

803 Eichelberger Street

ASKING PRICE  
\$184,000



**Units:**

4

**Address:**

803 Eichelberger St., St. Louis, MO 63111

**No. of buildings:**

1

**Summary:**

Value-add 5,100 square foot 4-family with large 2-Bedroom, 1-Bathroom units. 2 units have been recently updated. 3 of the 4 units are currently occupied with rents of \$725, \$565 (on a Month-to-Month lease), and \$725.

**Apartment Mix:**

4 - Two Bed, One Bath Units



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**Dan Hartzke**

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# OVERVIEW

## PROPERTY SUMMARY

Asking Price: \$184,000

Year Built: 1914

Building SF: 5,100 SF

Lot SF: 6,587 SF

This 5,100 sqft 4-family property boasts spacious 2-bedroom, 1-bathroom units. Here's why this investment deserves your attention:

1. **Recent Updates:** Two units have recently undergone renovations, enhancing their appeal to tenants and reducing immediate renovation expenses. A new roof was installed in 2021.
2. **Steady Rental Income:** Three out of four units are currently occupied, providing a reliable source of income. Rents are currently \$725, \$565 (month-to-month lease), and \$725, ensuring consistent cash flow.
3. **Market Insights:** According to Rentometer, nearby 2-bedroom apartments command rents ranging from \$825 to \$1,550, depending on the extent of updates.
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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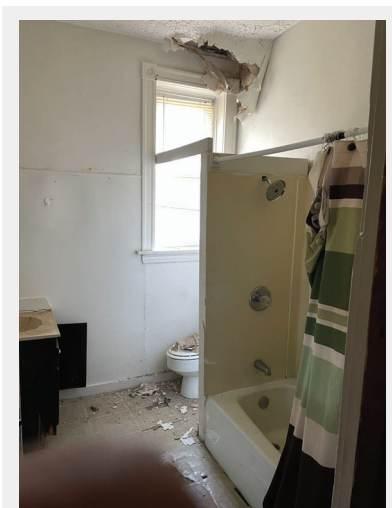
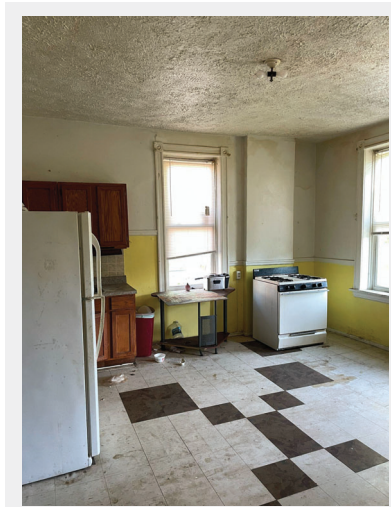
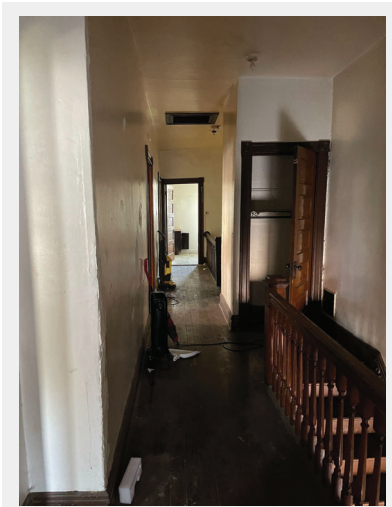
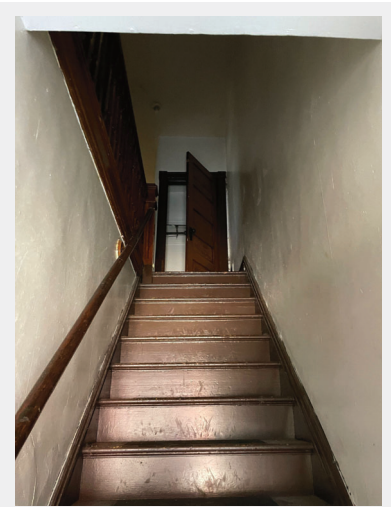
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# PROPERTY PHOTOS



