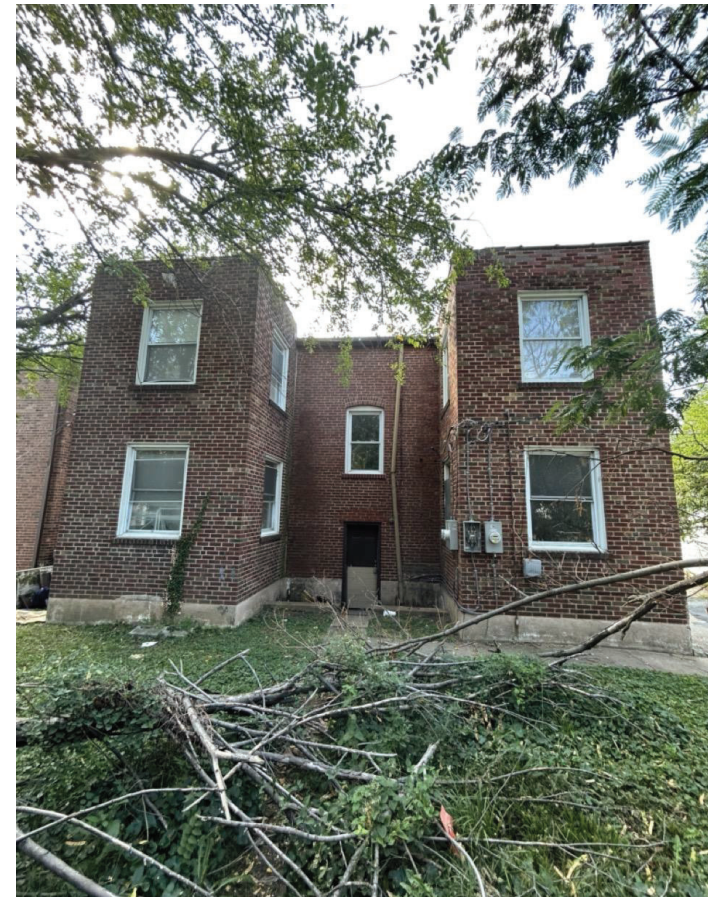


4414 Michigan Avenue

ASKING PRICE
\$139,000



Units:

4

No. of buildings:

1

Apartment Mix:

4 - One Bed, One Bath Units

Address:

4414 Michigan Ave., St. Louis, MO 63111

Summary:

This brick 4 family with all 1 bed units totals to 3,726 square has tons of opportunity! 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.



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Invest St. Louis is a licensed real estate brokerage in the state of Missouri.



Jack Orban

Agent

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OVERVIEW

PROPERTY SUMMARY

Asking Price: \$139,000

Year Built: 1922

Building SF: 3,726 SF

Lot SF: 5,170 SF

This brick 4-family property, boasting all 1-bedroom units and a total of 3,726 square feet, is brimming with untapped potential. Here's what sets this property apart:

1. **Ideal Location:** This property is located in the Mt. Pleasant Neighborhood near Carondelet Park.
2. **Investment Opportunity:** With one of the four units already in excellent condition, commanding a monthly rent of \$675, this property offers immediate income. After some updates, comparable units nearby rent for \$800 which could result in an annualized potential income of \$38,400.
3. **Comparable Sales:** Recent sales of neighboring 4-family properties have ranged from \$255,000 to \$365,000, depending on size and updates. This reflects promising market potential.
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.



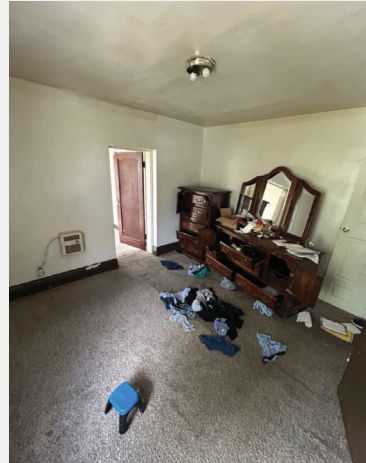
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PROPERTY PHOTOS



