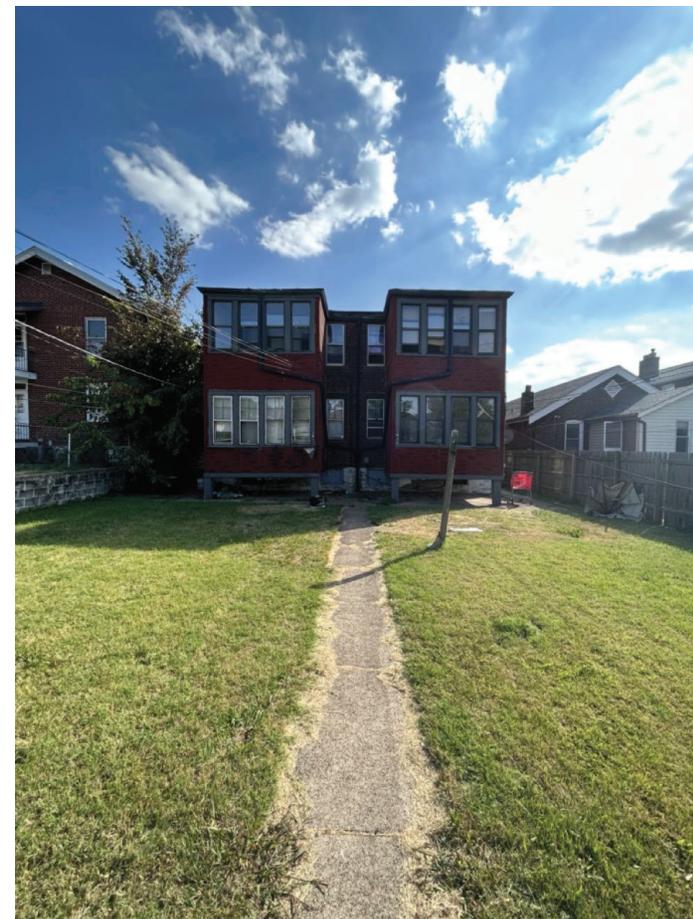


**3931-3933 Keokuk Street**

**ASKING PRICE  
\$125,000**



**Units:**

4

**Address:**

3931-3933 Keokuk St., St. Louis, MO 63116

**No. of buildings:**

1

**Summary:**

This brick 4-family with all 1-Bedroom units totaling 3,400 square feet has opportunity throughout! 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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**Jack Orban**

Agent

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# OVERVIEW

## PROPERTY SUMMARY

Asking Price: \$125,000

Year Built: 1928

Building SF: 3,400 SF

Lot SF: 6,233 SF

This 4-family brick property, featuring all 1-bedroom units and encompassing 3,400 square feet, is a goldmine of opportunity. Here's why this property stands out:

1. **Ideal Location:** Located just south of the Tower Grove South neighborhood, the property is about 1 mile from Tower Grove Park and near the Botanical Gardens, St. Louis University Hospital, and St. Louis University Medical School.
2. **Blank Canvas:** All units are currently vacant, offering a blank canvas for immediate updates, making it an ideal investment opportunity for those seeking a value-add investment property.
3. **Rental Potential:** With updates, similar units nearby are renting for \$725 per month, which can be annualized to \$34,800. This presents great potential for rental income.
4. **Comparable Sales:** Recent sales of neighboring 4-family properties have reached \$375,000 and \$435,000, showcasing the promising market potential in the area.
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.