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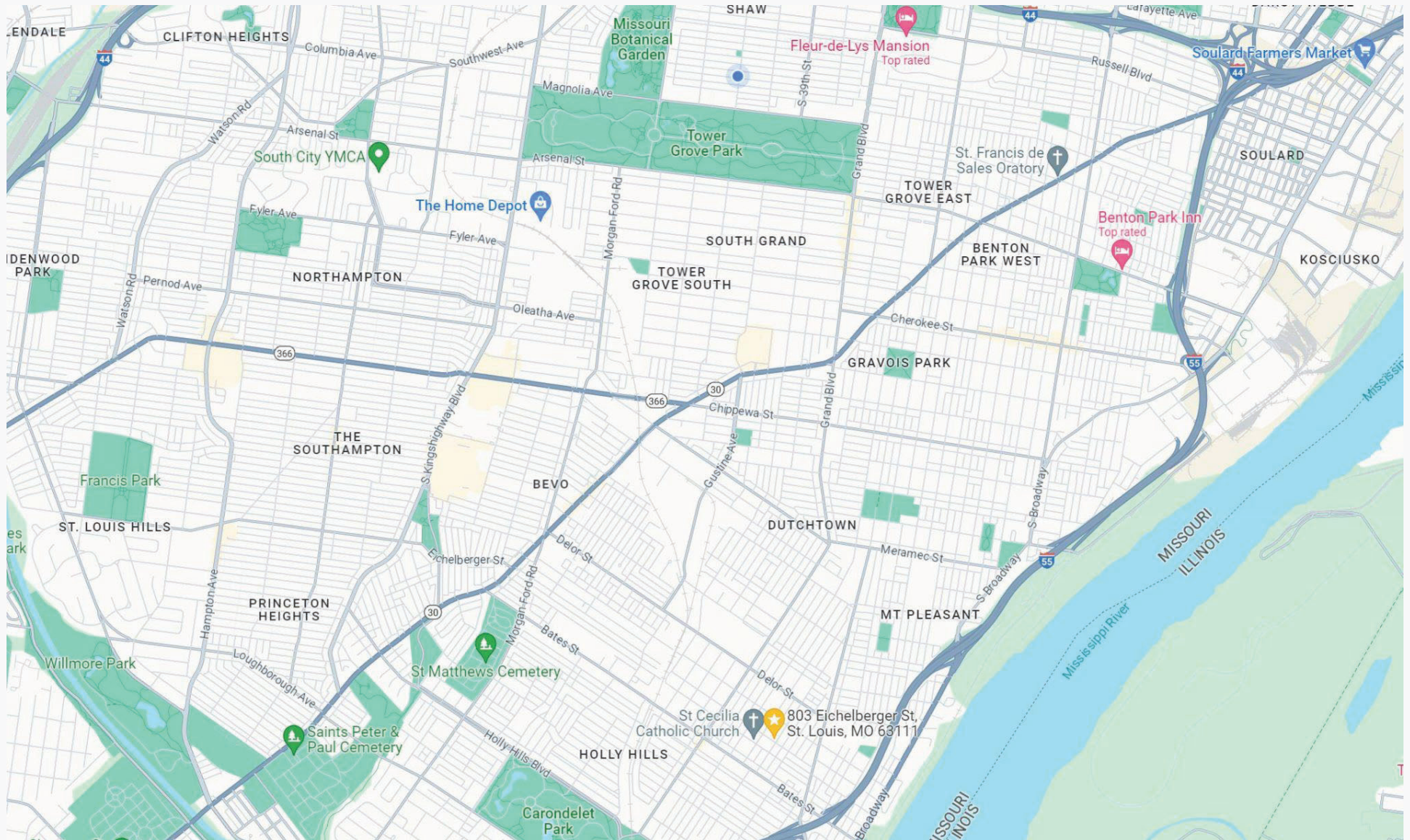
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# MAP



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# RENT COMPARABLES



## 803 Eichelberger St St. Louis, MO 63111

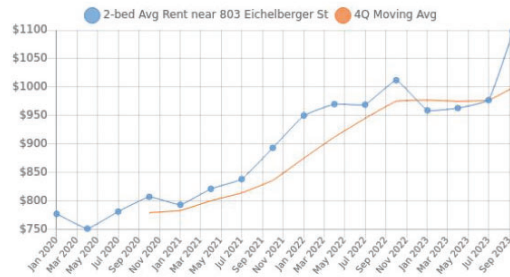
Results based on 5, 2-bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$1,099 $\pm 11\%$	\$1,000	\$915	\$1,284

Report generated: 12 Sep 2023

### Historical Trend Line



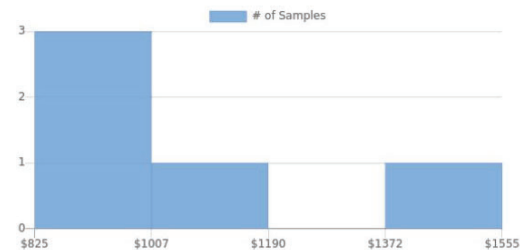
### Average Rent by Bedroom Type



### Summary Statistics

Sample Size	5
Sample Min	\$825
Sample Max	\$1,550
Sample Median	\$1,000
Sample Mean	\$1,099
Sample Standard Deviation	\$274
25th - 75th Percentile	\$915 - 1,284
10th - 90th Percentile	\$749 - 1,450
5th - 95th Percentile	\$649 - 1,550