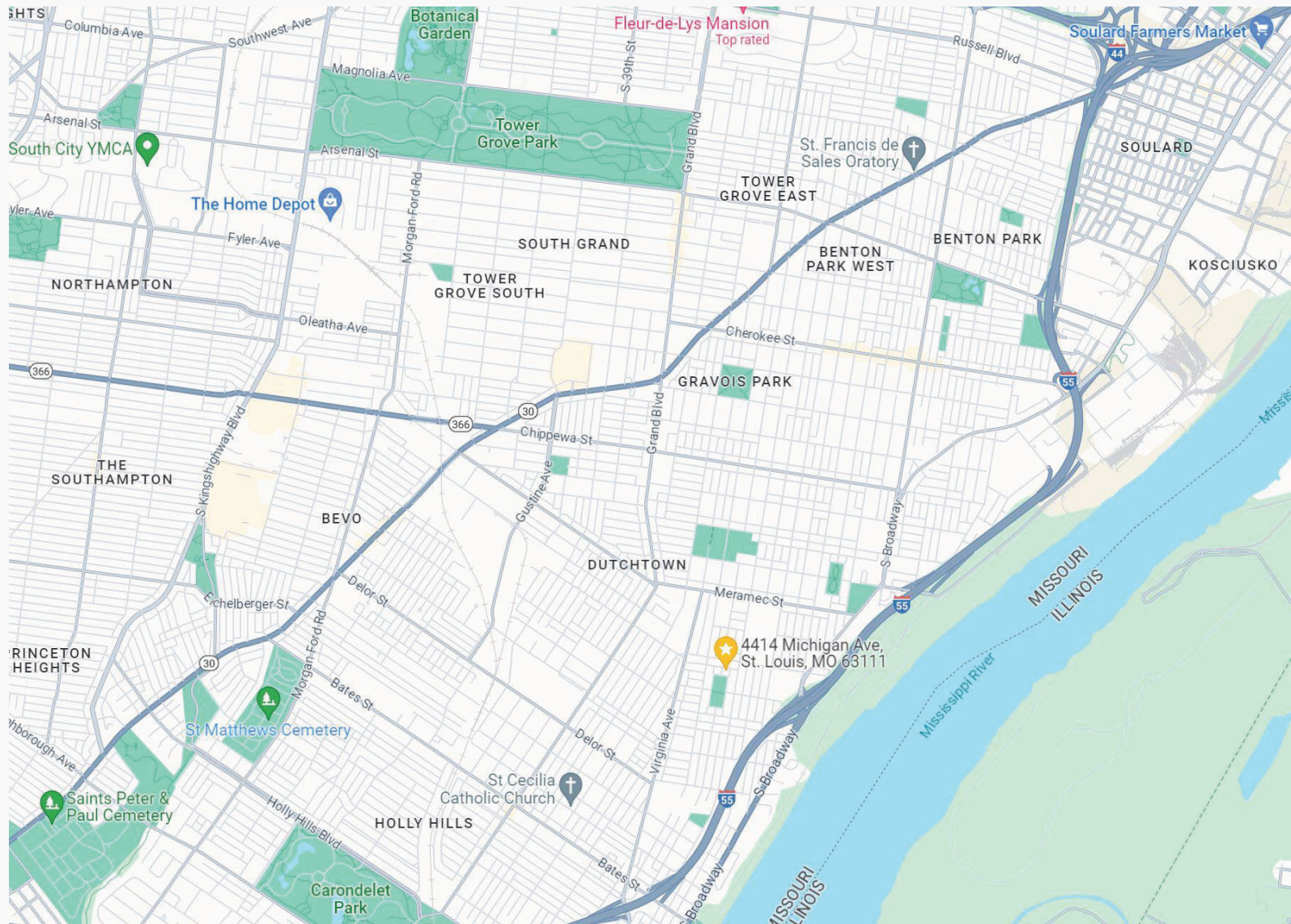
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MAP



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RENT COMPARABLES



4414 Michigan Ave St. Louis, MO 63111

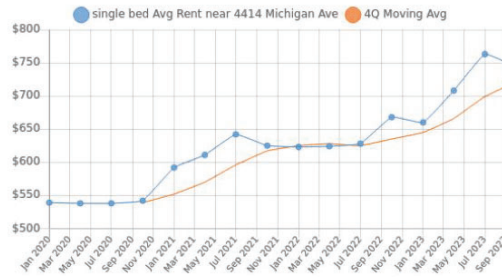
Results based on 7, single bedroom, single bath Apartment rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$746 $\pm 6\%$	\$725	\$665	\$828

Report generated: 22 Sep 2023

Historical Trend Line



Average Rent by Bedroom Type



Summary Statistics

Sample Size	7
Sample Min	\$595
Sample Max	\$950
Sample Median	\$725
Sample Mean	\$746
Sample Standard Deviation	\$121
25th - 75th Percentile	\$665 - 828
10th - 90th Percentile	\$592 - 901
5th - 95th Percentile	\$548 - 944

