

4726 South Grand Boulevard

ASKING PRICE
\$139,000



Units:

4

Address:

4726 S. Grand Blvd., St. Louis, MO 63111

No. of buildings:

1

Summary:

This is a value-add 3,996 square feet 4-family property with large 1-Bedroom, 1-Bathroom units and located directly across the street from St. Mary's High School. 3 of the units are vacant with the occupied unit renting for \$495 on a month-to-month lease. The building is being sold as-is.

Apartment Mix:

4 - One Bed, One Bath Units



INVEST ST. LOUIS
2309 THURMAN AVENUE,
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Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



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OVERVIEW

PROPERTY SUMMARY

Asking Price: \$139,000

Year Built: 1923

Building SF: 3,996 SF

Lot SF: 6,412 SF

Discover a new investment opportunity with this 3,996 square foot four-family property, ideally situated directly across the street from St. Mary's High School. This value-add property offers the potential for substantial returns. Here's what makes it special:

1. **Prime Location:** Located just steps away from St. Mary's High School, this property enjoys a convenient location in the heart of the community.
2. **Income Potential:** Currently, one unit is occupied with a month-to-month lease, generating \$495 in rental income. This presents an immediate revenue stream, and there is potential to increase this rent with additional updates.
3. **Vacant Units:** Three units are vacant, offering an opportunity for customization and rent optimization. One of these vacant units may require some finishing touches, while the others are ready for a full update to maximize rental income.
4. **Rental Market Insights:** According to Rentometer, nearby one-bedroom apartments are currently renting for \$675 to \$850, depending on their level of updates. This data underscores the potential for increased rental income once the units are renovated.
5. **Package Deal Opportunity:** This property can be purchased individually or as part of a larger portfolio of other four-family properties in South City. Inquire for additional information on portfolio options.
6. **Sold As-Is:** The property will be sold as-is, allowing you to make renovation decisions that align with your investment strategy.



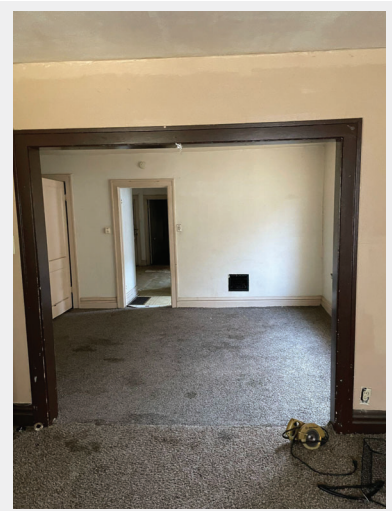
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PROPERTY PHOTOS



