



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Investment Opportunity

Greenbriar Condominiums
5005 Faraon
St. Joseph, Missouri

www.raysisson.net/greenbriarcondos.pdf

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Description

- Multiple rental properties available in St. Joseph, Missouri bundled up into one investment opportunity.
- CAP RATE: 6.94%
- Located at 5005 Faraon, St. Joseph Missouri, near MWSU and Mosaic Hospital.
- Unit 107 - Fully Leased
- Unit 201 - Fully Leased
- Unit 205 - Fully Leased
- Unit 209- Fully Leased
- Unit 211 - Fully Leased
- Association fees cover lawn, landscape, snow removal, drive maintenance, building maintenance and trash.
- Average rental price is about \$0.94/SF per month.
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



Multiple Rental Properties Investment Opportunity

- Investment Properties:**
- Unit 107 - Fully Leased
 - Unit 201 - Fully Leased
 - Unit 205 - Fully Leased
 - Unit 209- Fully Leased
 - Unit 211 - Fully Leased

NOI: \$31,210.00

Cap Rate: 6.94%

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: Evergy

Sewer: City of St. Joseph

Built: 1984

Taxes 2019 \$2,388.00

For Sale: \$450,000.00

Located: Located at 5005 Faraon, St. Joseph Missouri, near MWSU and Mosaic Hospital

Association fees: Cover lawn, landscape, snow removal, drive maintenance, building maintenance and trash.

