

3657-3659 Dunnica Avenue

ASKING PRICE
\$149,999



Units:

4

Address:

3657 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: \$149,999

Year Built: 1935

Building SF: 3,468 SF

Lot SF: 5,510 SF

Explore the potential of this 4-family property, featuring 1-bedroom, 1-bathroom units. Here's what makes this building stand out:

1. **Ideal Location:** Nestled near Tower Grove Park, this property boasts a prime location in South City, offering a strong rental demand.
2. **Renovation Progress:** Three of the four units have already seen updates or are in the process of renovation in 2022, along with updated HVAC systems. Recent improvements include a new roof installation, as well as the replacement of some doors and windows.
3. **Rental Income Potential:** Currently, one unit is occupied at \$650 per month, with the remaining three units vacant. With additional updates and work, there is potential to annualize \$34,800 in rental income.
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



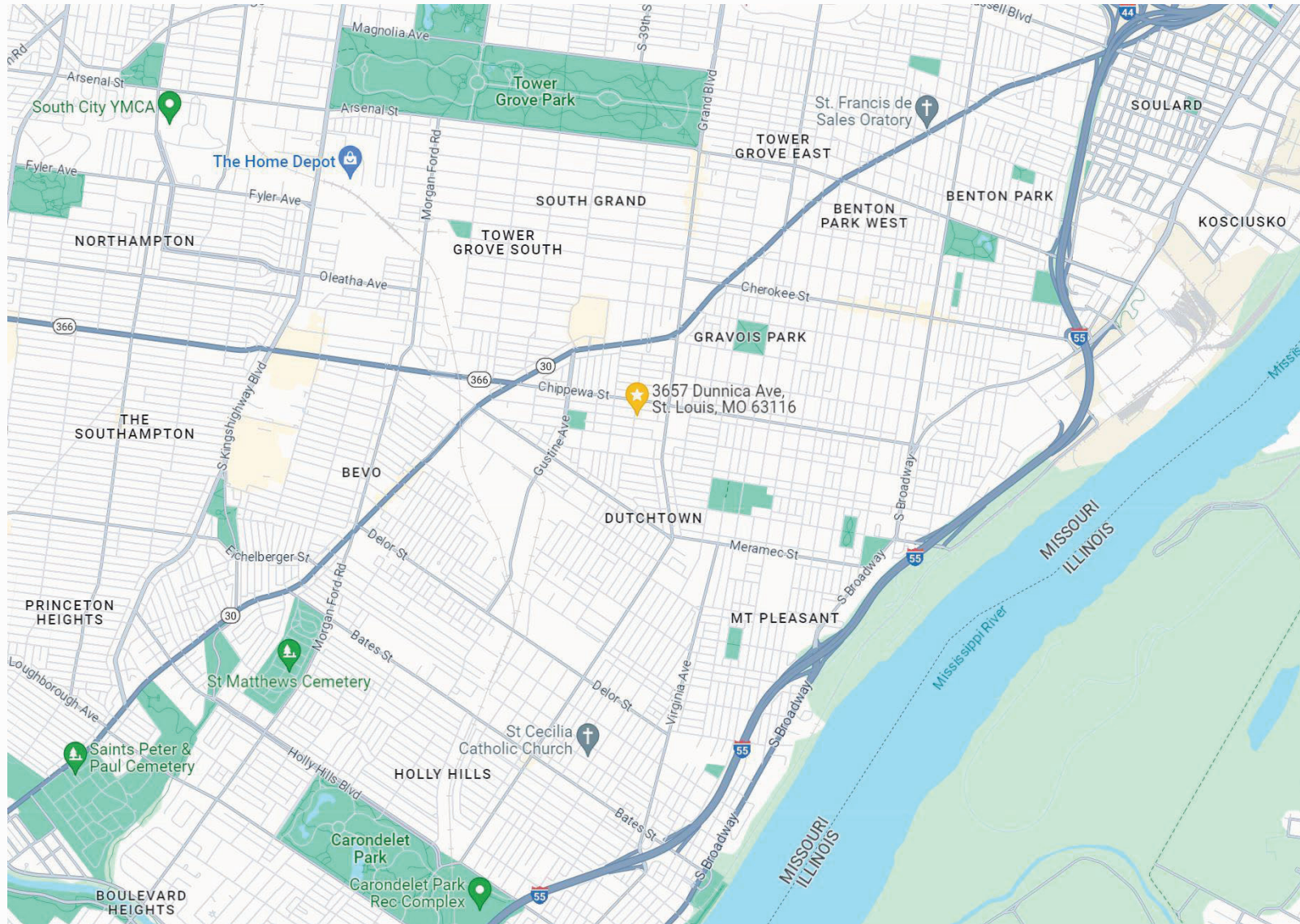
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MAP



