

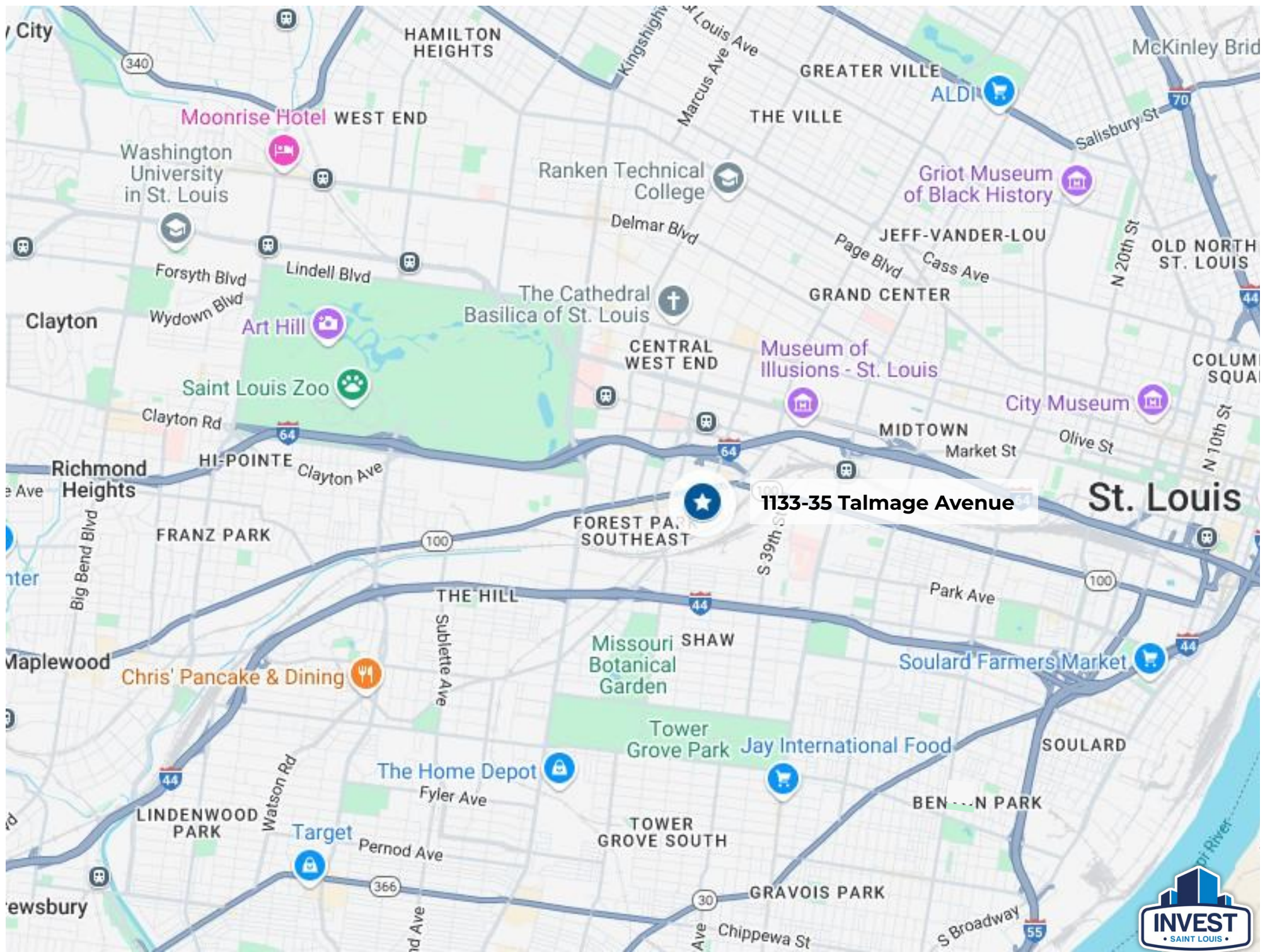


# 1133-35 Talmage Ave, St. Louis, MO 63110

Fully-Occupied and Updated Three-Family in The Grove







# Property Overview:

---

## Prime Location in The Grove:

This updated three-family property is near Forest Park, The Botanical Gardens, The Cortex, Barnes Hospital, and the vibrant shops and restaurants on Manchester.

## Spacious & Fully Renovated Units:

Spanning 4,164 square feet, this fully renovated building includes a converted 3-bedroom, 2-bathroom townhome encompassing over 2,000 square feet. There are also two 1-bedroom, 1-bathroom units, each boasting over 1,000 square feet. All units are fully occupied and move-in ready.

## Modern Features & Amenities:

The building features updated kitchens with some stainless steel appliances, updated bathrooms, fireplaces, central air, and hardwood floors. Tenants also enjoy the benefits of in-unit washer and dryer facilities, a patio, and balconies for the top-floor units.

## Outdoor Space & Parking:

A brick 2-car garage is located behind the building, along with a very large, partially fenced-in backyard for tenants to enjoy.