CoStar #: 18139651

MLS #: 2202528

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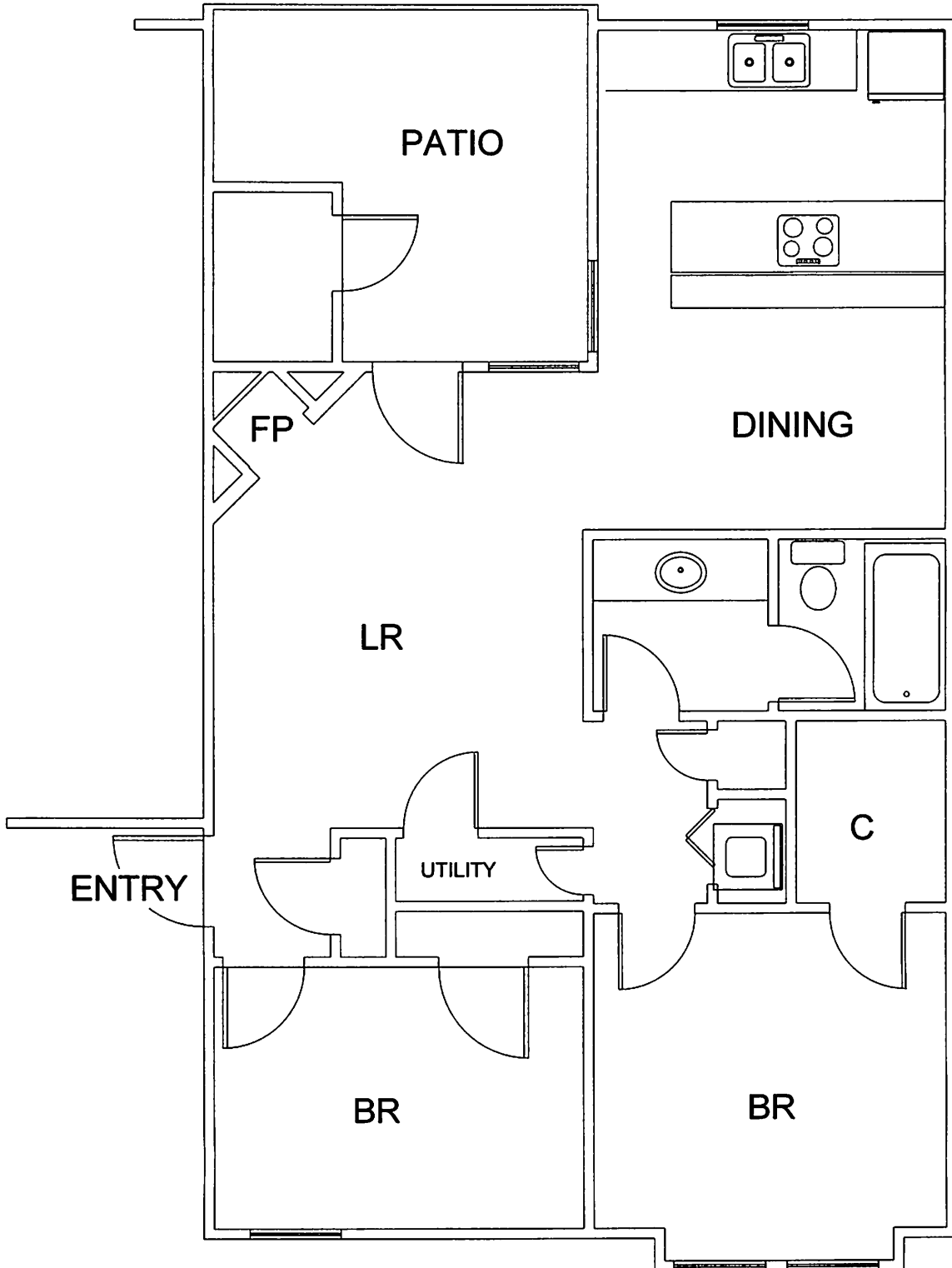
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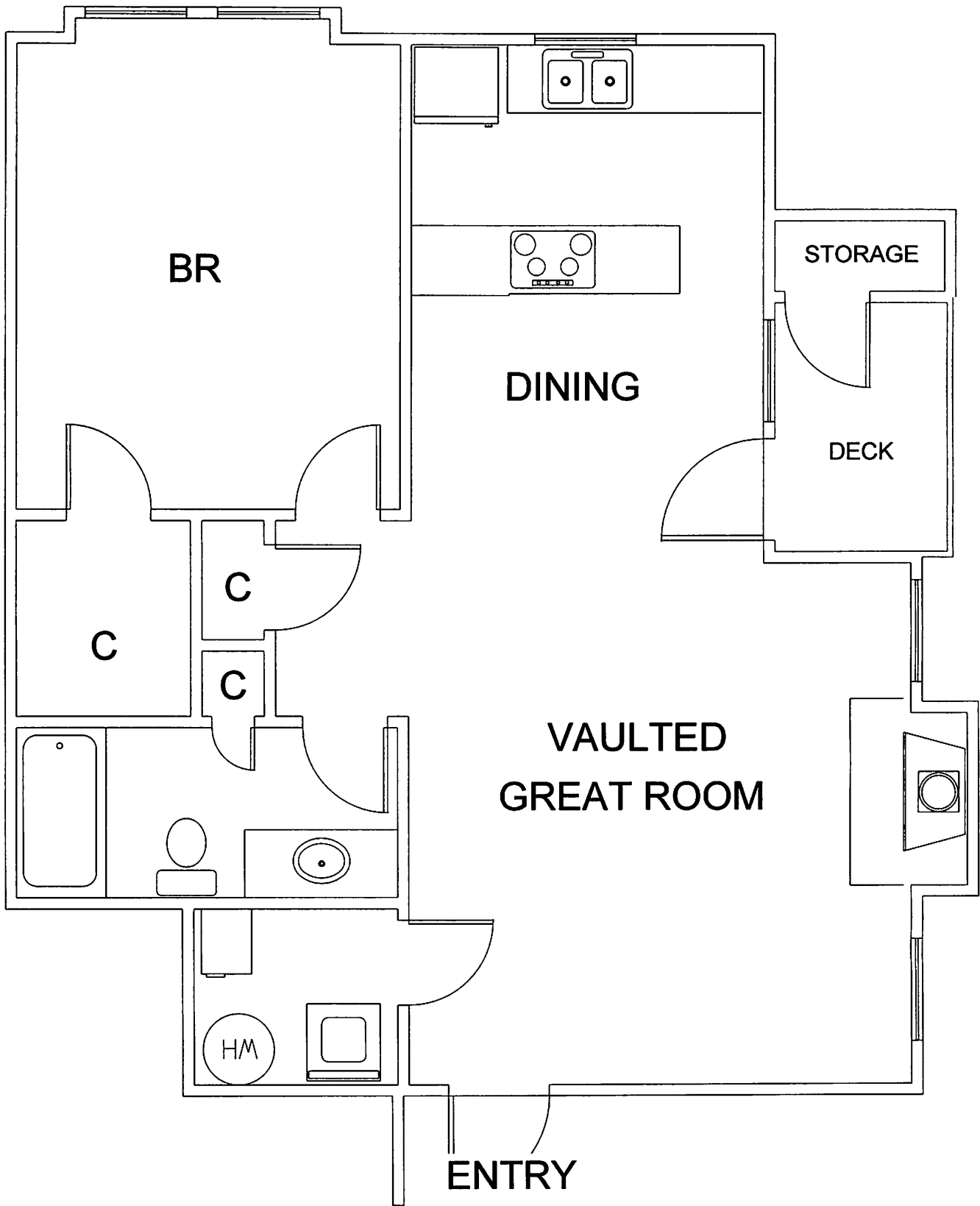


