

3644-3646 Dunnica Avenue

ASKING PRICE

\$189,000



Units:

4

Address:

3644-3646 Dunnica Ave., St. Louis, MO 63116

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,
ST. LOUIS, MO, 63110
(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: \$189,000

Year Built: 1927

Building SF: 3,672 SF

Lot SF: 6,200 SF

This value-add 4-family near Tower Grove Park is a great opportunity waiting for the right investor. Here's why this property stands out:

1. **Ideal Location:** Located near Tower Grove Park, this property boasts a prime location in South City, offering a strong rental demand.
2. **Recent Renovations:** One vacant unit has already undergone renovation, and the HVAC systems were updated, while the roof was partially replaced where needed in 2022.
3. **Rental Income:** Presently, three units are tenant-occupied, generating monthly rents of \$725, \$465, and \$465. 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



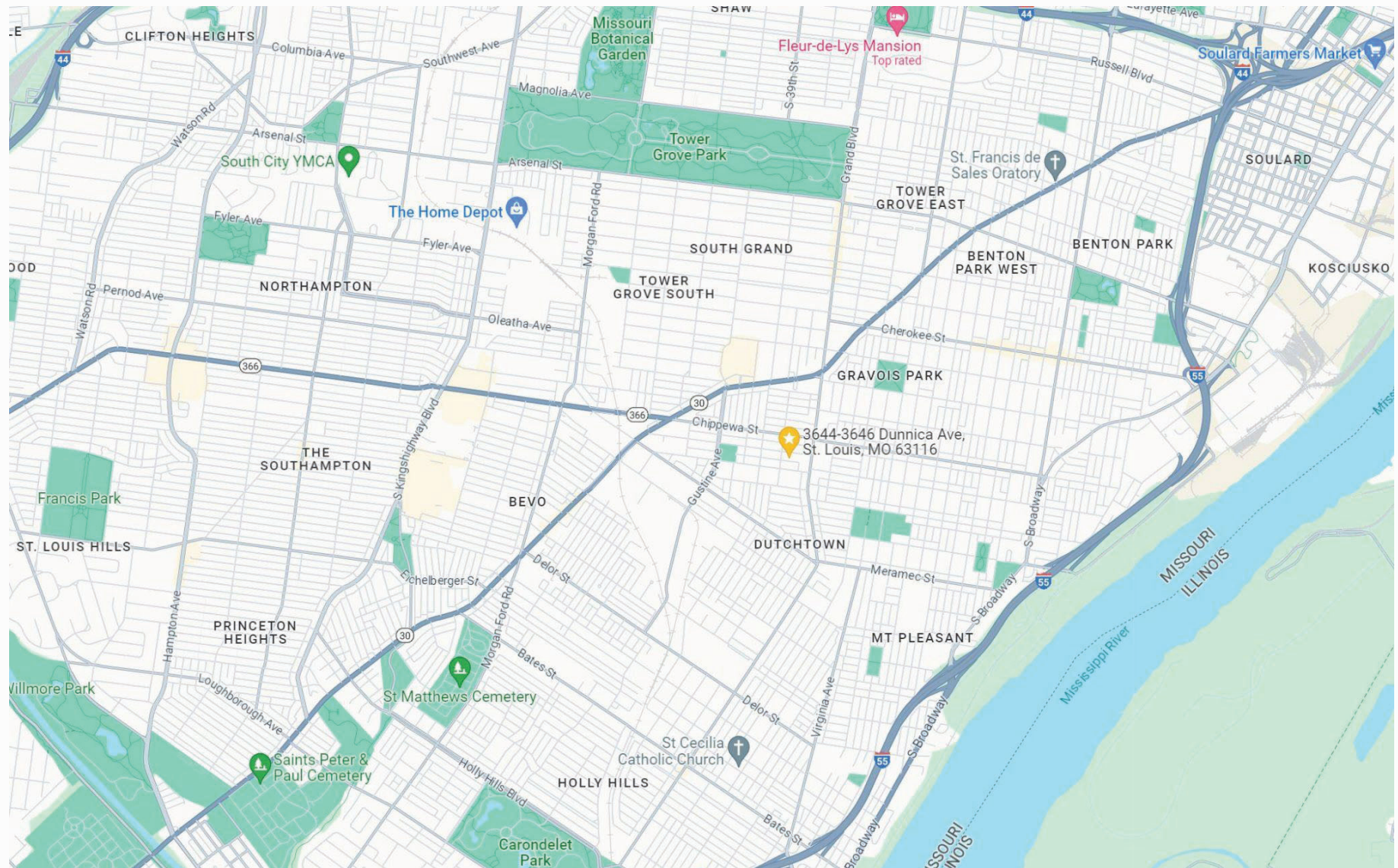
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MAP



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RENT COMPARABLES



3644 3646 Dunnica Ave St. Louis, MO 63116

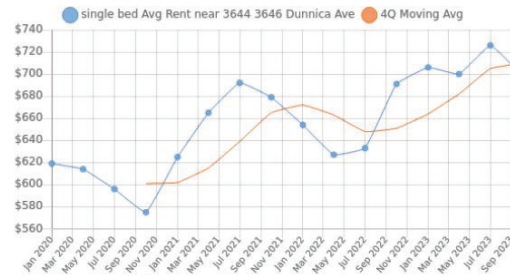
Results based on 12, single bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$705 ±2%	\$700	\$669	\$742

