

3415-3417 Dunnica Avenue

ASKING PRICE

\$147,000



Units:

4

Address:

3415-3417 Dunnica Ave., St. Louis, MO 63118

No. of buildings:

1

Summary:

Great value add property located in south city near Tower Grove Park. The building is being sold as-is. This property is available for individual purchase or as part of a larger portfolio of other four-family properties in South City. Reach out for additional details on portfolio options.

Apartment Mix:

4 - One Bed, One Bath Units



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2309 THURMAN AVENUE,
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(314) 325-6201
www.investinstlouis.com

Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Alaric Jones

Agent

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OVERVIEW

PROPERTY SUMMARY

Asking Price: \$147,000

Year Built: 1908

Building SF: 3,468 SF

Lot SF: 6,409 SF

Explore this value-add property near Tower Grove Park. Here's why this building is a standout opportunity:

1. **Ideal Location:** Located near Tower Grove Park, this property boasts a prime location in South City, offering a strong rental demand.
2. **Renovation Progress:** Two of the three vacant units have been in the process of updating since 2022, including updated HVAC systems.
3. **Rental Income:** Presently, one unit is tenant-occupied, generating \$465 per month. The remaining three units are vacant, offering the potential for increased rental income. With further updates and improvements, there's the potential to annualize \$34,800 in rental income, maximizing your return on investment.
4. **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.
5. **Sold As-Is:** The property will be sold as-is, allowing you to make renovation decisions that align with your investment strategy.



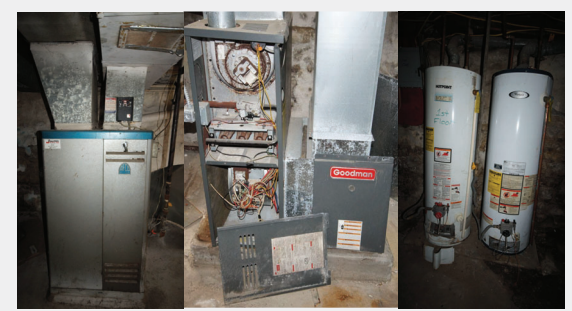
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PROPERTY PHOTOS



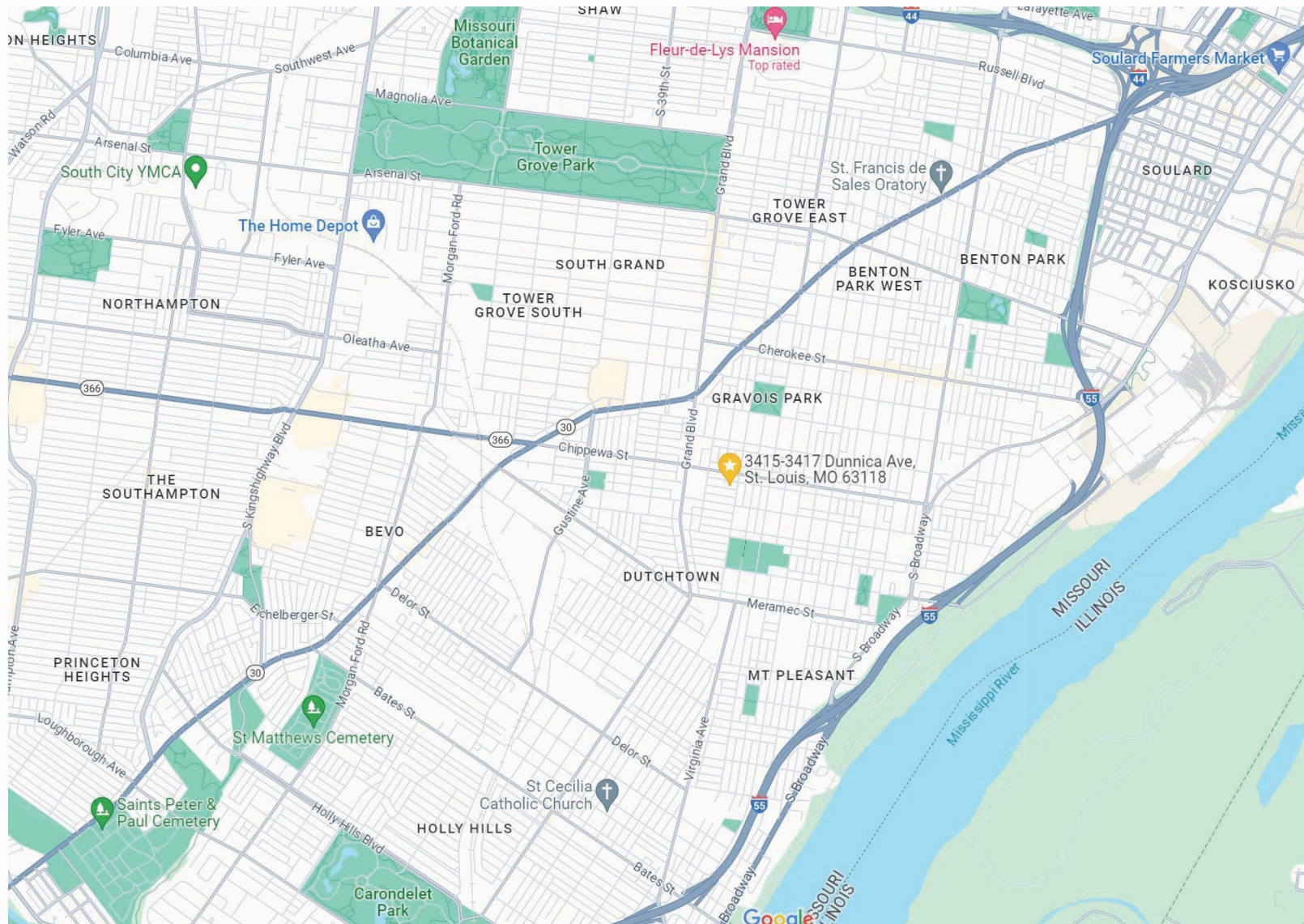
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MAP



