net annual income of \$45,930.
- With the new improved price, this investment opportunity meets the 1.2 debt-to-income ratio requirement with a 20% down payment and 7.5% interest rate, with a 20-year amortization.
- Additionally, there is potential for even higher net income as the units are currently rented below market rates.
- Property maintenance is hassle-free with the condo association handling all exterior repairs, landscaping, and parking areas.
- Amenities include dedicated off-street parking, in-unit or on-site laundry, and cost-effective all-electric utilities, covering water, trash, and gas expenses.
- Major employers like Amazon and Boeing are located within close proximity to the condos.



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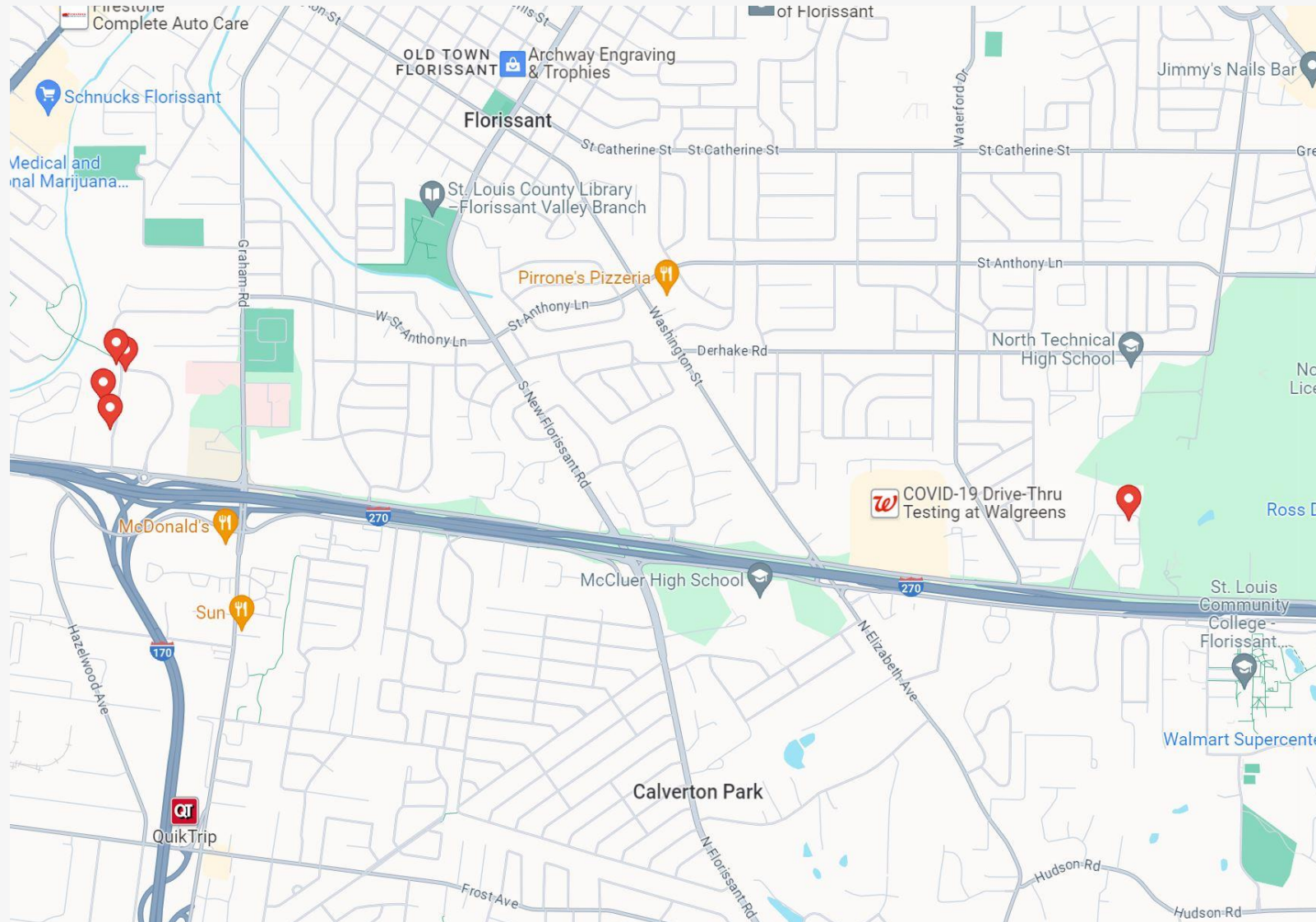


