**McKnight Crossings Church**

**Rental Property**

Over the years the McKnight church has purchased two homes adjacent to the building.

|  |  |  |
| --- | --- | --- |
| **Tennant Name** | Brungard | Trowbridge |
| **Property Address** | 1356 North Rock Hill Road  St. Louis, MO 63124 | 1346 North Rock Hill Road  St. Louis, MO 63124 |
| **Property Tax locator** ([https://revenue.stlouisco.com/IAS/](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Frevenue.stlouisco.com%2FIAS%2F&data=04%7C01%7C%7C25215e11ab514992cb8308d9666d1bdc%7C4d348abdd5144853aed8b4fb0643159f%7C0%7C0%7C637653441917894042%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=nNp4rZCuwLWXNhFW%2FgOgBSIFJJ8psCbTzNhMqb94wAM%3D&reserved=0)) | 21L640097 | 21L620523 |
| **2024 Annual/Monthly rent** | $18,000/ $1,500 per month | $18,000/ $1,500 per month |
| **Tennant since** | May 2012 | June 2009 |
| **Last rent increase date** | $100/mo each year | $100/mo each year |

Some additional conversations and documents related to the rental property:

|  |  |  |
| --- | --- | --- |
| **Date** | **Description** | **Attachments** |
| April 2015 | Property Tax |  |
| Spring 2016 | Move fence at 1356 |  |
| Spring 2020 | Furnace @ 1356 @ $2,949.62  Awtrey Heating & Air Conditioning |  |
| August 2021 | 1346 storm damage |  |
| August 2023 | 1346 mold abatement |  |
| December 4, 2023 | Elders determine rental property are not usable for parking expansion and are investments. | Ref. footnote page 3/21  [***link***](https://www.shepherd.mx.mxcoc.xyz/positions/docs-23/Elder%20Meeting%2012_04_2023%20v4.pdf) |
| July 19, 2024 | Rents appear well below market |  |
| Sept. 2024 | Rental Property Repair List |  |
| Nov. 16, 2024 | Discussion on expected expenses at 1346 and annual rent increase. |  |

Google maps [***here***](https://www.google.com/maps/place/1356+Rock+Hill+Rd/@38.6181295,-90.3631953,268m/data=!3m1!1e3!4m7!3m6!1s0x87d8cb70f90945d9:0xfe5a94014024686c!4b1!8m2!3d38.6181078!4d-90.3634899!16s%2Fg%2F11crt07dqv?entry=ttu&g_ep=EgoyMDI0MTAyMC4xIKXMDSoASAFQAw%3D%3D) - <https://tinyurl.com/msauwtz9>.

A map of a land with a lot and a parking lot

Description automatically generated with medium confidence