

## Fully Renovated & Occupied Duplex in South City

3457 Miami Street  
St. Louis, MO 63118

**Asking Price**  
**\$449,000**



**Units:**

2

**Address:**

3457 Miami St., St. Louis, MO 63118

**No. of buildings:**

1

**Summary:**

Completely renovated duplex with spacious 3-Bedroom, 2-Bathroom layouts. Some updates to the building include: Brand new kitchens with stainless steel appliances and granite countertops, a full bathroom on each floor, a second living space, and updates to the major building systems. Both units are currently occupied and rented out on year long leases.

**Apartment Mix:**

2 - Three Bed, Two Bath Units



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# INVESTMENT OVERVIEW

## PROPERTY SUMMARY

**Asking Price:** \$449,000

**Year Built:** 1890

**Building SF:** 2,788 SF

**Lot SF:** 5,095 SF

Welcome to this newly renovated and fully occupied duplex, where each unit offers a spacious and modern 3-bedroom, 2-bathroom layout. Here's why this property stands out:

1. **Fully Renovated:** These well-appointed units have been thoughtfully upgraded with stainless steel appliances in the kitchens and renovated bathrooms, ensuring a comfortable living space. Including fresh paint, new flooring, and updated fixtures throughout make this duplex truly move-in ready, saving you the hassle of renovations.
2. **Major System Upgrades:** The real gem of this property lies in the major system upgrades made in 2023, including HVAC, hot water tank, windows, electric, and plumbing – ensuring worry-free living for years to come.
3. **Rental Income:** Both units are currently rented out. Similar apartments nearby rent for as much as \$1,735 to \$2,200 depending on size, updates and location.



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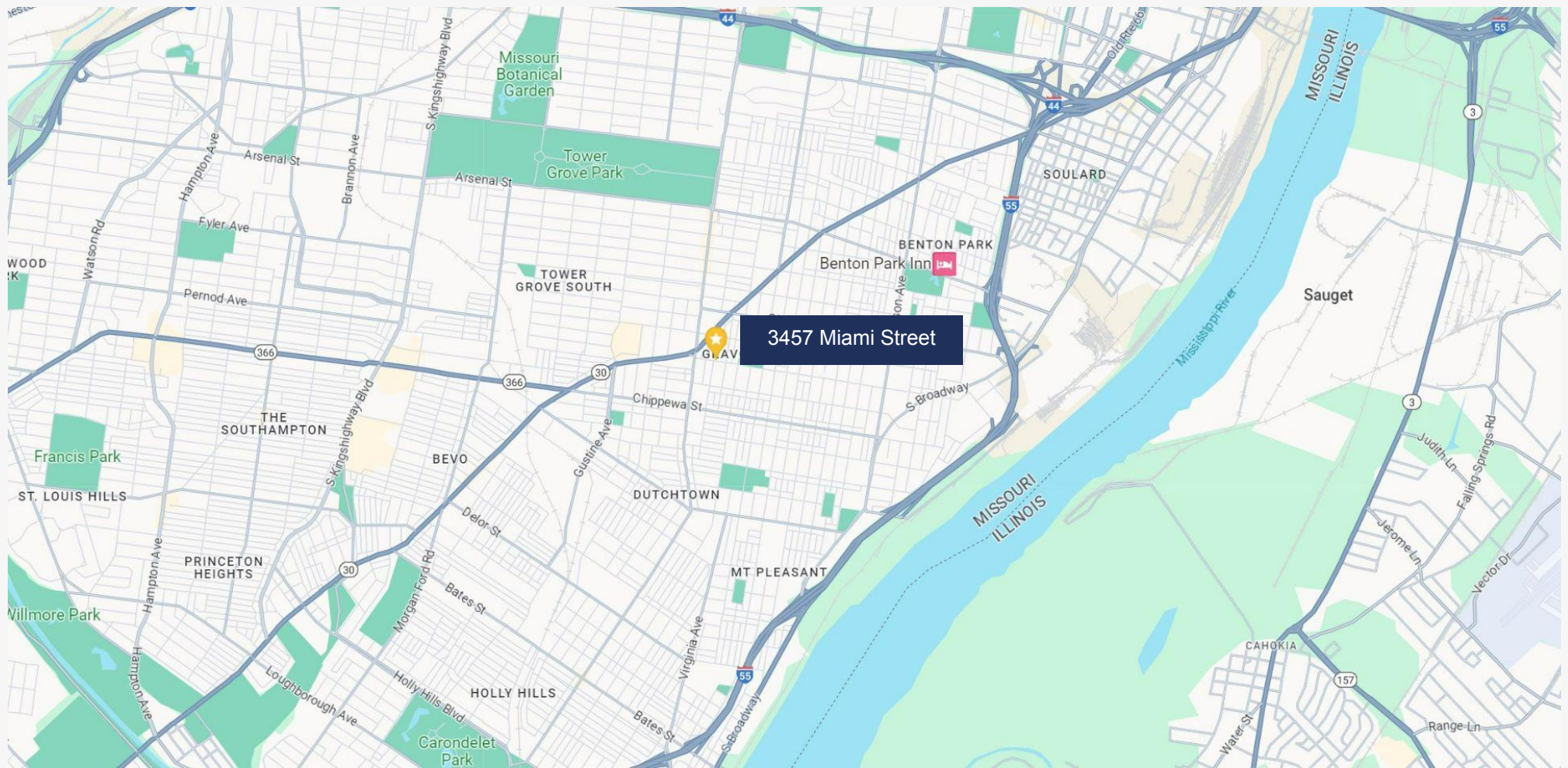
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# MAP