Report generated: 12 Sep 2023

Historical Trend Line



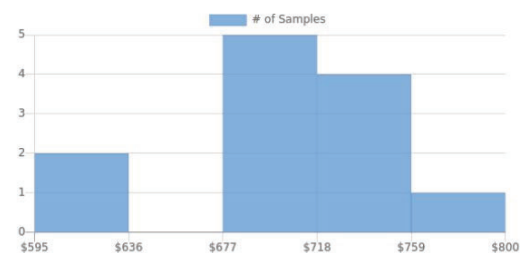
Average Rent by Bedroom Type



Summary Statistics

Sample Size	12
Sample Min	\$595
Sample Max	\$795
Sample Median	\$700
Sample Mean	\$705
Sample Standard Deviation	\$54
25th - 75th Percentile	\$669 - 742
10th - 90th Percentile	\$637 - 774
5th - 95th Percentile	\$617 - 794

Rent Distribution



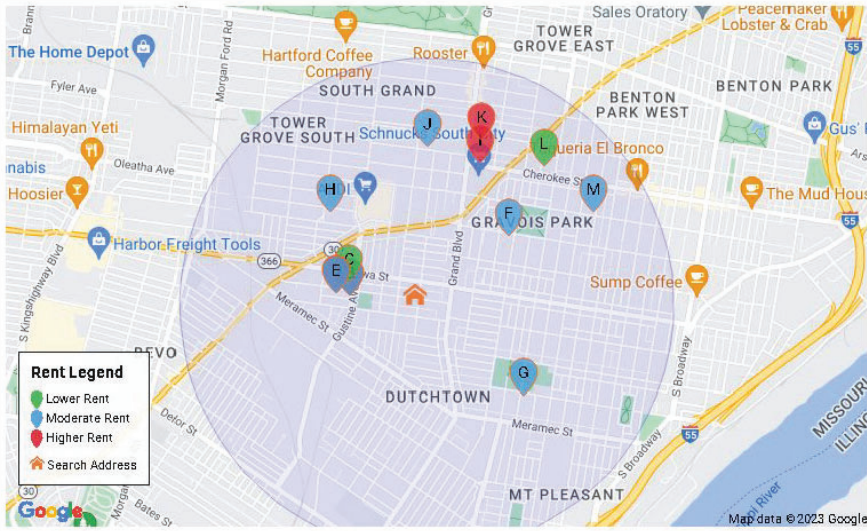
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RENT COMPARABLES



	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bklg Type	Last Seen
A	3841 Gustine Ave, St. Louis, MO 63116	0.4 mi	\$795	700ft²	\$1.14/ft²	1 bed	1ba	Condo	Jan 2023
B	3841 Gustine Ave, St. Louis, MO 63116	0.4 mi	\$725	750ft²	\$0.97/ft²	1 bed	1ba	Condo	Jun 2023
C	3905 Dunnica Ave A 2nd, St. Louis, MO 63116	0.42 mi	\$625	800ft²	\$0.78/ft²	1 bed	1ba	Condo	Oct 2022
D	3928 Dunnica Ave, St. Louis, MO 63116	0.47 mi	\$750	740ft²	\$1.01/ft²	1 bed	1ba	Apartment	May 2023
E	3928 3930 Dunnica Ave, St. Louis, MO 63116	0.47 mi	\$695	740ft²	\$0.94/ft²	1 bed	1ba	Apartment	Jun 2023
F	3408 Miami St, St. Louis, MO 63118	0.55 mi	\$699	800ft²	\$0.87/ft²	1 bed	1ba	Condo	Jan 2023
G	3152 Gasconade St #1e, St. Louis, MO 63118	0.68 mi	\$700	1,000ft²	\$0.70/ft²	1 bed	1ba	Apartment	Jan 2023
H	3948 Miami St, St. Louis, MO 63116	0.69 mi	\$700	800ft²	\$0.88/ft²	1 bed	1ba	Condo	Oct 2022
I	3525 Cherokee St, St. Louis, MO 63118	0.79 mi	\$750	950ft²	\$0.79/ft²	1 bed	1ba	Condo	Sep 2023
J	3709 Mc Donald Ave 3709 A 2nd, St. Louis, MO 63116	0.82 mi	\$700	800ft²	\$0.88/ft²	1 bed	1ba	Apartment	Oct 2022
K	3530 Utah St, St. Louis, MO 63118	0.9 mi	61,400 ²	775ft²	\$1.81/ft²	1 bed	1ba	Apartment	Jun 2023
L	3338 Virginia Ave, St. Louis, MO 63118	0.95 mi	\$595	884ft²	\$0.67/ft²	1 bed	1ba	Condo	Nov 2022
M	3453 Pennsylvania Ave, St. Louis, MO 63118	0.99 mi	\$725	884ft²	\$0.82/ft²	1 bed	1ba	Apartment	Jun 2023



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RENT ROLL

Rent Roll - 3644-3646 Dunnica Avenue				
Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	1 Bed, 1 Bath	Vacant	Vacant	\$ 725
2	1 Bed, 1 Bath	Month-to-Month	\$ 465	\$ 725
3	1 Bed, 1 Bath	Month-to-Month	\$ 465	\$ 725
4	1 Bed, 1 Bath	4/30/24	\$ 725	\$ 725
Totals	n/a	n/a	\$ 1,655	\$ 2,900
Annualized	n/a	n/a	\$ 19,860	\$ 34,800



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