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RENT COMPARABLES



3657 Dunnica Ave St. Louis, MO 63116

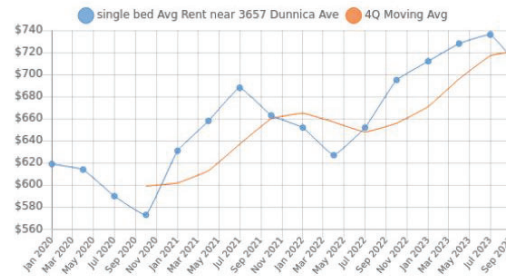
Results based on 15, single bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

| AVERAGE | MEDIAN | 25 TH PERCENTILE | 75 TH PERCENTILE |
|-----------|--------|-----------------------------|-----------------------------|
| \$711 ±2% | \$700 | \$677 | \$745 |

Report generated: 12 Sep 2023

Historical Trend Line



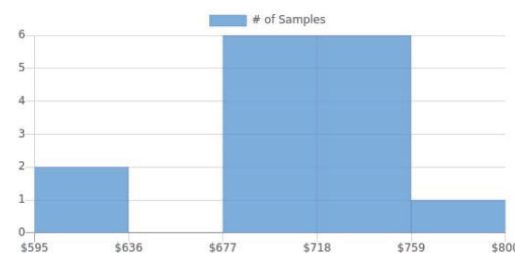
Average Rent by Bedroom Type



Summary Statistics

| | |
|---------------------------|-------------|
| Sample Size | 15 |
| Sample Min | \$595 |
| Sample Max | \$795 |
| Sample Median | \$700 |
| Sample Mean | \$711 |
| Sample Standard Deviation | \$51 |
| 25th - 75th Percentile | \$677 - 745 |
| 10th - 90th Percentile | \$647 - 775 |
| 5th - 95th Percentile | \$629 - 794 |

Rent Distribution



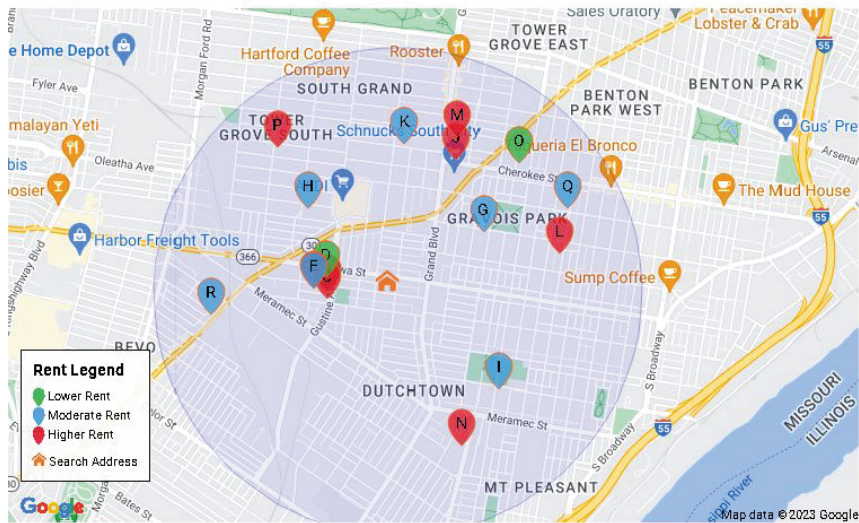
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RENT COMPARABLES