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

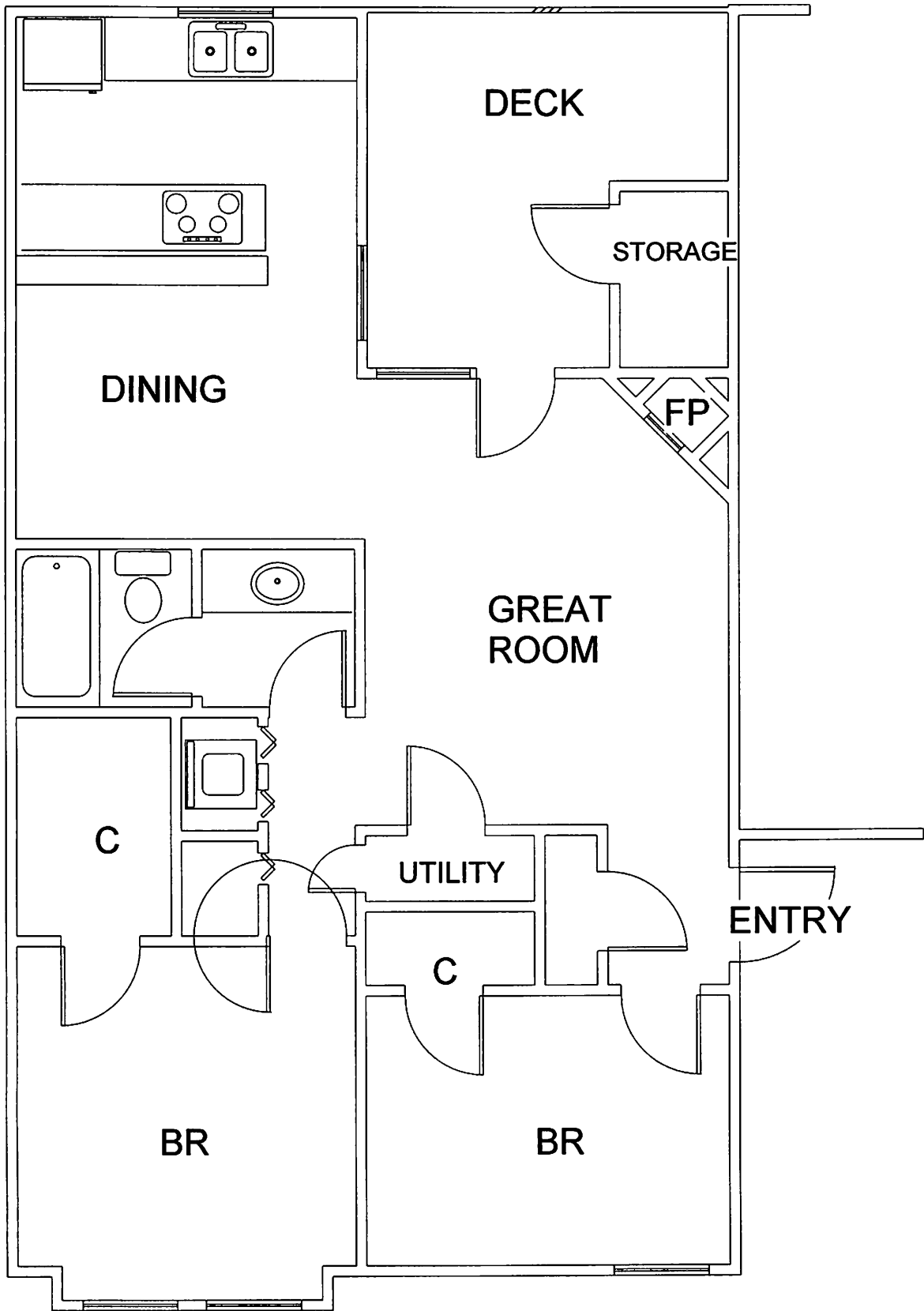




107 Greenbriar Condo
815 SQ. FT.

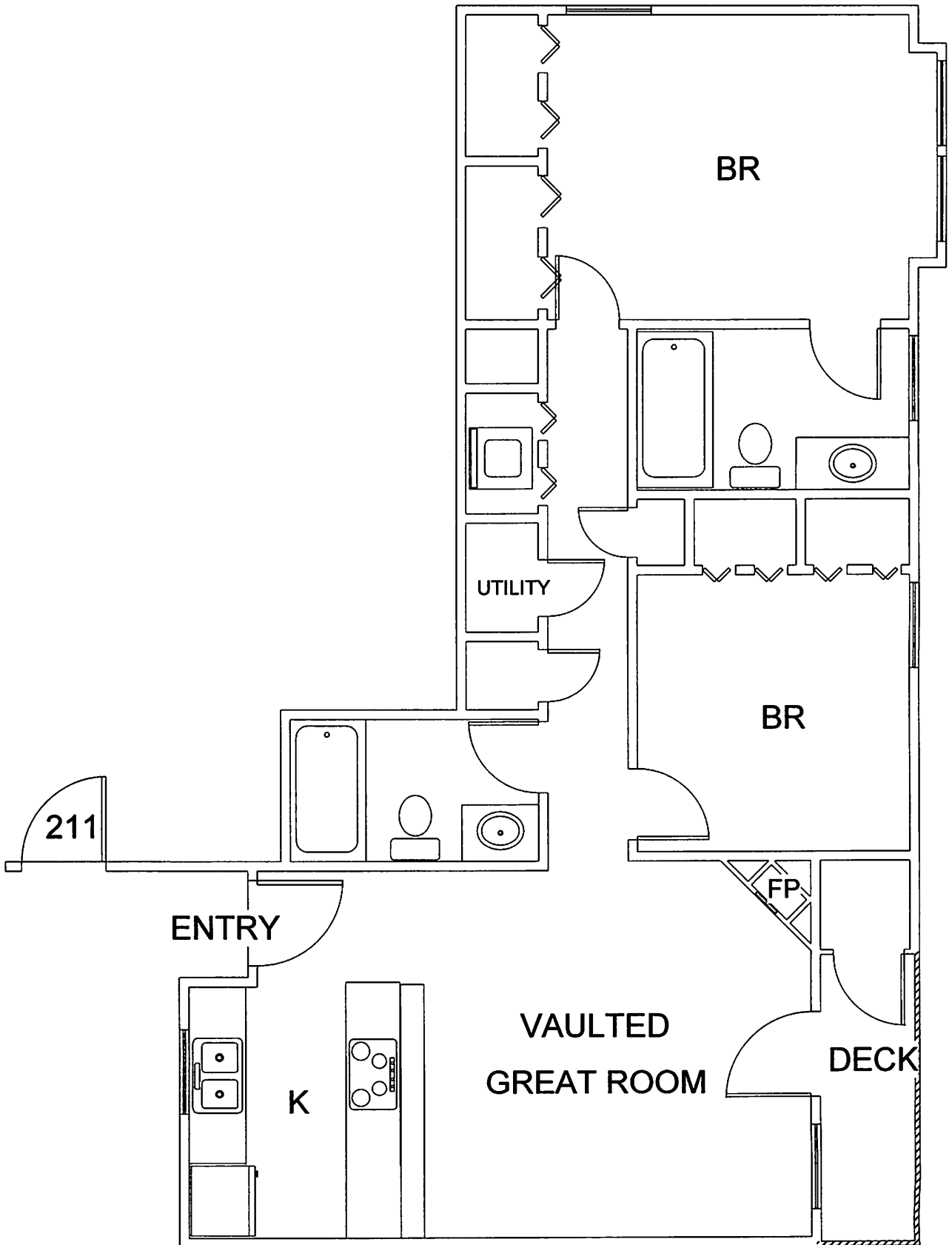


201 GREENBRIAR CONDO
665 SQ. FT.



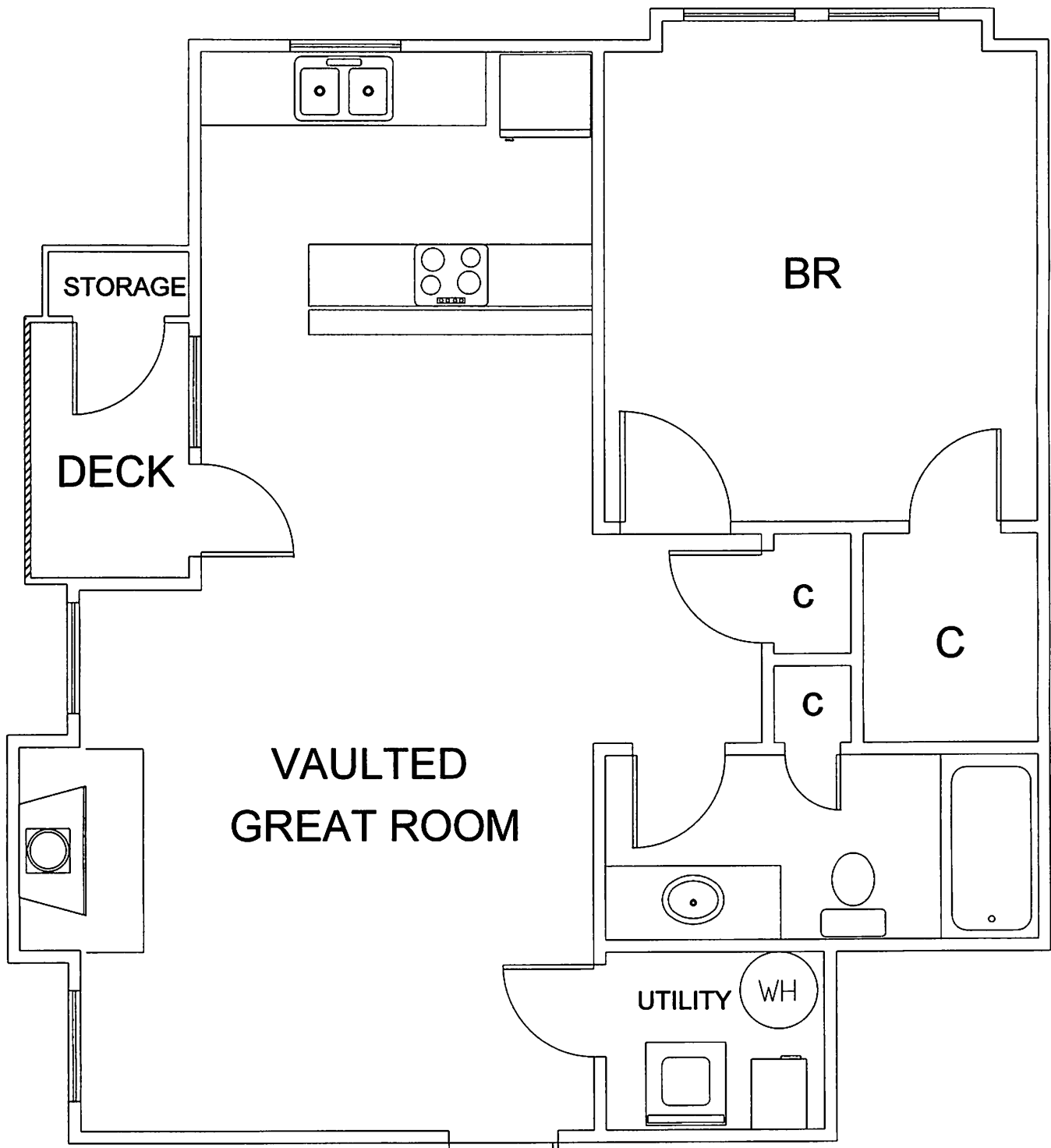
205 GREENBRIAR

819 SQ. FT.



209 GREENBRIAR

888 SQ. FT.



VAULTED
GREAT ROOM

BR

STORAGE

DECK

C

C

C

UTILITY

WH

ENTRY

211 Greenbriar Condo

665 SQ. FT.

Annual Property Operating Data Greenbriar Condominiums (5 Units)

Purpose	Investment Analysis
Name	Greenbriar Condominiums (5 Units)
Location	5005 Faraon, St. Joseph, MO 64
Property Type	Five Condo Units
Date	7 January 2020
Units	5

Price	\$450,000
-Loans	337,500