## Owner-Occupant & Investment Potential:

This property is ideal for an owner-occupant looking to live in one of the units. There is also potential to increase rents in the future, with similar 1-bedroom units averaging rents of \$1,508 within a mile-and-a-half radius, and comparable 3-bedroom units averaging \$3,736 within three miles.



## Rent Roll:

Unit	Unit Layout	*Unit Size	Lease End Date	Current Lease Rent Amount	Pro Forma Rent Amount
1133 1F	1 Bed / 1 Bath	1,050 SF	Month-to-Month	\$995	\$1,200
1133 2F	1 Bed / 1 Bath	1,050 SF	7/31/2025	\$1,110	\$1,200
1135	3 Bed / 2 Bath	2,064 SF	5/31/2024	\$1,860	\$1,995
Totals	N/A	4,164	N/A	\$3,965	\$4,395
<b>Annualized</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$47,580</b>	<b>\$52,740</b>

\*The unit square footage is based on the total building square footage divided by the apartments.





# Income, Expenses, & Pro Forma:

## Current Rent Roll Annualized

<b>Income</b>	Rents (Current Rent Roll Annualized)	\$47,580
	<b>Total Income</b>	<b>\$47,580</b>
<b>Expense</b>	Taxes	\$1,267
	Insurance	\$1,603
	Landscaping	\$880
	Utilities - Electric	\$170
	Utilities - Sewer	\$2,531
	Utilities - Water	\$808
	Utilities - Trash	\$505
	<b>Total Expenses</b>	<b>\$7,764</b>
	<b>Net Income</b>	<b>\$39,817</b>
	<i>per month</i>	<b>\$3,318</b>

## Pro Forma

<b>Income</b>	Rents	\$52,740
	5% Vacancy	\$2,637
	<b>Total Income</b>	<b>\$50,103</b>
<b>Expense</b>	Taxes	\$1,267
	Insurance	\$1,603
	Landscaping	\$880
	Utilities - Electric	\$170
	Utilities - Sewer	\$2,531
	Utilities - Water	\$808
	Utilities - Trash	\$505
	<b>Total Expenses</b>	<b>\$7,764</b>
	<b>Net Income</b>	<b>\$42,340</b>
	<i>per month</i>	<b>\$3,528</b>



# 1 Bedroom / 1 Bathroom Apartment Rentals Nearby:



## 1133 Talmage Avenue St. Louis, MO

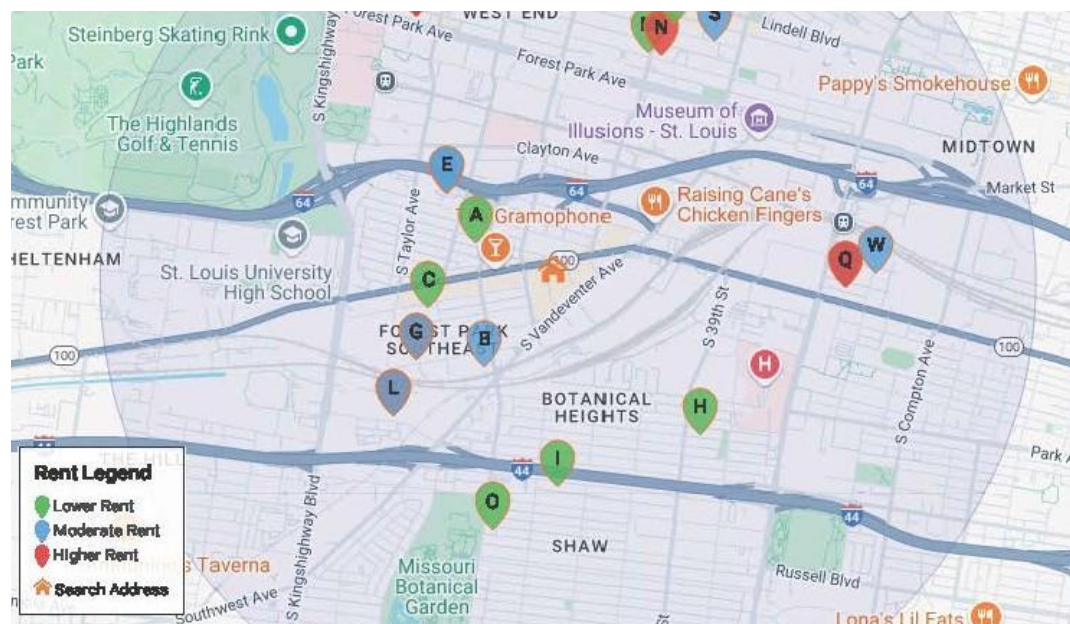
Results based on 33, single bedroom, single bath Apartment rentals seen within 12 months in a 1.50 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,508 $\pm 4\%$	\$1,599	\$1,250	\$1,766

### Summary Statistics

Sample Size	33
Sample Min	\$785
Sample Max	\$2,179
Sample Median	\$1,599
Sample Mean	\$1,508
Sample Standard Deviation	\$383
25th – 75th Percentile	\$1,250 – 1,766
10th – 90th Percentile	\$1,018 – 1,998
5th – 95th Percentile	\$879 – 2,137



