

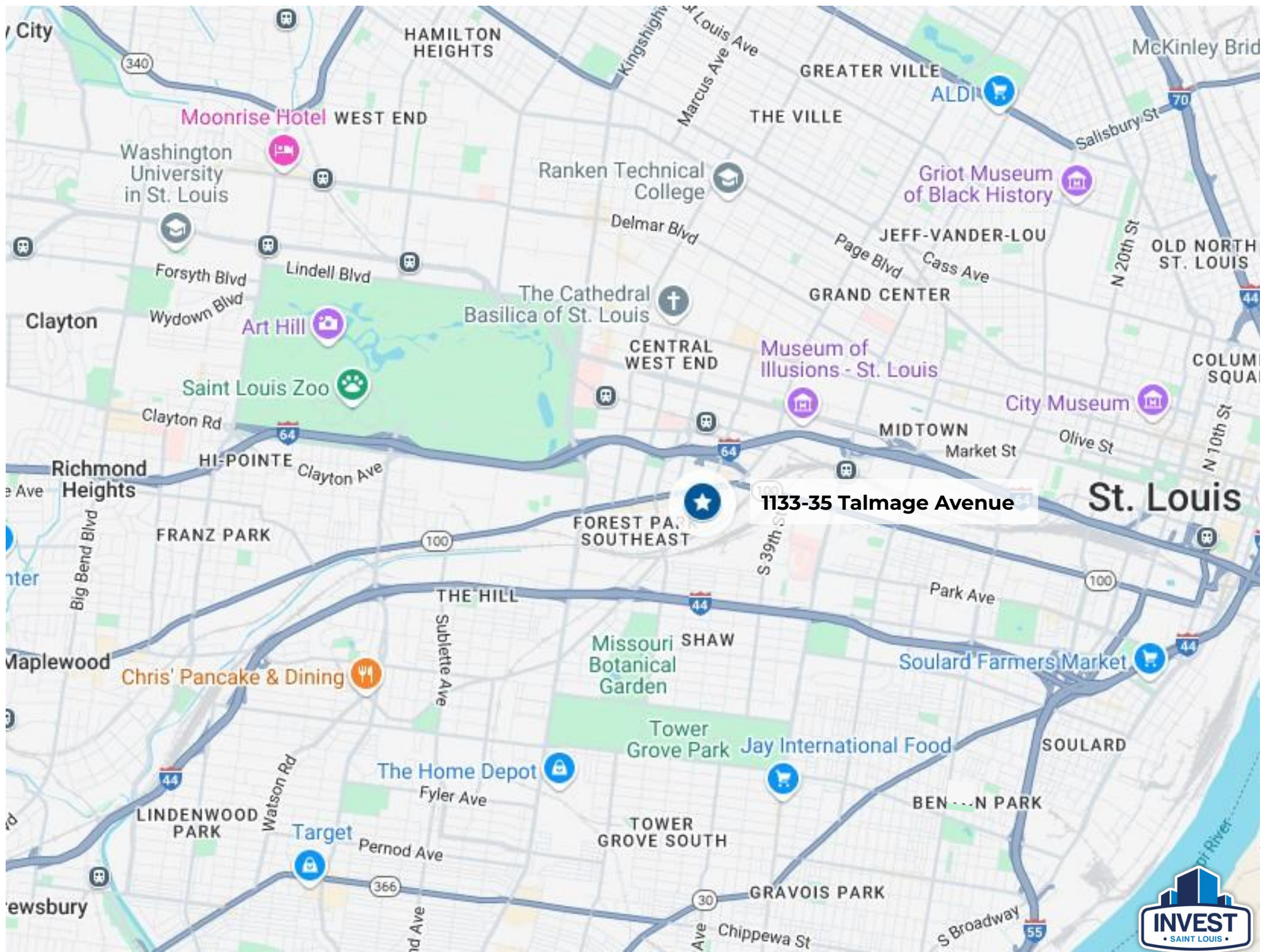


# 1133-35 Talmage Ave, St. Louis, MO 63110

Fully-Occupied and Updated Three-Family in The Grove







# Property Overview:

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## 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. Both 1-bedroom, 1-bathroom units are currently occupied. The 3-bedroom, 1-bathroom townhome is vacant 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	Vacant	Vacant	\$1,995
Totals	N/A	4,164	N/A	\$2,105	\$4,395
<b>Annualized</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$25,260</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)	\$25,260
	<b>Total Income</b>	<b>\$25,260</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>\$17,497</b>
	<i>per month</i>	<i>\$1,458</i>