Rent Distribution



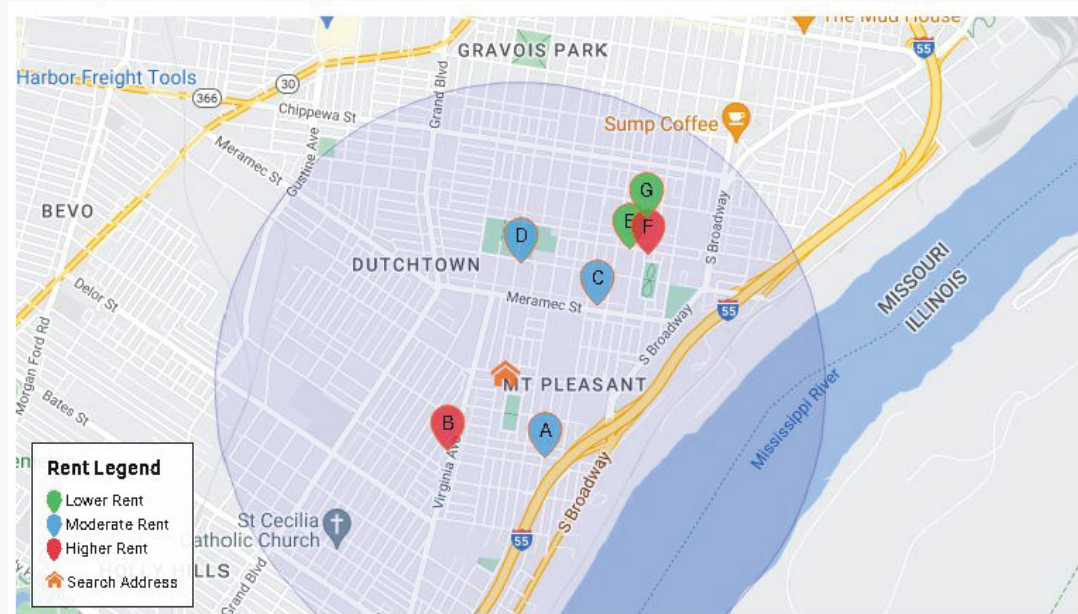
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RENT COMPARABLES



Map data © 2023 Google

Address	Distance	Rent	Size	\$/ft*	Beds	Baths	Bldg Type	Last Seen
A 2924, MT Pleasant St, St. Louis, MO 63111	0.32 mi	\$725	750 ft*	\$0.97/ft*	1 bed	1ba	Apartment	Nov 2022
B 4615 4617 Virginia Ave, St. Louis, MO 63111	0.41 mi	\$850	900 ft*	\$0.94/ft*	1 bed	1ba	Condo	Jun 2023
C 2841 Meramec St, St. Louis, MO 63118	0.47 mi	\$750	825 ft*	\$0.91/ft*	1 bed	1ba	Apartment	Jun 2023
D 3152 Gasconade St #1e, St. Louis, MO 63118	0.52 mi	\$700	1,000 ft*	\$0.70/ft*	1 bed	1ba	Apartment	Jan 2023
E 4015 California Ave, St. Louis, MO 63118	0.74 mi	\$595	800 ft*	\$0.74/ft*	1 bed	1ba	Apartment	Oct 2022
F 4021 Iowa Ave, St. Louis, MO 63118	0.77 mi	\$950	755 ft*	\$1.26/ft*	1 bed	1ba	Apartment	Jan 2023
G 3920 California Ave, St. Louis, MO 63118	0.88 mi	\$650	1,008 ft*	\$0.64/ft*	1 bed	1ba	Apartment	Jan 2023



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SALE COMPARABLES

Sale Comparables - 4414 Michigan Avenue

Address	Unit Size	Approximate Lot Square Footage	Sales Price	Sold Date
2756 Chariton Street	3 Bed, 1 Bath	4,214	\$365,000	4/13/2023
3208 Osceola Street	2 Bed, 1 Bath	4,853	\$289,000	8/30/2023
3435 Klocke Street	1 Bed, 1 Bath	5,532	\$284,900	4/14/2023
4670 Tennessee Avenue	1 Bed, 1 Bath	8,934	\$275,000	9/6/2023
3415 Klocke Street	1 Bed, 1 Bath	6,534	\$255,000	5/10/2023



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RENT ROLL

Rent Roll - 4414 Michigan Avenue				
Unit	Size	Lease Expiration Date	Current Lease Rent Amount	Proforma Rent Amount
1	1 Bed, 1 Bath	Vacant	Vacant	\$ 746
2	1 Bed, 1 Bath	Vacant	Vacant	\$ 746
3	1 Bed, 1 Bath	Month-to-Month	\$ 675	\$ 746
4	1 Bed, 1 Bath	Vacant	Vacant	\$ 746
Totals	n/a	n/a	\$ 675	\$ 2,984
Annualized	n/a	n/a	\$ 8,100	\$ 35,808



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