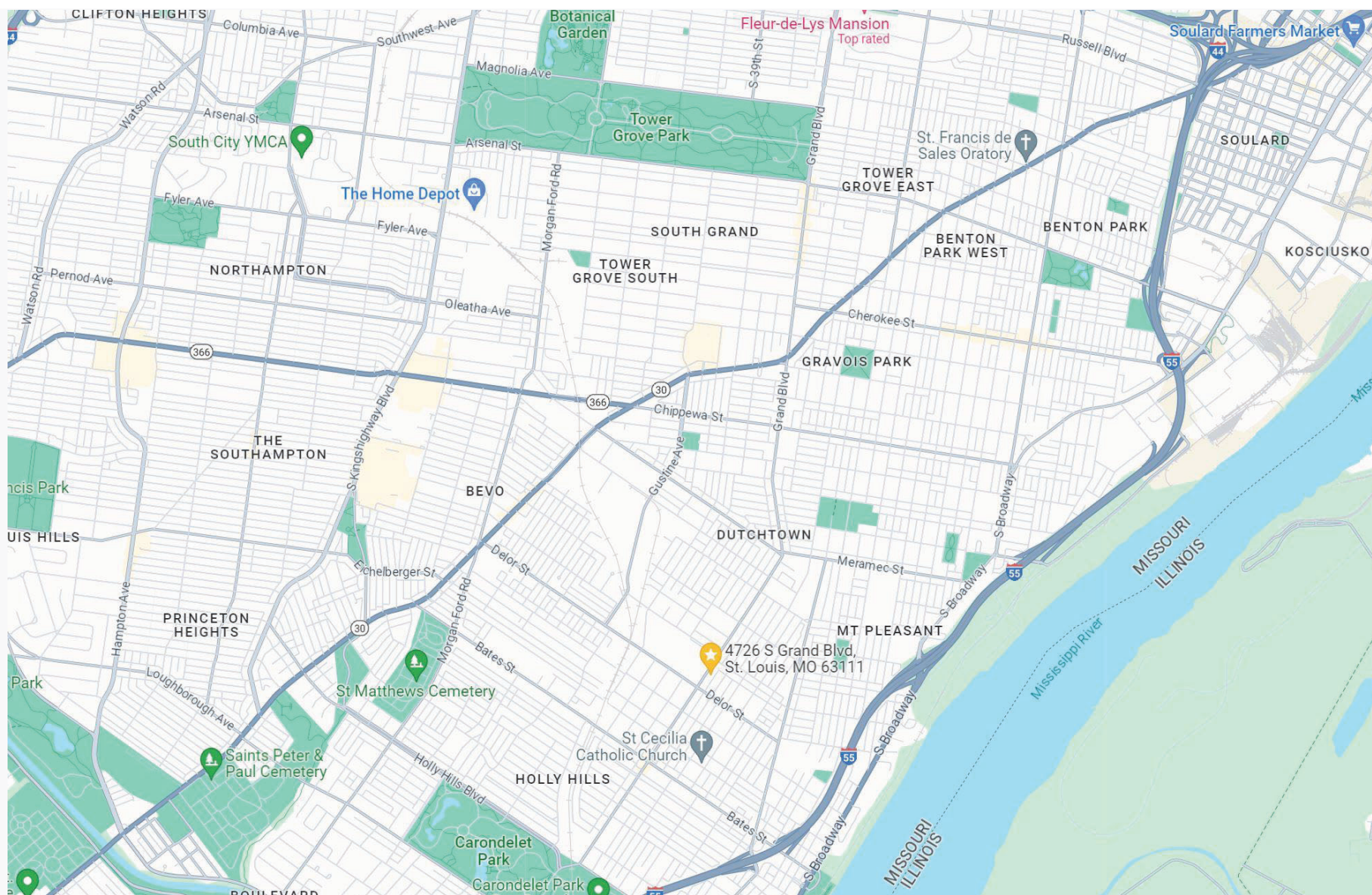
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MAP



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RENT COMPARABLES



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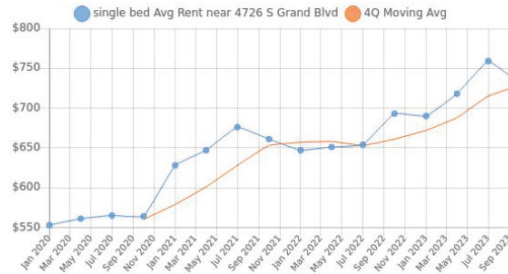
Results based on 4, single bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$737 ±5%	\$710	\$684	\$790

Report generated: 12 Sep 2023

Historical Trend Line



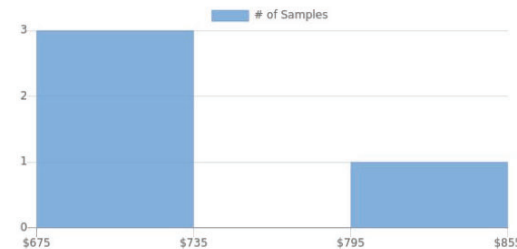
Average Rent by Bedroom Type



Summary Statistics

Sample Size	4
Sample Min	\$675
Sample Max	\$850
Sample Median	\$710
Sample Mean	\$737
Sample Standard Deviation	\$79
25th - 75th Percentile	\$684 - 790
10th - 90th Percentile	\$636 - 837
5th - 95th Percentile	\$608 - 866