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# MAP OF THE BUILDING LOCATIONS



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# RENT ROLL

Unit	Size	Square Footage	Current Lease Rent Amount	Proforma Rent Amount
7443 Hazelcrest Unit C, 63042	Studio / 1 Bath	506 sq ft	\$725.00	\$815.00
7443 Hazelcrest Unit D, 63042	Studio / 1 Bath	506 sq ft	\$725.00	\$815.00
7443 Hazelcrest Unit H, 63042	Studio / 1 Bath	506 sq ft	\$725.00	\$815.00
*7596 Hazelcrest Unit A, 63042	1 Bed / 1 Bath	740 sq ft	\$900.00	\$900.00
7499 Hazelcrest Unit C, 63042	2 Bed / 1 Bath	768 sq ft	\$1,000.00	\$1,100.00
1544 Summer Run, Unit 302	2 Bed / 1 Bath	918 sq ft	\$1,000.00	\$1,100.00
7415 Hazelcrest, 63042	3 Bed / 1.5 Bath	1250 sq ft	\$1,050.00	\$1,425.00
<b>Totals</b>	n/a	n/a	\$6,125.00	\$6,970.00
<b>Annualized</b>	<b>n/a</b>	<b>n/a</b>	<b>\$73,500.00</b>	<b>\$83,640.00</b>

\*7596 Hazelcrest is currently vacant and being marketed for lease at \$900/mo.



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# INCOME, EXPENSES & PROFORMA

<b>Income</b>	Rents (Current Rent Roll Annualized)	\$73,500.00	<b>Pro Forma Income</b>	Rents	\$83,640.00
				5% Vacancy	\$4,182.00
	<b>Total Income</b>	<b>\$73,500.00</b>		<b>Total Income</b>	<b>\$79,458.00</b>
<b>Expense</b>	Insurance	\$2,946.00	<b>Expense</b>	Insurance	\$2,946.00
	Condo / HOA Fees	\$18,228.00		Condo / HOA Fees	\$18,228.00
	Maintenance	\$2,000.00		Maintenance	\$2,000.00
	Taxes	\$4,396.00		Taxes	\$4,396.00
	<b>Total Expenses</b>	<b>\$27,570.00</b>		<b>Total Expenses</b>	<b>\$27,570.00</b>
	<b>Net Income</b>	<b>\$45,930.00</b>		<b>Net Income</b>	<b>\$51,888.00</b>
	<i>per month</i>	<i>\$3,827.50</i>		<i>per month</i>	<i>\$4,324.00</i>



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# NEARBY RENTALS

Address	Unit Type	Sq. Ft.	Rented	Distance to Subject Property	Rent	
141 Elm Grove, 63042	3 bed/1 ba	888	11/2021	0.51 mi	\$1,175	\$1.32
105 Brower Ln, 63031	3 bed/1 ba	1040	9/2021	0.69 mi	\$1,399	\$1.35
12 McNulty Dr, 63031	3 bed/1 ba	1088	5/2022	1.91 mi	\$1,400	\$1.29
18 Norine Ct, 63031	3 bed/1 ba	988	9/2021	1.97 mi	\$1,545	\$1.56
7381 Normandie Ct, 63042	2 bed/1 ba	915	5/2022	0.45 mi	\$975	\$1.07
230 St. Ferdinand St, 63031	2 bed/1 ba	816	9/2021	1.18 mi	\$1,060	\$1.30
7412 Burcke Dr, 63042	2 bed/1 ba	880	2/2022	1.2 mi	\$950	\$1.08
205 Chaparrall Creek Dr, 63042	1 bed/1 ba	561	-	2.1 mi	\$865	\$1.54
342 Impala Dr, 63042	1 bed/1 ba	640	8/2021	1.59 mi	\$720	\$1.13
342 Impala Dr, 63042	1 bed/1 ba	760	8/2021	1.59 mi	\$720	\$0.95
503 Village Square, 63042	1 bed/1 ba	640	12/2021	1.6 mi	\$725	\$1.13
529 Village Square, 63042	1 bed/1 ba	640	8/2021	1.69 mi	\$720	\$1.13
581 Village Square, 63042	1 bed/1 ba	640	8/2021	1.77 mi	\$720	\$1.13



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# PROPERTY PHOTOS



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7596 Hazelcrest Dr - Unit A, 63042  
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**Priced at:**

**\$440,000**

## Contact:

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