



4045 Giles Ave St Louis, MO 63116-4509
\$52,000

REDUCED!!!! OUTSTANDING INVESTMENT OPPORTUNITY! Huge two family on a great block has wood floors throughout, ceiling fans, original architectural detail, newer refrigerators and ac window units in place, upstairs unit has three bedrooms, and a dry basement. Bring your tenants! The following criteria must be followed when submitting an offer for this property: Seller will not make repairs nor provide any inspections. Sellers disclosure not available. Addenda required after terms of sale are agreed upon. Special Sale Contract (Form #2043) required. It is strongly encouraged that an offer includes proof of funds (if cash offer), or pre-approval (if financing) and is a requirement for seller's final acceptance.

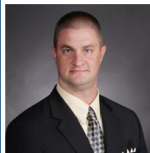
Directions: Chippewa to South on Giles.

ML#:10024809	Age: 84	Subdivision/Complex	Grand Blvd Park Add
Property Type	Multi-Family 2-4	Taxes Paid	\$1594
Property SubType	Multi-Family 2-4	Elementary School	St. Louis City
Tax ID	5883-00-0310-0	Jr. High School	St. Louis City
Approx Square Feet	2448 County Records	Sr. High School	St. Louis City
Lot Sq Ft (approx)	4342	Type of Units	2-Family
Lot Acres (approx)	0.100	Parking Description	Off Street
Price/SqFt	\$21.24	Cooling	2 Window/Wall
Map Coordinates	124, 37	Heating	Radiator(s)
County	St Louis City		

Presented By:

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3764-66 Dunnica Ave St Louis, MO 63116-4922
\$122,500

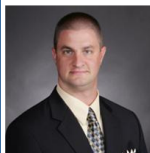
LARGE Updated, professionally maintained 4 Family. Each large 5 room unit has been remodeled/updated over the past few years and are true 1 bedrooms with an extra sun room that could be used for office or second bedroom. They have refinished hardwood floors, newer kitchen cabinets, this one really shows great! Newer furnaces & water heaters. Plumbing and Appliances updated. A pitched roof instead of flat roof is another bonus. Off street parking and a central rear stairs make these units very desirable. Fully Rented
Directions: South on Grand to West(Right) on Chippewa to Left on Spring to Right on Dunnica

ML#:10006162	Age: 81	Subdivision/Complex	Grand Dutchtown
Property Type	Multi-Family 2-4	Taxes Paid	\$1408
Property SubType	Multi-Family 2-4	Elementary School	Scrugs
Tax ID	4178-04-0020-0	Jr. High School	Fanning
Approx Square Feet	3560 County Records	Sr. High School	Roosevelt
Lot Sq Ft (approx)	6168	Type of Units	4-Family
Lot Acres (approx)	0.142	Parking Description	Off Street
Price/SqFt	\$34.41	Cooling	1 Window/Wall
Map Coordinates	I24, 37	Heating	Forced Air, Individual
County	St Louis City		Furnaces

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3928 Keokuk St St Louis, MO 63116-3512
\$24,000

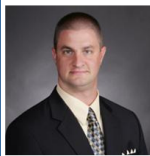
*Property being sold as-is". *Seller will not make any repairs nor provide any inspections. *Seller's Disclosure not available. *Special Sale Contract (Form #2043) required. *Addendums required after terms of sale are agreed upon. *Must have a pre-qualification letter or proof of funds prior to considering the potential buyer's offer. *Earnest money must be held at seller's title company. **NOTE: If seller paid closing costs are being offered or selling agent bonus, please make sure this is written in your contract upon submitting it to our office. **The following verbage must be added to all offers, if this verbage is not present in all contracts, they will be rejected immediately. Pursuant to section 28 of the Real Estate Purchase Addendum, this document is subject to all terms and conditions set forth in the Real Estate Purchase Addendum.*** Buyer is responsible for all Fannie Mae Title Company fees. ONLY OWNER OCCUPANT OFFERS THE FIRST 15 DAYS OF THE LISTING

ML#:10022938	Age: 75	Subdivision/Complex	GRAND GRAVOIS PARK ADD
Property Type	Residential	Taxes Paid	\$991
Property SubType	Residential	Elementary School	PUBLIC
Tax ID	6149-00-0080-0	Jr. High School	PUBLIC
Style	Bungalow/Cottage	Sr. High School	PUBLIC
Beds: 0	Baths : 1	# of Rooms	5
Approx Square Feet	912	Main Full Baths	1
Lot Sq Ft (approx)	3922	# Garage Spaces	#1
Lot Acres (approx)	0.090	Basement Description	Full
Price/SqFt	\$26.32	Cooling	Central-Electric
Map Coordinates	I37, 24	Heating	Forced Air
County	St Louis City		