| | Address | Distance | Rent | Size | \$/ft² | Beds | Baths | Bkig Type | Last Seen |
|---|--|----------|-------------------------------|-----------|------------|-------|-------|-----------|-----------|
| A | 3841 Gustine Ave, St. Louis, MO 63116 | 0.37 mi | \$725 | 750 ft² | \$0.97/ft² | 1 bed | 1ba | Condo | Jun 2023 |
| B | 3841 Gustine Ave, St. Louis, MO 63116 | 0.37 mi | \$795 | 700 ft² | \$1.14/ft² | 1 bed | 1ba | Condo | Jan 2023 |
| C | 3863 Gustine Ave, St. Louis, MO 63116 | 0.38 mi | 699 ² | 650 ft² | \$1.38/ft² | 1 bed | 1ba | Condo | Jun 2023 |
| D | 3905 Dunnica Ave A 2nd, St. Louis, MO 63116 | 0.39 mi | \$625 | 800 ft² | \$0.78/ft² | 1 bed | 1ba | Condo | Oct 2022 |
| E | 3928 Dunnica Ave, St. Louis, MO 63116 | 0.44 mi | \$750 | 740 ft² | \$1.01/ft² | 1 bed | 1ba | Apartment | May 2023 |
| F | 3928 3930 Dunnica Ave, St. Louis, MO 63116 | 0.44 mi | \$695 | 740 ft² | \$0.94/ft² | 1 bed | 1ba | Apartment | Jun 2023 |
| G | 3408 Miami St, St. Louis, MO 63118 | 0.55 mi | \$699 | 800 ft² | \$0.87/ft² | 1 bed | 1ba | Condo | Jan 2023 |
| H | 3948 Miami St, St. Louis, MO 63116 | 0.64 mi | \$700 | 800 ft² | \$0.88/ft² | 1 bed | 1ba | Condo | Oct 2022 |
| I | 3152 Gasconade St #1e, St. Louis, MO 63118 | 0.73 mi | \$700 | 1,000 ft² | \$0.70/ft² | 1 bed | 1ba | Apartment | Jan 2023 |
| J | 3525 Cherokee St, St. Louis, MO 63118 | 0.76 mi | \$750 | 950 ft² | \$0.79/ft² | 1 bed | 1ba | Condo | Sep 2023 |
| K | 3709 Mc Donald Ave 3709 A 2nd, St. Louis, MO 63116 | 0.78 mi | \$700 | 800 ft² | \$0.88/ft² | 1 bed | 1ba | Apartment | Oct 2022 |
| L | 3619 Pennsylvania Ave, St. Louis, MO 63118 | 0.87 mi | \$750 | 628 ft² | \$1.19/ft² | 1 bed | 1ba | Apartment | Jun 2023 |
| M | 3530 Utah St, St. Louis, MO 63118 | 0.87 mi | 1,400 ³ | 775 ft² | \$1.81/ft² | 1 bed | 1ba | Apartment | Jun 2023 |
| N | 4305 Virginia Ave, St. Louis, MO 63111 | 0.87 mi | \$750 | 645 ft² | \$1.16/ft² | 1 bed | 1ba | Condo | Jun 2023 |
| O | 3338 Virginia Ave, St. Louis, MO 63118 | 0.93 mi | \$595 | 884 ft² | \$0.67/ft² | 1 bed | 1ba | Condo | Nov 2022 |
| P | 4064 Parker Ave, St. Louis, MO 63116 | 0.98 mi | 1,100 ⁸ | 871 ft² | \$1.26/ft² | 1 bed | 1ba | Apartment | May 2023 |
| Q | 3453 Pennsylvania Ave, St. Louis, MO 63118 | 0.99 mi | \$725 | 884 ft² | \$0.82/ft² | 1 bed | 1ba | Apartment | Jun 2023 |
| R | 4401 Gravois Ave, St. Louis, MO 63116 | 0.99 mi | \$700 | 937 ft² | \$0.75/ft² | 1 bed | 1ba | Apartment | Jun 2023 |

**This price appears to be an outlier and was excluded*



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RENT ROLL

Rent Roll - 3657 Dunnica Avenue

| Unit | Size | Lease Expiration Date | Current Lease Rent Amount | Proforma Rent Amount |
|-------------------|---------------|-----------------------|---------------------------|----------------------|
| 1 | 1 Bed, 1 Bath | Vacant | Vacant | \$ 711 |
| 2 | 1 Bed, 1 Bath | Vacant | Vacant | \$ 711 |
| 3 | 1 Bed, 1 Bath | Vacant | Vacant | \$ 711 |
| 4 | 1 Bed, 1 Bath | 5/31/2023 | \$ 650 | \$ 711 |
| Totals | n/a | n/a | \$ 650 | \$ 2,844 |
| Annualized | n/a | n/a | \$ 7,800 | \$ 34,128 |



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