## 1 Bedroom / 1 Bathroom Apartment Rentals Nearby:

Address	Unit Size	Rent
3528 Papin Street, 63103	940 SF	\$2,015
4535 Forest Park Avenue, 63108	820 SF	\$1,962
4447 Hunt Avenue, 63110	868 SF	\$1,825
4055 Laclede Avenue, 63108	1,142 SF	\$1,782
4535 Forest Park Avenue, 63108	820 SF	\$1,782
4591 McRee Avenue, 63110	857 SF	\$1,775
3528 Papin Street, 63103	812 SF	\$1,760
4591 McRee Avenue, 63110	863 SF	\$1,720
4466 W Pine Boulevard, 63108	860 SF	\$1,700
3949 Lindell Boulevard, 63108	882 SF	\$1,680
4591 McRee Avenue, 63110	821 SF	\$1,670
4447 Hunt Avenue, 63110	809 SF	\$1,645
4431 Chouteau Avenue, 63110	845 SF	\$1,599
4431 Chouteau Avenue, 63110	801 SF	\$1,595
3939 W Pine Boulevard, 63108	804 SF	\$1,525





## 3 Bedroom / 1.5+ Bathroom Apartment Rentals Nearby:



### 1135 Talmage Avenue St. Louis, MO

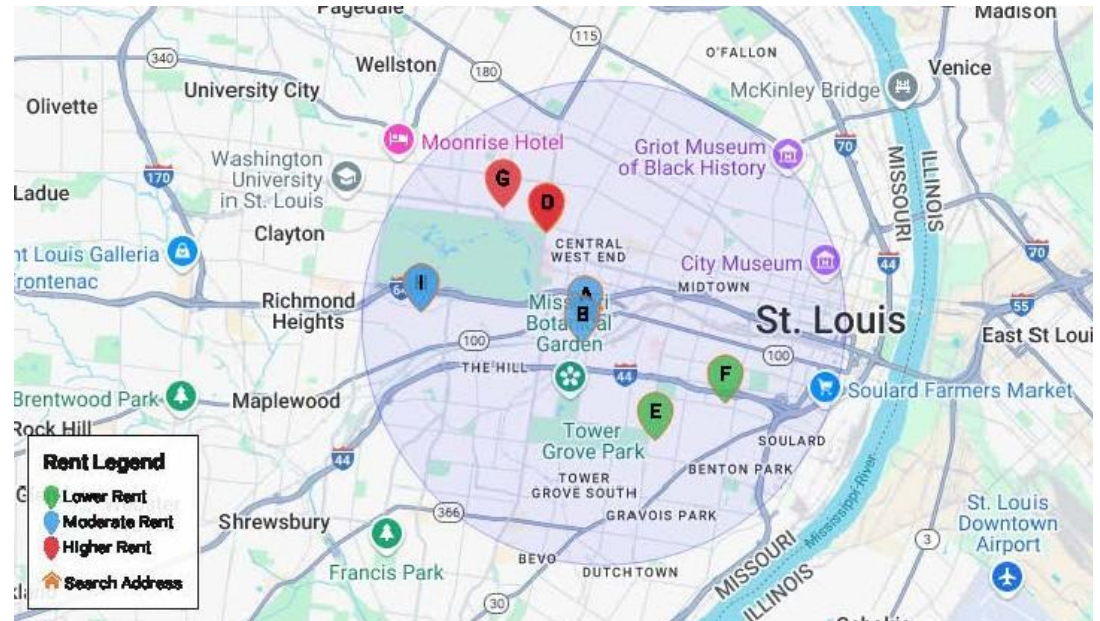
Results based on 9, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 3.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$3,736 ±21%	\$2,400	\$2,126	\$5,347

#### Summary Statistics

Sample Size	9
Sample Min	\$1,650
Sample Max	\$8,150
Sample Median	\$2,400
Sample Mean	\$3,736
Sample Standard Deviation	\$2,387
25th – 75th Percentile	\$2,126 – 5,347
10th – 90th Percentile	\$679 – 6,794
5th – 95th Percentile	\$0 – 7,662





## 3 Bedroom / 1.5+ Bathroom Apartment Rentals Nearby:

---

Address	Unit Size	Rent
1519 Tower Grove Avenue, 63110	1,877 SF	\$2,758
6414 Wise Avenue, 63139	1,850 SF	\$2,400
6414 Wise Avenue, 63139	1,850 SF	\$2,200
4253 Swan Avenue, 63110	1,900 SF	\$2,195
3513 Halliday Avenue, 63118	2,000 SF	\$2,100





















































2309 Thurman Avenue  
St. Louis, Missouri 63110

Office Phone: (314) 325-6201

Website: [www.InvestSTL.com](http://www.InvestSTL.com)

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

#### **Disclaimer:**

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## **1133-35 Talmage Avenue**

Fully-Occupied, Updated Three-Family in The Grove

Priced at

# **\$599,000**

### **Contact:**

---



**Jordan Schoen**

Broker

(314) 255-5117

[Jordan@InvestSTL.com](mailto:Jordan@InvestSTL.com)