## 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>	<i>\$3,528</i>



# 1 Bedroom / 1 Bathroom Apartment Rentals Nearby:



## 1133 Talmage Avenue St. Louis, MO

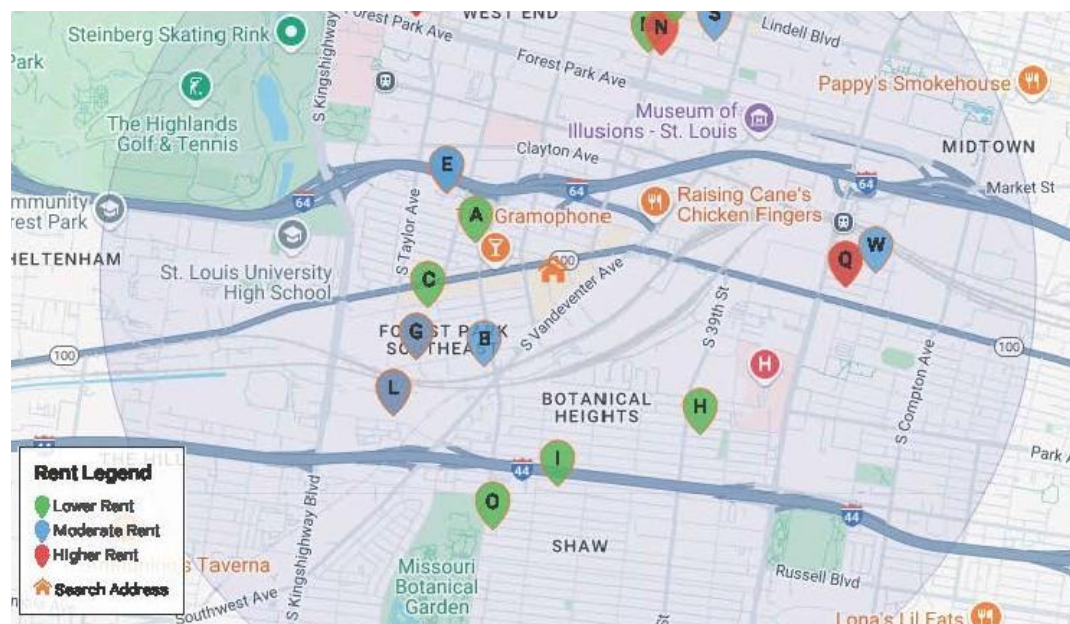
Results based on 33, single bedroom, single bath Apartment rentals seen within 12 months in a 1.50 mile radius.

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:

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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

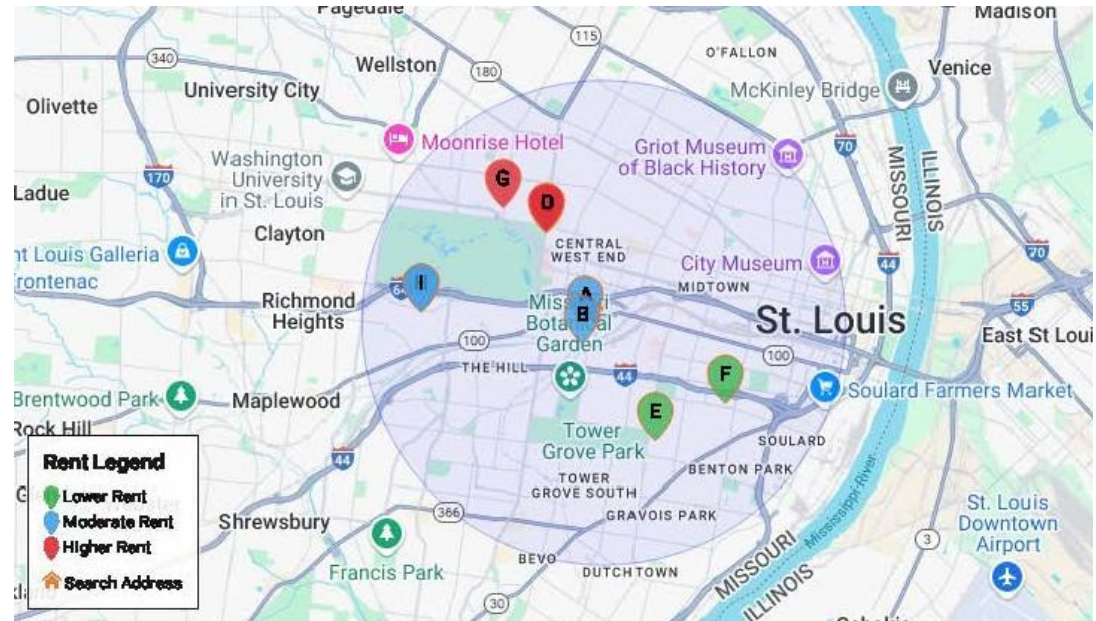
Results based on 9, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 3.00 mile radius.

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:

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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





















































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Invest St. Louis is a licensed real estate  
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# 1133-35 Talmage Avenue

Fully-Occupied, Updated Three-Family in The Grove

Priced at

# \$599,000

## Contact:

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