

2009 Maury Ave, Saint Louis, MO 63110

3,400sf Four-Family in Southwest Gardens with Garage Parking Available

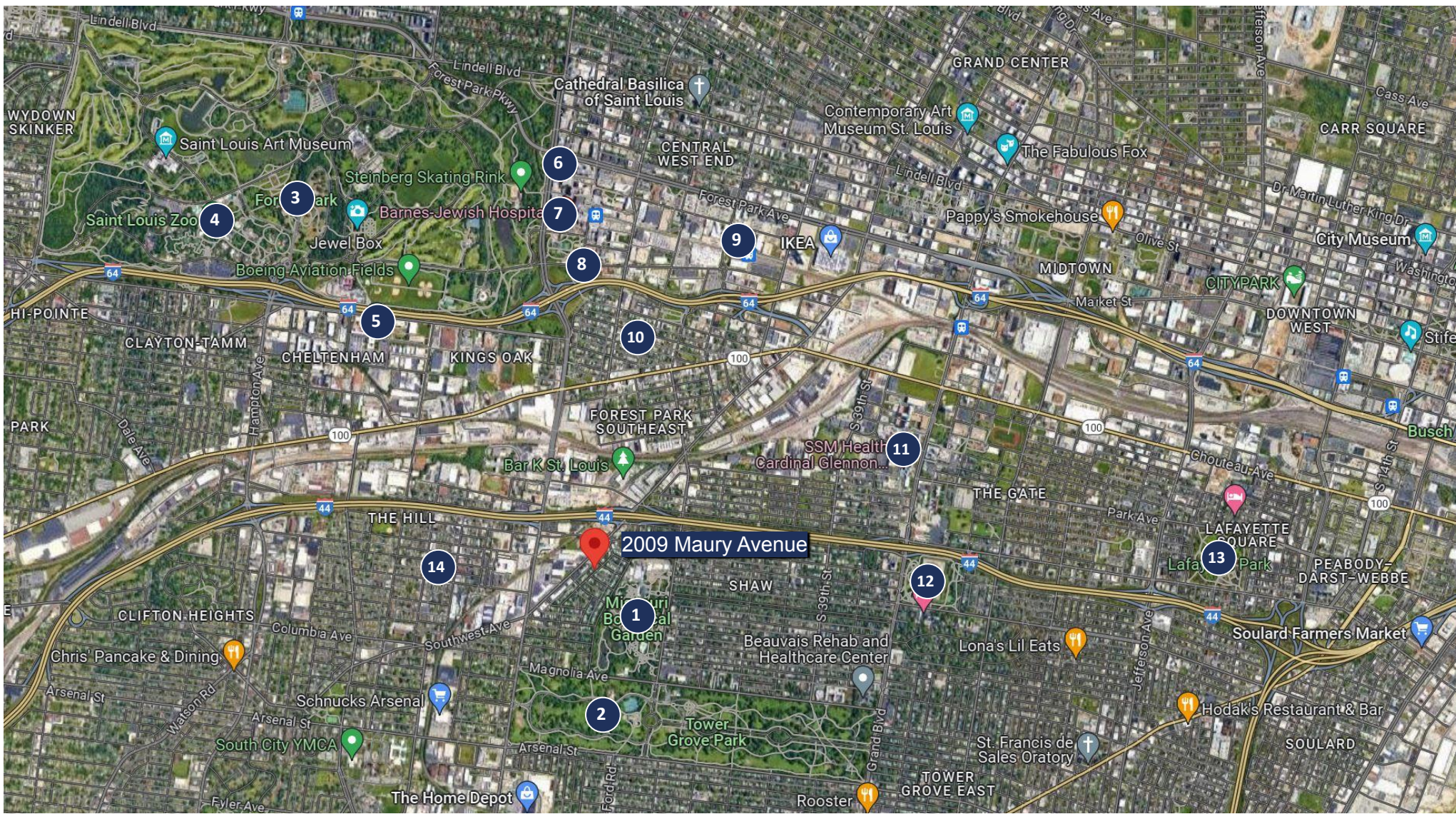


Property Details:

Great four-family building in a fantastic location in Southwest Gardens. Right next to Botanical Gardens near Tower Grove Park, just off Interstate 44. Each unit is 1 bed 1 bath a ~850sf each for a total of 3,400sf. Other notes;

