

FOR SALE

Residential Investment Portfolio Jennings, MO 63136



Price: \$495,000

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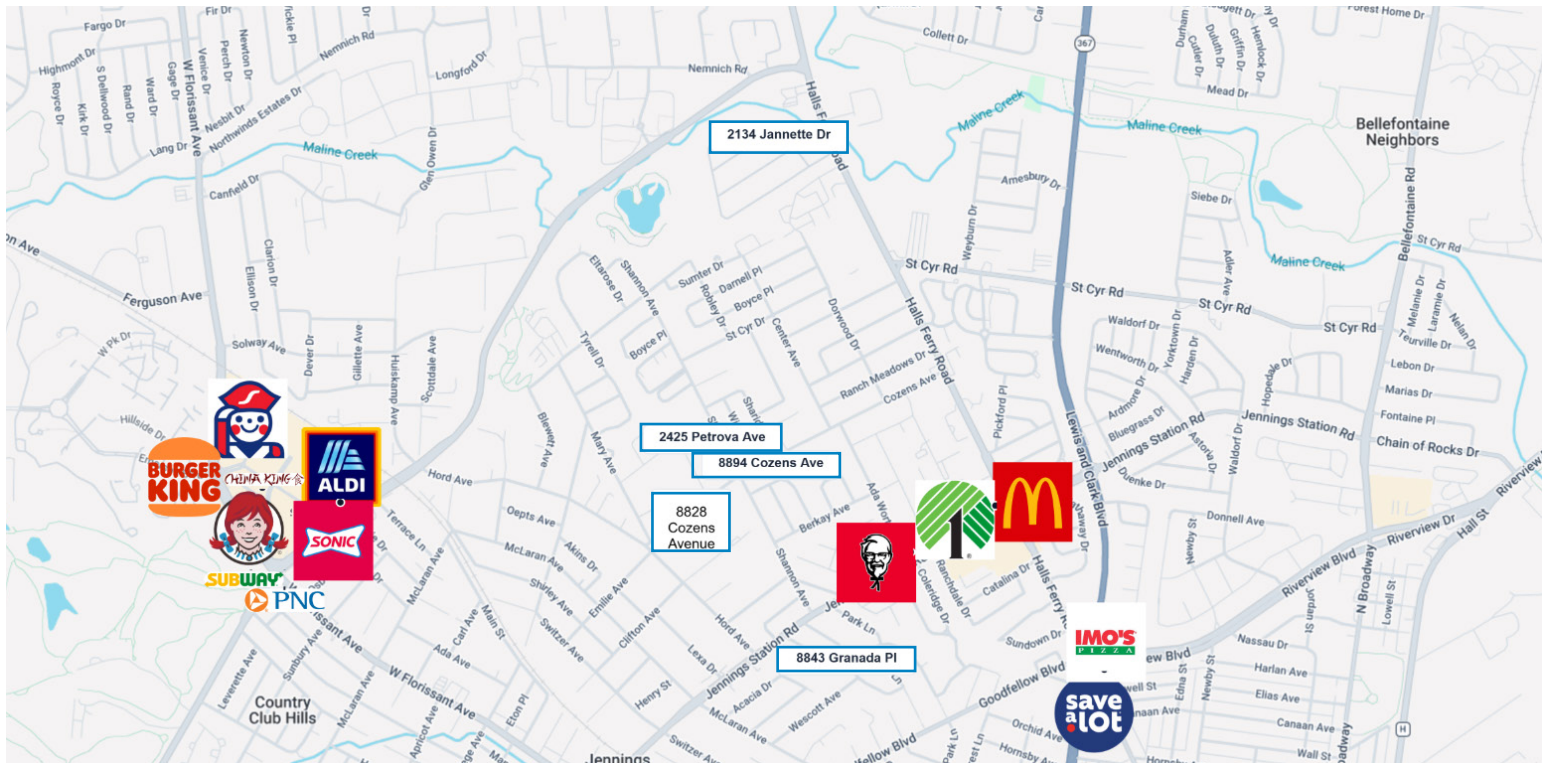
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Confidentiality Agreement & Disclaimer

This confidential sales packet intended for your use in determining whether you wish to acquire the following properties at 8828 Cozens Ave., 8894 Cozens Ave., 2425 Petrova Ave., 2134 Jannette Dr., and 8843 Granada Pl., Jennings, MO 63136

The owners have used their best efforts to provide accurate information. However, the prudent investor should not rely upon these figures, projections and assumptions, as they are subject to change. You are encouraged to make your own calculations according to the criteria you deem appropriate. The following information, charts and projections are included for demonstration purposes only and are not in any way guaranteed.

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Property Info

Address	Bed/Bath	SQ FT	Taxes	Insurance	Sewer	Rent
2425 Petrova Ave	4/2	1,861	\$2,012	\$65	\$80	\$1,550
8843 Granada Pl	3/1	900	\$1,318	\$65	\$80	\$1,510
8894 Cozens Ave	2/1	1,090	\$1,996	\$65	\$80	\$1,200
8828 Cozens Ave	3/1	945	\$1,417	\$65	\$80	\$1,010
2134 Jannette Dr	3/1	1,009	\$1,649	\$65	\$80	\$1,255

- Spacious single-family homes with large back yards
- Great investment opportunity for exchange purposes
- Long-term tenants
- Subsidized housing
- Many updated electrical panels
- Central Air Conditioning
- Many plumbing stacks have been updated
- Many newer windows
- Many of them have hardwood floors
- Eat-in kitchens

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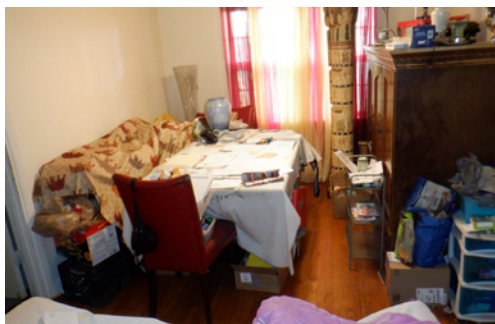
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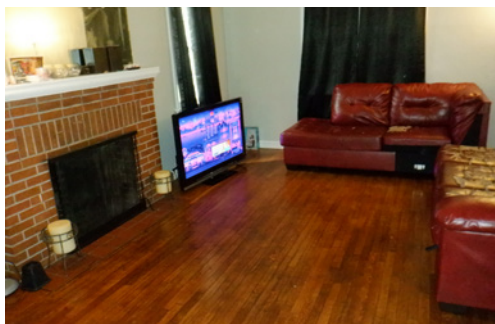
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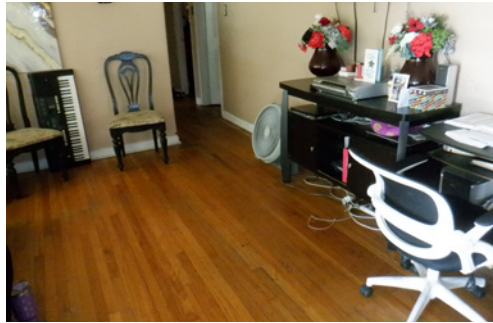
Address	Bed/Bath	Rent
8828 Cozens Ave	3/1	\$1,010



Address	Bed/Bath	Rent
8894 Cozens Ave	2/1	\$1,200



Address	Bed/Bath	Rent
2425 Petrova Ave	4/2	\$1,550



Address	Bed/Bath	Rent
2134 Jannette Dr	3/1	\$1,255



Address	Bed/Bath	Rent
8843 Granada Pl	3/1	\$1,510



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