### Rent Distribution



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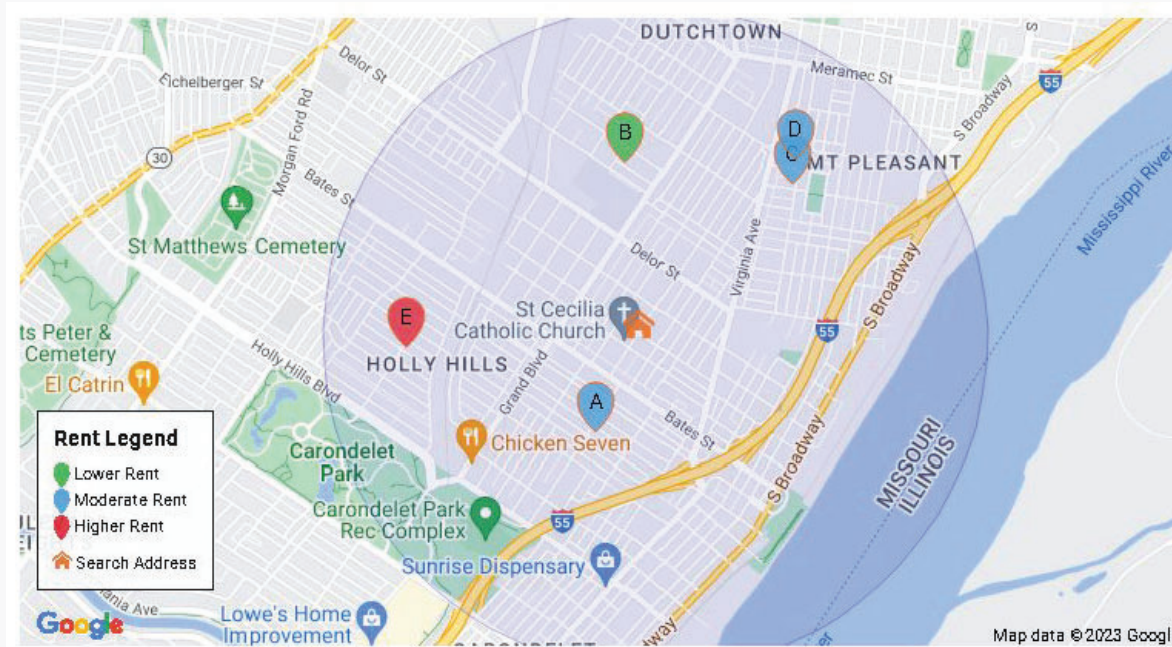
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# RENT COMPARABLES



	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bldg Type	Last Seen
A	750 Dover Pl, St. Louis, MO 63111	0.48 mi	\$1,125	1,200ft²	\$0.94/ft²	2 bed	1ba	Apartment	Jun 2023
B	3655 Marceline Terrace #2, St. Louis, MO 63116	0.69 mi	\$825	1,300ft²	\$0.63/ft²	2 bed	1ba	Condo	Oct 2022
C	3205 Dakota St, St. Louis, MO 63111	0.79 mi	\$1,000	1,100ft²	\$0.91/ft²	2 bed	1ba	Apartment	Sep 2023
D	4415 S Compton Ave, St. Louis, MO 63111	0.88 mi	\$995	1,150ft²	\$0.87/ft²	2 bed	1ba	Condo	Jun 2023
E	3849 Fillmore St #1st, St. Louis, MO 63116	0.96 mi	\$1,550	1,350ft²	\$1.15/ft²	2 bed	1ba	Apartment	Oct 2022



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# SALE COMPARABLES

## Sale Comparables - 803 Eichelberger Street

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
5512 Virginia Avenue	1 Bed, 1 Bath	4,008	\$213,500	6/30/2023
6101 Alabama Avenue	2 Bed, 1 Bath	4,386	\$210,000	5/12/2023
5211 Alaska Avenue	1 Bed, 1 Bath	5,706	\$199,000	8/14/2023



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# RENT ROLL

Rent Roll - 803 Eichelberger Street				
Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	2 Bed, 1 Bath	8/30/2023	\$ 725	\$ 1,099
2	2 Bed, 1 Bath	Vacant	Vacant	\$ 1,099
3	2 Bed, 1 Bath	Month-to-Month	\$ 565	\$ 1,099
4	2 Bed, 1 Bath	4/30/2024	\$ 725	\$ 1,099
Totals	n/a	n/a	\$ 2,015	\$ 4,396
<b>Annualized</b>	<b>n/a</b>	<b>n/a</b>	<b>\$ 24,180</b>	<b>\$ 52,752</b>



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