- ◇ New roof and tuck-pointing in 2021.
- ◇ ~4 car garage with two separate doors (see photos).
- ◇ PVC stack/lateral throughout - all the way to the street.
- ◇ Vinyl windows, updated electric panels, and more (see inspection reports in supplements).
- ◇ All four units are currently rented, with two units month to month providing flexibility for the next owner.
- ◇ True one bedroom units (no units are shotgun/walkthrough/loft style units).
- ◇ Washer/dryer hookups for each individual unit in the basement.
- ◇ Forced air central heat, ductwork in place for adding condensers for central air (currently cooled with window units).
- ◇ Current rents avg ~\$1.21/sf, room to increase rents as-is, or improve finishes to attain rents in/around ~\$1.50/sf or more depending.
- ◇ Supplements/media available at this link: bit.ly/2009Maury
 - Rental Verification
 - Floorplan
 - Inspections
 - Sellers Disclosure
 - [3D Virtual Tour](#) (unit 2011A)
 - Additional Photos
 - Leases
 - Tax Records





- | | |
|----------------------------------|---|
| 1. Missouri Botanical Garden | 8. Washington University School of Medicine |
| 2. Tower Grove Park | 9. The Cortex |
| 3. Forest Park | 10. The Grove |
| 4. Saint Louis Zoo | 11. Cardinal Glennon Children's Hospital |
| 5. Saint Louis Community College | 12. Compton Hill Reservoir Park |
| 6. St. Louis Children's Hospital | 13. Lafayette Park |
| 7. Barnes-Jewish Hospital | 14. Piazza Imo on the Hill |



Rent Roll - 2009 Maury Ave, 63110

Unit	Size	Lease End Date	Current Lease Rent Amount	Proforma Rent Amount
2009	1 Bed, 1 Bath	Month-to-Month	\$1,025.00	\$1,095.00
2009A	1 Bed, 1 Bath	3/31/24	\$995.00	\$1,095.00
2011	1 Bed, 1 Bath	8/31/24	\$975.00	\$1,095.00
2011A	1 Bed, 1 Bath	Month-to-Month	\$1,120.00	\$1,095.00
Garage 1	N/A	N/A	\$125.00	\$185.00
Garage 2	N/A	N/A	\$125.00	\$185.00
Totals	N/A	N/A	\$4,365.00	\$4,750.00
Annualized	N/A	N/A	\$52,380.00	\$57,000.00



Income - 2009 Maury Ave, 63110

Income	Rents (Current Rent Roll Annualized)	\$ 52,380	<i>proforma</i>	Income	Rents	\$ 57,000
					5% Vacancy	\$ 2,850
<hr/>				<hr/>		
	Total Income	\$ 52,380		Total Income		\$ 54,150
Expense	Cleaning & Maintenance	\$ 2,400.00	Expense	Cleaning & Maintenance	\$ 2,400.00	
	Taxes	\$ 4,185.00		Taxes	\$ 4,185.00	
	Insurance	\$ 2,446.00		Insurance	\$ 2,446.00	
	Management	\$ 4,190.00		Management	\$ 4,190.00	
	Utilities - Water/Trash	\$ 1,379.00		Utilities - Water/Trash	\$ 1,379.00	
	Utilities - Sewer	\$ 1,569.00		Utilities - Sewer	\$ 1,569.00	
	Lawn Care	\$ 600.00		Lawn Care	\$ 600.00	
<hr/>				<hr/>		
	Total Expenses	\$ 16,769.00		Total Expenses		\$ 16,769.00
<hr/>				<hr/>		
	Net Income	\$ 35,611.00		Net Income		\$ 37,381.00
	<i>per month</i>	<i>\$ 2,967.58</i>		<i>per month</i>		<i>\$ 3,115.08</i>

















Invest St. Louis

2309 Thurman Ave.
Saint Louis, MO 63110
Office: (314) 325-6201

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

**2009 Maury Ave,
Saint Louis, MO 63110**

\$519,000

Contact:

Patrick Kavanagh, Broker
(314) 884-8685 call/text/WhatsApp
patrick@investinstlouis.com