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3833 Kingsland Ct St Louis, MO 63116-4429
\$58,000

Bank-owned Property to be sold in AS-IS CONDITION. SELLER TO MAKE NO REPAIRS, WARRANTIES, OR INSPECTIONS. Don't miss out on this opportunity. This four bedroom two bath house is ready for some TLC. Roll up your sleeves and make this your home. MINIMUM EARNEST MONEY REQUIRED IS 1% OF THE CONTRACT PURCHASE PRICE. A Bank of America Pre-Qualification letter, from a local BofA branch office, is required with all offers submitted. Please note that Bank of America addendums are required and will be made part of the final contract. Seller reserves the right to accept/counter any offers regardless of the order received. Please allow 2-3 business days for the Bank to respond to your offer.

Directions: I-44 to south on Grand to west on Meramec to south on Spring to left on Kingsland Ct. to home on left

ML#:10029312	Age: 69	Elementary School	City
Property Type	Residential	Jr. High School	City
Property SubType	Residential	Sr. High School	City
Tax ID	6169-00-0040-0	# of Rooms	7
Style	1.5 Story	Main Full Baths	1
Beds: 0	Baths : 2	Upp Full Baths	1
Approx Square Feet	1155 Other	# Garage Spaces	#1
Lot Sq Ft (approx)	4439	Basement Description	Full, Partially Finished, Walk-Out
Lot Acres (approx)	0.102	# Fireplaces	#1
Price/SqFt	\$50.22	Lot Description	Level Lot, Sidewalks, Streetlights
Map Coordinates	I24, 37	Cooling	Central-Electric
County	St Louis City	Heating	Forced Air
Subdivision/Complex	Meramec Home Place Add		
Taxes Paid	\$1608		

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4618 Dewey Ave St Louis, MO 63116-4312
\$88,000

This home has been completely renovated with no expenses spared. Updates in the kitchen include: new cabinets, countertops, dishwasher, microwave and ceramic flooring. Updates in the bathroom include: new tub, toilet, pedestal sink, ceramic shower surround and ceramic flooring. Other interior updates include: fresh paint throughout, refinished hardwood floors in living room, hall and both bedrooms. New siding on home, large level back yard with a two car garage and a carport for additional parking.

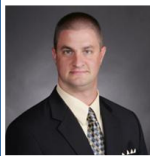
Directions: Grand to west on neosho to dewey.

ML#:10007971	Age: 79	Elementary School	city/private
Property Type	Residential	Jr. High School	city/private
Property SubType	Residential	Sr. High School	city/private
Tax ID	5683-03-0020-0	# of Rooms	4
Style	Bungalow/Cottage	# Garage Spaces	#2
Beds: 3	Baths : 0	# Carport Spaces	#1
Approx Square Feet	810	Basement Description	Full, Walk-Out
Lot Sq Ft (approx)	5546	Lot Description	Fencing, Level Lot, Sidewalks
Lot Acres (approx)	0.127	Living Room	15x11 Level: M
Price/SqFt	\$108.64	Master Bedroom	22x11 Level: M
Map Coordinates	I25, 37	2nd Bedroom	12x11 Level: M
County	St Louis City	Cooling	Ceiling Fan, Central-Electric
Subdivision/Complex	Husters Add 01	Heating	Forced Air
Taxes Paid	\$967		

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3937 Meramec St St Louis, MO 63116-4474

\$127,500

This Great brick starter home has character and charm. Two bedrooms on the main floor with a third one on second floor. Refinished hardwood floor on main level. New carpet on second floor. Updated bathroom and kitchen with new cabinets appliances and ceramic tile floor. Newer windows throughout. Newer roof. Updated electric and plumbing. Partly finished walk out lower level. Invest your \$8,000 tax credit wisely.

Directions: South on Grand from Chippewa to right on street.

ML#:10020385	Age: 74	Jr. High School	City
Property Type	Residential	Sr. High School	City
Property SubType	Residential	# of Rooms	6
Tax ID	6134-00-0220-0	Main Full Baths	1
Style	Bungalow/Cottage	# Garage Spaces	#1
Beds: 3	Baths : 1	Basement Description	Full, Partially Finished
Approx Square Feet	1202 County Records	Lot Description	Fencing, Level Lot
Lot Sq Ft (approx)	4225	Living Room	17x11 Level: M
Lot Acres (approx)	0.097	Dining Room	13x12 Level: M
Price/SqFt	\$106.07	Kitchen	13x12 Level: M
Map Coordinates	l24, 37	Master Bedroom	13x11 Level: M
County	St Louis City	2nd Bedroom	12x11 Level: M
Subdivision/Complex	Grand Gravois Park	Cooling	Central-Electric
Taxes Paid	\$1155	Heating	Forced Air
Elementary School	City		

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