

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 \$74,700 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.



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

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 \$6,225, totaling \$74,700 annually, while the current annual expenses stand at \$31,944, resulting in a net annual income of \$42,756.
- 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.



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.

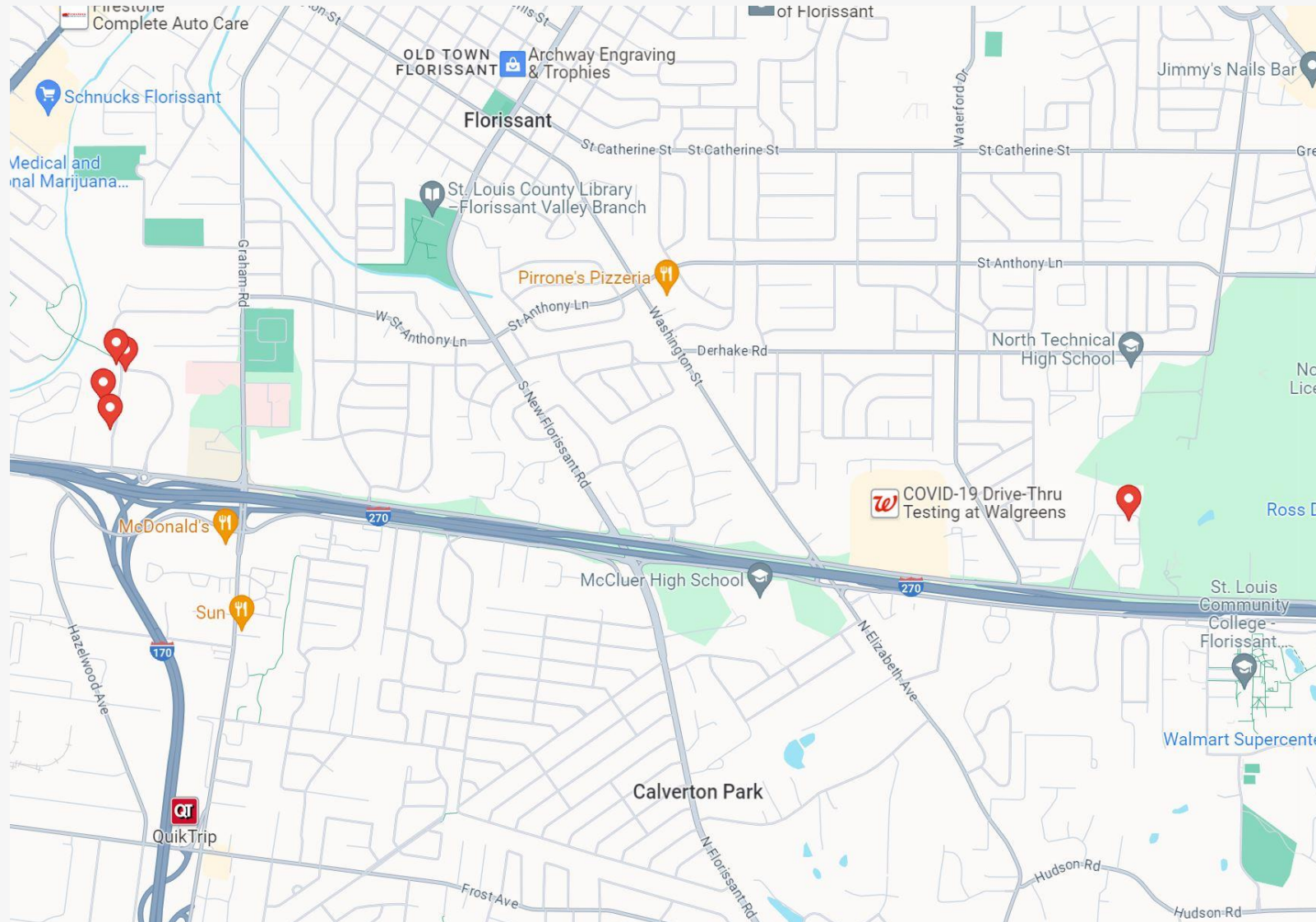


Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

MAP OF THE BUILDING LOCATIONS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

RENT ROLL

Unit	Size	Square Footage	Current Lease Rent Amount	Proforma Rent Amount
7443 Hazelcrest Unit C	Studio / 1 Bath	506 sq ft	\$725.00	\$815.00
7443 Hazelcrest Unit D	Studio / 1 Bath	506 sq ft	\$725.00	\$815.00
7443 Hazelcrest Unit H	Studio / 1 Bath	506 sq ft	\$725.00	\$815.00
*7596 Hazelcrest Unit A	1 Bed / 1 Bath	740 sq ft	\$900.00	\$900.00
7499 Hazelcrest Unit C	2 Bed / 1 Bath	768 sq ft	\$1,100.00	\$1,100.00
1544 Summer Run, Unit 302	2 Bed / 1 Bath	918 sq ft	\$1,000.00	\$1,100.00
7415 Hazelcrest	3 Bed / 1.5 Bath	1250 sq ft	\$1,050.00	\$1,425.00
Totals	n/a	n/a	\$6,225.00	\$6,970.00
Annualized	n/a	n/a	\$74,700.00	\$83,640.00

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



Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
 Agent
 314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
 Broker
 314.255.5117 Phone
Jordan@InvestSTL.com

INCOME, EXPENSES & PRO FORMA

			<i>Pro Forma</i>		
Income	Rents (Current Rent Roll Annualized)	\$74,700.00	Income	Rents	\$83,640.00
				5% Vacancy	\$4,182.00
	Total Income	\$74,700.00		Total Income	\$79,458.00
Expense	Insurance	\$2,946.00	Expense	Insurance	\$2,946.00
	Condo / HOA Fees	\$22,602.00		Condo / HOA Fees	\$22,602.00
	Maintenance	\$2,000.00		Maintenance	\$2,000.00
	Taxes	\$4,396.00		Taxes	\$4,396.00
	Total Expenses	\$31,944.00		Total Expenses	\$31,944.00
	Net Income	\$42,756.00		Net Income	\$47,514.00
	<i>per month</i>	\$3,563.00		<i>per month</i>	\$3,959.50



Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
 Agent
 314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
 Broker
 314.255.5117 Phone
Jordan@InvestSTL.com

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



Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
 Agent
 314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
 Broker
 314.255.5117 Phone
Jordan@InvestSTL.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Matt Guignon
Agent
314-707-8314 Phone
Matt@investstl.com



Jordan Schoen
Broker
314.255.5117 Phone
Jordan@InvestSTL.com



Invest St. Louis

2309 Thurman Ave.
St. Louis, MO 63110
Office Phone: (314) 325-6201

*Invest St. Louis is a licensed real estate brokerage
in the state of Missouri.*

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Hazelcrest Condos

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

Priced at:

\$440,000

Contact:



Matt Guignon

Agent

(314) 707-8314 Phone

Matt@InvestSTL.com



Jordan Schoen

Broker

314.255.5117 Phone

Jordan@InvestSTL.com