Rent Distribution



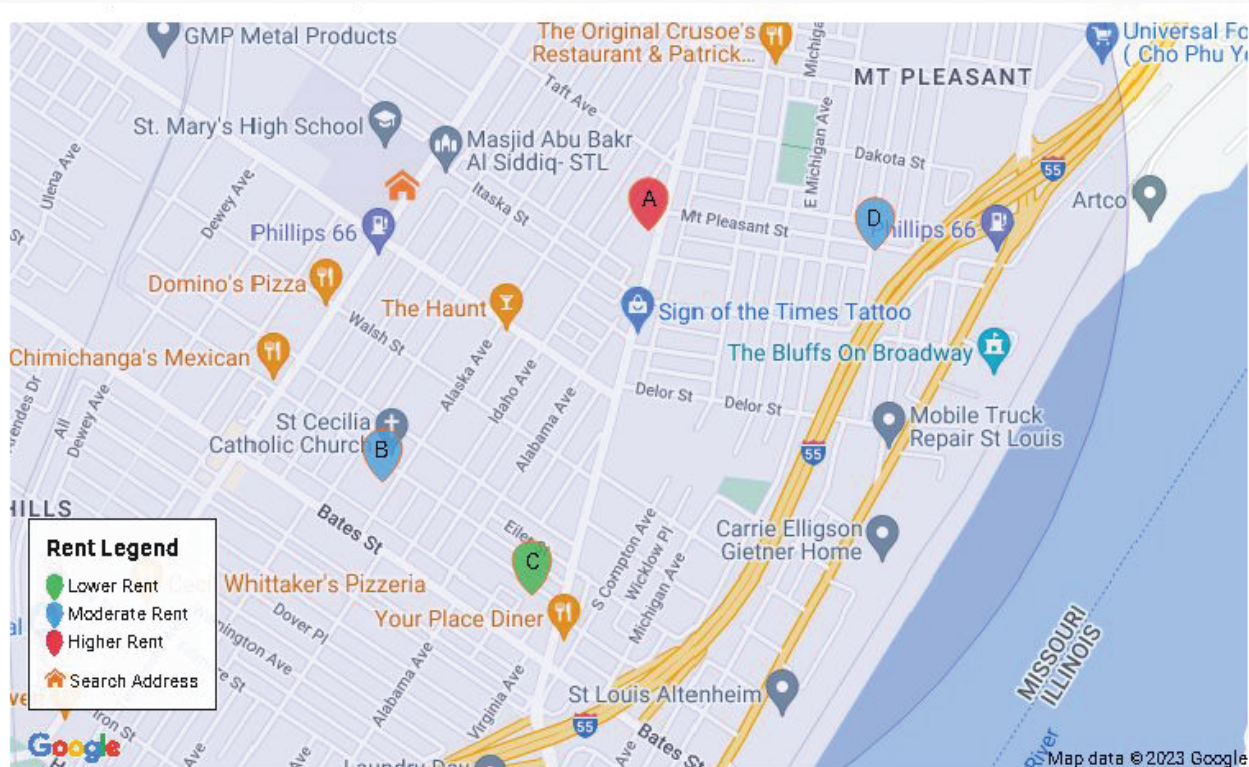
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RENT COMPARABLES



	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bklg Type	Last Seen
A	4615 4617 Virginia Ave, St. Louis, MO 63111	0.42 mi	\$850	900 ft²	\$0.94/ft²	1 bed	1ba	Condo	Jun 2023
B	5509 Alaska Ave, St. Louis, MO 63111	0.51 mi	\$695	1,000 ft²	\$0.70/ft²	1 bed	1ba	Apartment	Jun 2023
C	518 Fassen St #1st, St. Louis, MO 63111	0.74 mi	\$675	900 ft²	\$0.75/ft²	1 bed	1ba	Apartment	Dec 2022
D	2924, MT Pleasant St, St. Louis, MO 63111	0.83 mi	\$725	750 ft²	\$0.97/ft²	1 bed	1ba	Apartment	Nov 2022



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SALE COMPARABLES

Sale Comparables - 4726 South Grand Boulevard

Address	Unit Size	Approximate Lot Square Footage	Sales Price	Sold Date
5043 Alaska Avenue	1 Bed, 1 Bath 2 Bed, 1 Bath	6,508	\$280,000	5/24/2023
4670 Tennessee Avenue	1 Bed, 1 Bath	8,934	\$275,000	9/6/2023
4714 S. Grand Blvd.	1 Bed, 1 Bath	6,399	\$250,000	8/10/2023
5211 Alaska Avenue	1 Bed, 1 Bath	5,706	\$199,000	8/14/2023



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RENT ROLL

Rent Roll - 4726 South Grand Blvd.

Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	1 Bed, 1 Bath	Vacant	Vacant	\$ 737
2	1 Bed, 1 Bath	Month-to-Month	\$ 495	\$ 737
3	1 Bed, 1 Bath	Vacant	Vacant	\$ 737
4	1 Bed, 1 Bath	Vacant	Vacant	\$ 737
Totals	n/a	n/a	\$ 495	\$ 2,948
Annualized	n/a	n/a	\$ 5,940	\$ 35,376



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