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RENT COMPARABLES



3415 3417 Dunnica Avenue St. Louis, MO

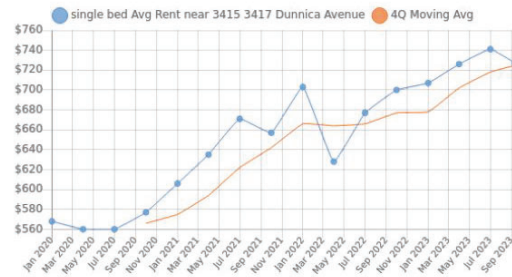
Results based on 19, single bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$727 ±3%	\$725	\$667	\$787

Report generated: 12 Sep 2023

Historical Trend Line



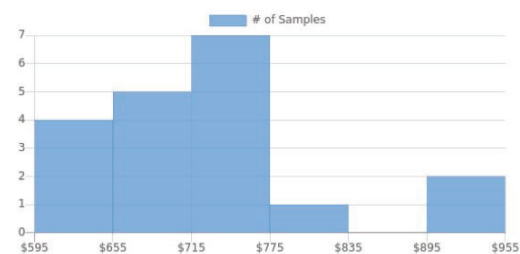
Average Rent by Bedroom Type



Summary Statistics

Sample Size	19
Sample Min	\$595
Sample Max	\$950
Sample Median	\$725
Sample Mean	\$727
Sample Standard Deviation	\$89
25th - 75th Percentile	\$667 - 787
10th - 90th Percentile	\$613 - 841
5th - 95th Percentile	\$581 - 873

Rent Distribution



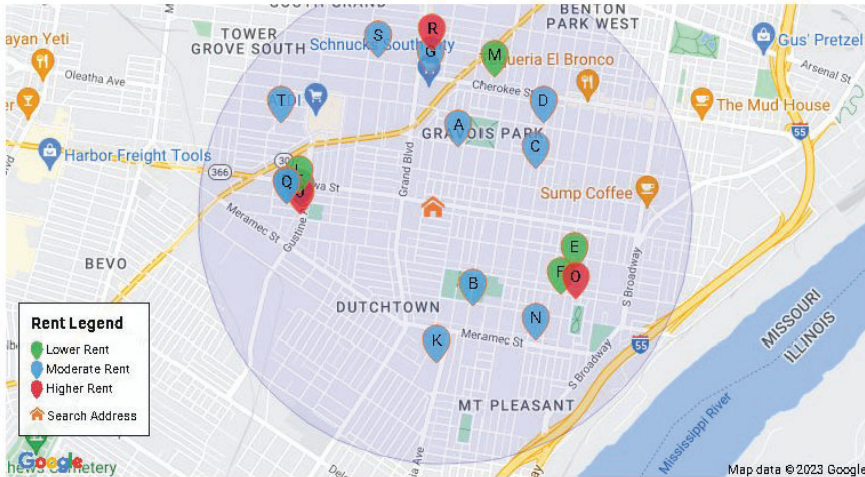
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RENT COMPARABLES



Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bkig Type	Last Seen
A 3408 Miami St, St. Louis, MO 63118	0.87 mi	\$699	800ft ²	\$0.87/ft ²	1 bed	1ba	Condo	Jan 2023
B 3152 Gasconade St #1e, St. Louis, MO 63118	0.49 mi	\$700	1,000ft ²	\$0.70/ft ²	1 bed	1ba	Apartment	Jan 2023
C 3619 Pennsylvania Ave, St. Louis, MO 63118	0.53 mi	\$750	628ft ²	\$1.19/ft ²	1 bed	1ba	Apartment	Jun 2023
D 3453 Pennsylvania Ave, St. Louis, MO 63118	0.7 mi	\$725	884ft ²	\$0.82/ft ²	1 bed	1ba	Apartment	Jun 2023
E 3920 California Ave, St. Louis, MO 63118	0.72 mi	\$650	1,008ft ²	\$0.64/ft ²	1 bed	1ba	Apartment	Jan 2023
F 4015 California Ave, St. Louis, MO 63118	0.73 mi	\$595	800ft ²	\$0.74/ft ²	1 bed	1ba	Apartment	Oct 2022
G 3525 Cherokee St, St. Louis, MO 63118	0.75 mi	\$750	950ft ²	\$0.79/ft ²	1 bed	1ba	Condo	Sep 2023
H 3841 Gustine Ave, St. Louis, MO 63116	0.75 mi	\$795	700ft ²	\$1.14/ft ²	1 bed	1ba	Condo	Jan 2023
I 3841 Gustine Ave, St. Louis, MO 63116	0.75 mi	\$725	750ft ²	\$0.97/ft ²	1 bed	1ba	Condo	Jun 2023
J 3863 Gustine Ave, St. Louis, MO 63116	0.75 mi	\$899	650ft ²	\$1.38/ft ²	1 bed	1ba	Condo	Jun 2023
K 4305 Virginia Ave, St. Louis, MO 63111	0.76 mi	\$750	645ft ²	\$1.16/ft ²	1 bed	1ba	Condo	Jun 2023
L 3905 Dunnica Ave A 2nd, St. Louis, MO 63116	0.77 mi	\$625	800ft ²	\$0.78/ft ²	1 bed	1ba	Condo	Oct 2022
M 3338 Virginia Ave, St. Louis, MO 63118	0.77 mi	\$595	884ft ²	\$0.67/ft ²	1 bed	1ba	Condo	Nov 2022
N 2841 Meramec St, St. Louis, MO 63118	0.8 mi	\$750	825ft ²	\$0.91/ft ²	1 bed	1ba	Apartment	Jun 2023
O 4021 Iowa Ave, St. Louis, MO 63118	0.8 mi	\$950	755ft ²	\$1.26/ft ²	1 bed	1ba	Apartment	Jan 2023
P 3928 Dunnica Ave, St. Louis, MO 63116	0.82 mi	\$750	740ft ²	\$1.01/ft ²	1 bed	1ba	Apartment	May 2023
Q 3928 3930 Dunnica Ave, St. Louis, MO 63116	0.82 mi	\$695	740ft ²	\$0.94/ft ²	1 bed	1ba	Apartment	Jun 2023
R 3530 Utah St, St. Louis, MO 63118	0.86 mi	\$1,400*	775ft ²	\$1.81/ft ²	1 bed	1ba	Apartment	Jun 2023
S 3709 Mc Donald Ave 3709 A 2nd, St. Louis, MO 63116	0.9 mi	\$700	800ft ²	\$0.88/ft ²	1 bed	1ba	Apartment	Oct 2022
T 3948 Miami St, St. Louis, MO 63116	0.98 mi	\$700	800ft ²	\$0.88/ft ²	1 bed	1ba	Condo	Oct 2022

*This price appears to be an outlier and was excluded



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RENT ROLL

Rent Roll - 3415-3417 Dunnica Avenue				
Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	1 Bed, 1 Bath	Month-to-Month	\$ 465	\$ 727
2	1 Bed, 1 Bath	Vacant	Vacant	\$ 727
3	1 Bed, 1 Bath	Vacant	Vacant	\$ 727
4	1 Bed, 1 Bath	Vacant	Vacant	\$ 727
Totals	n/a	n/a	\$ 465	\$ 2,908
Annualized	n/a	n/a	\$ 5,580	\$ 34,896



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