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# RENT ROLL

## Rent Roll - 3457 Miami Street, 63118

Unit	Unit Size	Current Lease Rent Amount	Proforma Rent Amount
1	3 Bed, 2 Bath	\$1,850.00	\$1,935.00
*2	3 Bed, 2 Bath	\$1,639.00	\$1,935.00
Totals	N/A	\$3,489.00	\$3,870.00
<b>Annualized</b>	<b>N/A</b>	<b>\$41,868.00</b>	<b>\$46,440.00</b>

*\*Section 8 tenant.*



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# NEARBY RENTALS



## 3457 Miami St St. Louis, MO 63118

Results based on 6, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 5.00 mile radius.

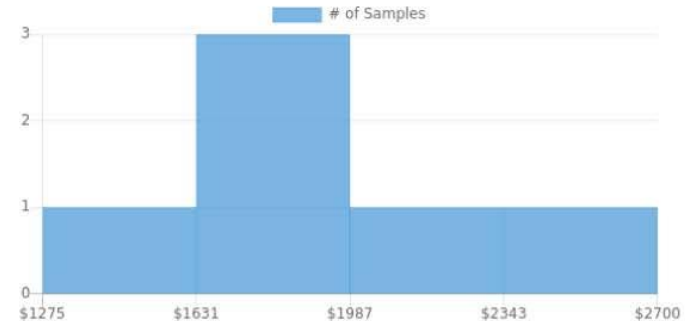
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,935 $\pm 10\%$	\$1,850	\$1,613	\$2,257

### Summary Statistics

Sample Size	6
Sample Min	\$1,275
Sample Max	\$2,695
Sample Median	\$1,850
Sample Mean	\$1,935
Sample Standard Deviation	\$478
25th – 75th Percentile	\$1,613 – 2,257
10th – 90th Percentile	\$1,323 – 2,546
5th – 95th Percentile	\$1,150 – 2,719