Down Payment	112,500
+Acq Costs	225
+Loan Points	0
Investment	112,725

	\$/Unit	% of GI	Annual \$
Total Gross Income	\$8,580	100.0%	\$42,900
- Vacancy & Credit Loss	429	5.0%	2,145
Effective Income	\$8,151	95.0%	\$40,755
Less: Operating Expenses			
Association Dues	1,090	12.7%	5,451
RE Taxes	478	5.6%	2,388
Insurance - Liability	50	0.6%	250
Interior Maintenance	240	2.8%	1,200
Management Fee	51	0.6%	257
Total Operating Expenses	\$1,909	22.2%	\$9,545
Net Operating Income	\$6,242	72.8%	\$31,210

Capitalization Rate	6.94%
Gross Income Multiplier	10.49
Price/Unit	\$90,000

Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

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COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

www.saintjoseph.com

City of St. Joseph

www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau

www.stjomo.com

Demographic Web Site:

www.nwmoinfo.org

Buchanan County

www.co.buchanan.mo.us

St. Joseph News Press

www.newspressnow.com

St. Joseph School District

www.sjsd.k12.mo.us

Missouri Western State University

www.missouriwestern.edu

Albrecht-Kemper

www.albrecht-kemper.org

Allied Arts Council

www.stjoearts.org

St. Joseph Museum

www.stjosephmuseum.org

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

www.ponyexpressjessejames.com



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