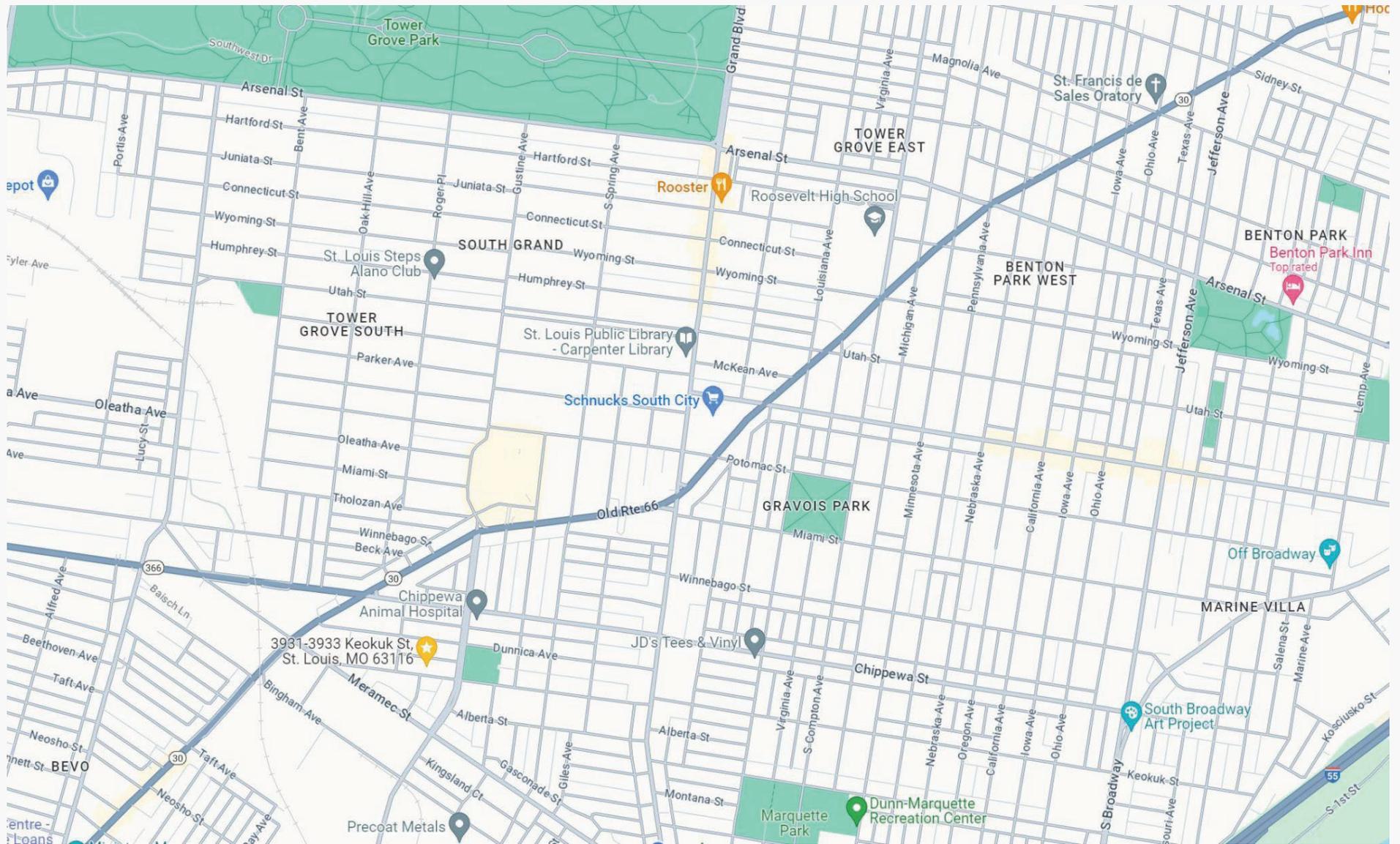
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# MAP



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# RENT COMPARABLES



## 3931 3933 Keokuk St 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 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$721 ±3%	\$700	\$669	\$773

Report generated: 12 Sep 2023

### Historical Trend Line



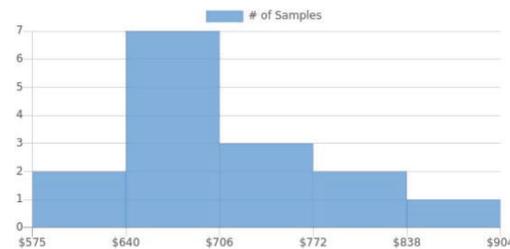
### Average Rent by Bedroom Type



### Summary Statistics

Sample Size	15
Sample Min	\$575
Sample Max	\$899
Sample Median	\$700
Sample Mean	\$721
Sample Standard Deviation	\$78
25th - 75th Percentile	\$669 - 773
10th - 90th Percentile	\$622 - 820
5th - 95th Percentile	\$594 - 848

### Rent Distribution



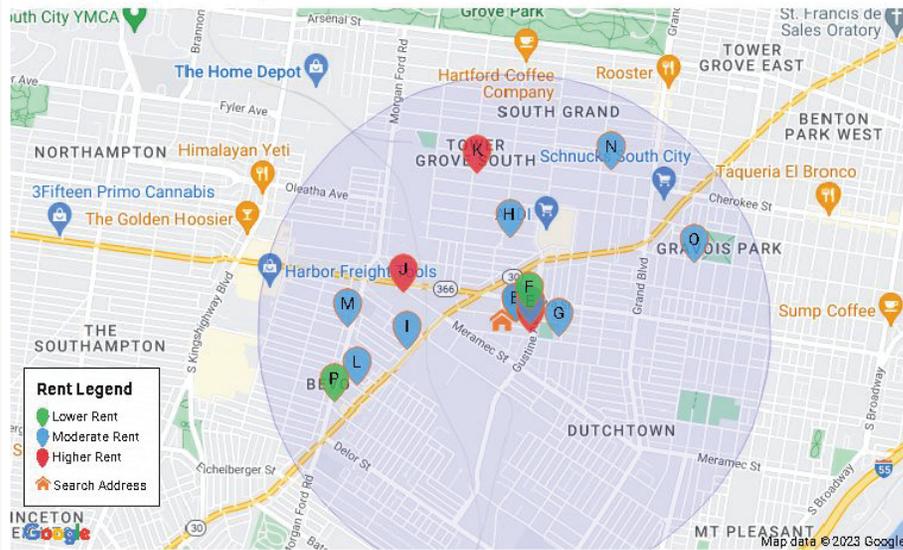
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# RENT COMPARABLES



Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bkg Type	Last Seen
<b>A</b> 3928 3930 Dunnica Ave, St. Louis, MO 63116	0.04 mi	\$695	740 ft²	\$0.94/ft²	1 bed	1ba	Apartment	Jun 2023
<b>B</b> 3928 Dunnica Ave, St. Louis, MO 63116	0.05 mi	\$750	740 ft²	\$1.01/ft²	1 bed	1ba	Apartment	May 2023
<b>C</b> 3863 Gustine Ave, St. Louis, MO 63116	0.08 mi	\$899	650 ft²	\$1.38/ft²	1 bed	1ba	Condo	Jun 2023
<b>D</b> 3841 Gustine Ave, St. Louis, MO 63116	0.09 mi	\$795	700 ft²	\$1.14/ft²	1 bed	1ba	Condo	Jan 2023
<b>E</b> 3841 Gustine Ave, St. Louis, MO 63116	0.09 mi	\$725	750 ft²	\$0.97/ft²	1 bed	1ba	Condo	Jun 2023
<b>F</b> 3905 Dunnica Ave A 2nd, St. Louis, MO 63116	0.12 mi	\$625	800 ft²	\$0.78/ft²	1 bed	1ba	Condo	Oct 2022
<b>G</b> 3801 Keokuk St, St. Louis, MO 63116	0.22 mi	\$699	600 ft²	\$1.17/ft²	1 bed	1ba	Condo	Jan 2023
<b>H</b> 3948 Miami St, St. Louis, MO 63116	0.46 mi	\$700	800 ft²	\$0.88/ft²	1 bed	1ba	Condo	Oct 2022
<b>I</b> 4401 Gravois Ave, St. Louis, MO 63116	0.54 mi	\$700	937 ft²	\$0.75/ft²	1 bed	1ba	Apartment	Jun 2023
<b>J</b> 4192 Meramec St, St. Louis, MO 63116	0.59 mi	\$825	700 ft²	\$1.18/ft²	1 bed	1ba	Apartment	May 2023
<b>K</b> 4064 Parker Ave, St. Louis, MO 63116	0.8 mi	<del>\$1,100</del>	871 ft²	\$1.26/ft²	1 bed	1ba	Apartment	May 2023
<b>L</b> 4221 Neosho St, St. Louis, MO 63116	0.88 mi	\$725	650 ft²	\$1.12/ft²	1 bed	1ba	Condo	Jan 2023
<b>M</b> 4437 Morgan Ford Rd, St. Louis, MO 63116	0.88 mi	\$695	850 ft²	\$0.82/ft²	1 bed	1ba	Apartment	Sep 2022
<b>N</b> 3709 Mc Donald Ave 3709 A 2nd, St. Louis, MO 63116	0.94 mi	\$700	800 ft²	\$0.88/ft²	1 bed	1ba	Apartment	Oct 2022
<b>O</b> 3408 Miami St, St. Louis, MO 63118	0.96 mi	\$699	800 ft²	\$0.87/ft²	1 bed	1ba	Condo	Jan 2023
<b>P</b> 4654 Morgan Ford Rd, St. Louis, MO 63116	0.96 mi	\$575	700 ft²	\$0.82/ft²	1 bed	1ba	Apartment	Nov 2022

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



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# SALE COMPARABLES

## Sale Comparables - 3931-3933 Keokuk Street

Address	Unit Size	Approximate Lot Square Footage	Sales Price	Sold Date
3935 Miami Street	1 Bed, 1 Bath	5,480	\$435,000	6/12/2023
4000 Tholozan Avenue	1 Bed, 1 Bath 2 Bed, 1 Bath	5,902	\$375,000	7/25/2023
3692 Montana Street	2 Bed, 1 Bath	4,103	\$210,000	5/18/2023



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# RENT ROLL

## Rent Roll - 3931-3933 Keokuk Street

Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	1 Bed, 1 Bath	Vacant	Vacant	\$ 721
2	1 Bed, 1 Bath	Vacant	Vacant	\$ 721
3	1 Bed, 1 Bath	Vacant	Vacant	\$ 721
4	1 Bed, 1 Bath	Vacant	Vacant	\$ 721
Totals	n/a	n/a	\$ -	\$ 2,884
<b>Annualized</b>	<b>n/a</b>	<b>n/a</b>	<b>\$ -</b>	<b>\$ 34,608</b>



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