### Rent Distribution

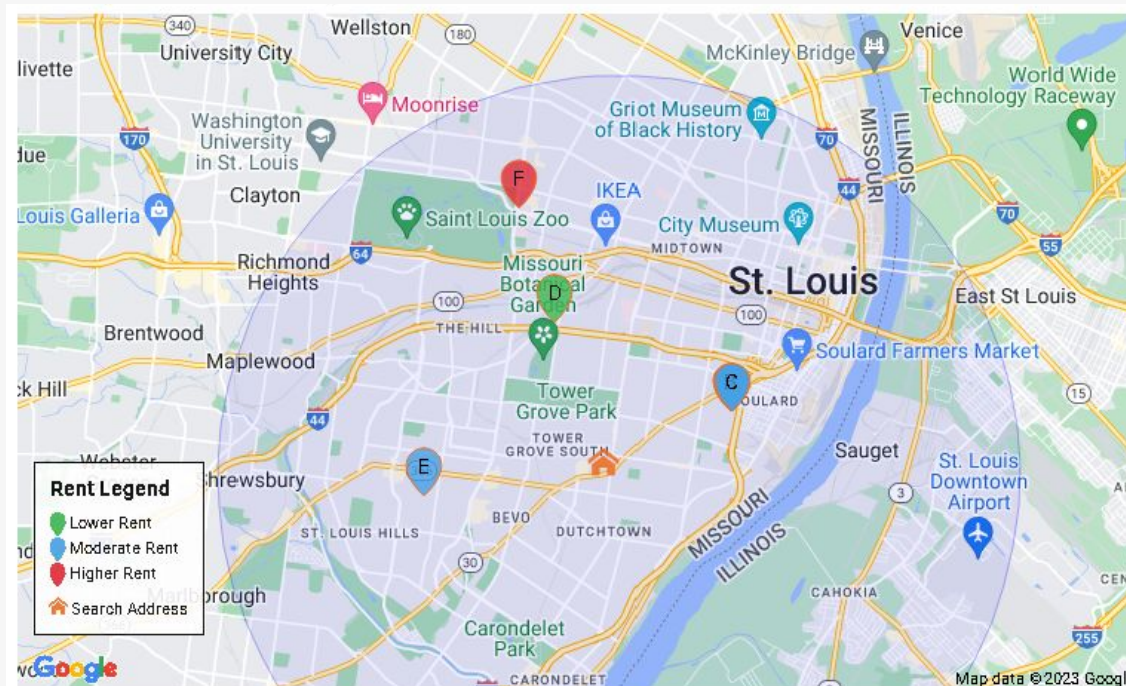


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	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bkkg Type	Last Seen
A	1921 Sidney St, St. Louis, MO 63104	2.06 mi	\$1,850	915 ft²	\$2.02/ft²	3 bed	1.5ba	Apartment	Jun 2023
B	1921 Sidney St, St. Louis, MO 63104	2.06 mi	\$2,200	940 ft²	\$2.34/ft²	3 bed	2ba	Apartment	Oct 2022
C	1921 Sidney St, St. Louis, MO 63104	2.06 mi	\$1,850	940 ft²	\$1.97/ft²	3 bed	1.5ba	Apartment	Jun 2023
D	4316 Mc Ree Ave, St. Louis, MO 63110	2.65 mi	\$1,275	790 ft²	\$1.61/ft²	3 bed	2ba	Apartment	Jun 2023
E	5537 Devonshire Ave, St. Louis, MO 63109	3.13 mi	\$1,735	933 ft²	\$1.86/ft²	3 bed	2ba	Apartment	Apr 2023
F	18 S Kingshighway Blvd, St. Louis, MO 63108	4.58 mi	\$2,695	958 ft²	\$2.81/ft²	3 bed	2ba	Apartment	Jun 2023



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# MULTI-FAMILY SALES

## Recent Multi-Family Sales:

Address	Unit Size	Approximate Lot Size	Sales Price	Date Sold
3161 South Spring Avenue	3 Beds, 3 Baths	4,661 SF	\$455,000	May 2023
2643 Wyoming Street	3 Beds, 3 Baths	3,123 SF	\$350,000	September 2023
3535 California Avenue	3 Beds, 3 Baths	2,614 SF	\$329,975	May 2023



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# PROPERTY PHOTOS



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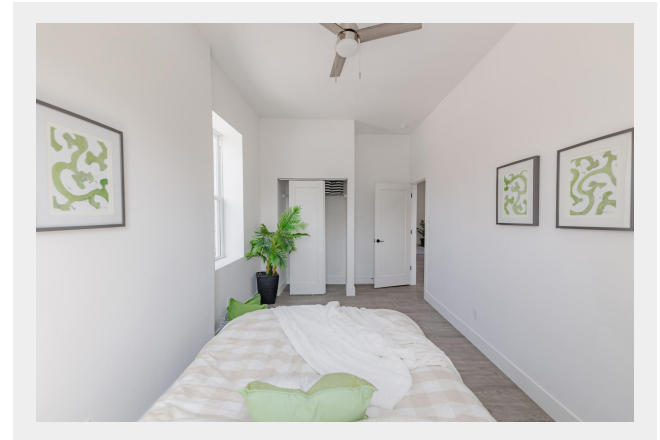
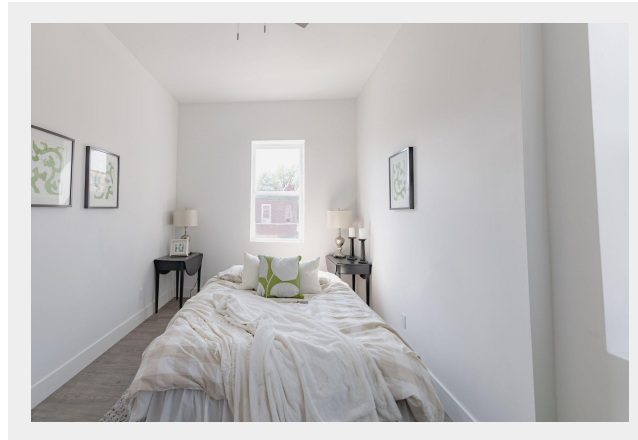
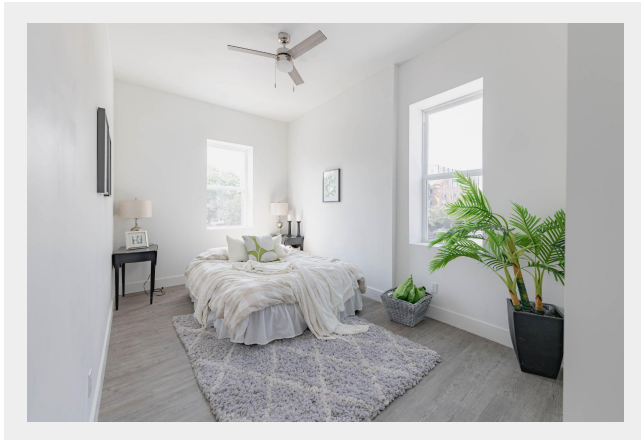
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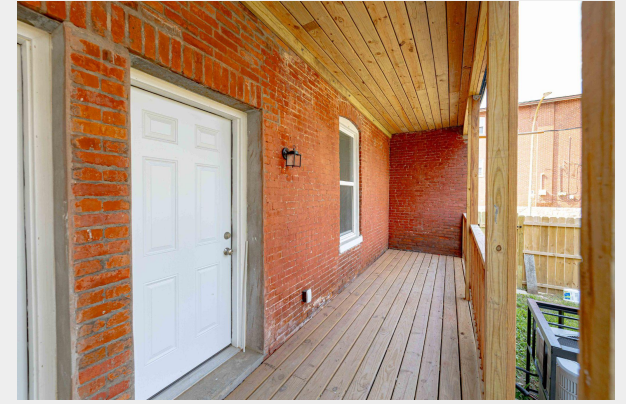
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## Contact:

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