



1133-1135 Talmage Avenue

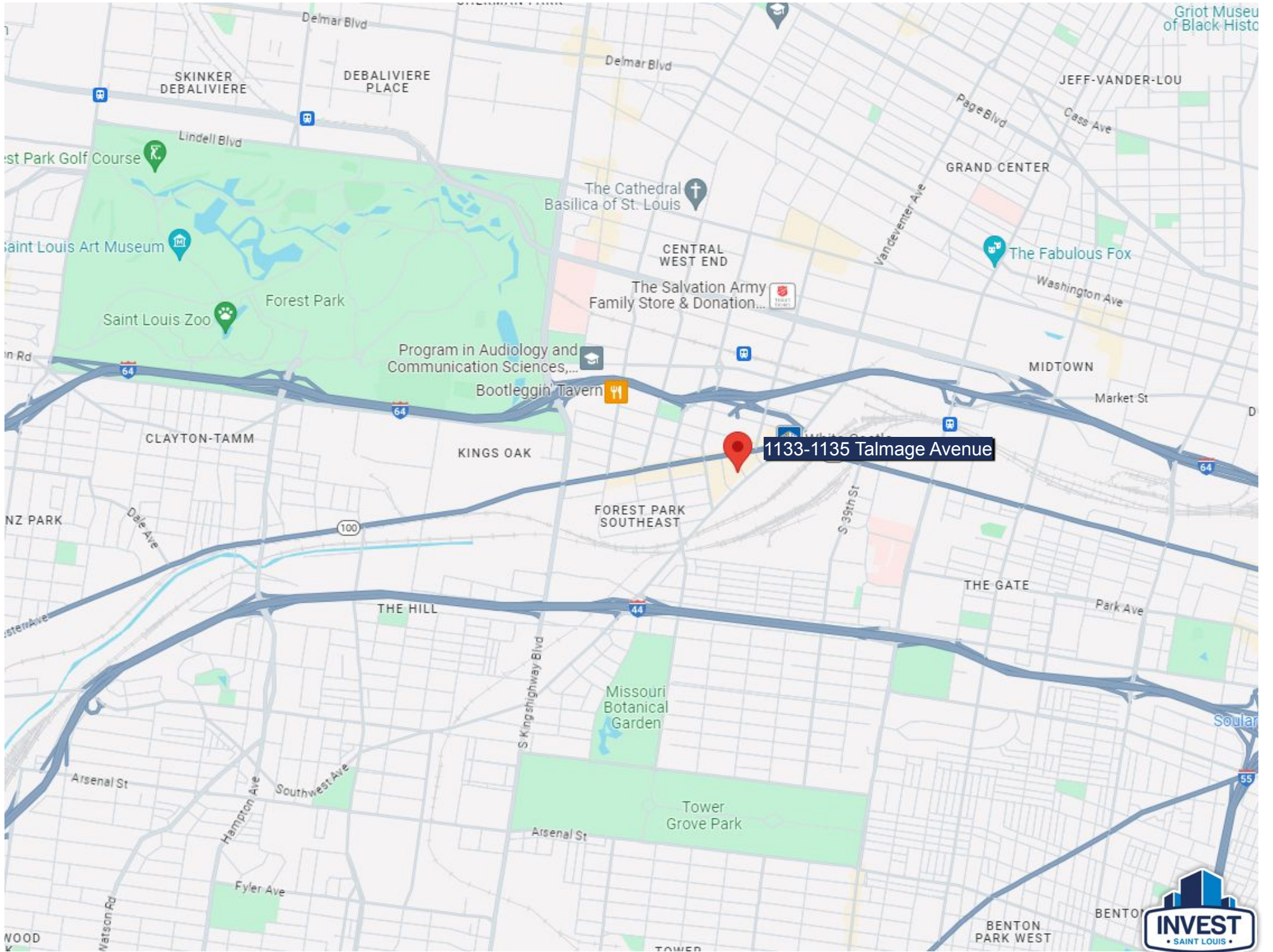
*Fully Occupied and Updated
Three-Family in The Grove*



Property Details:

- ◇ Opportunity to purchase an updated three-family in The Grove, near Forest Park, The Botanical Gardens, The Cortex, Barnes Hospital, and all of the shops and restaurants on Manchester.
- ◇ Spanning 4,164 square feet, this fully renovated building includes a converted spacious 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, and all units are fully occupied and move-in ready.
- ◇ The building features modern amenities, including 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.
- ◇ There is a brick 2-car garage located behind the building with a very large, partially fenced-in backyard for tenants to enjoy.
- ◇ Ideal for an owner-occupant to live in one of the units.
- ◇ Potential to increase rents in the future, similar 1-bedroom units averaging rents of \$1,625 within a mile-and-a-half radius, comparable 3-bedroom units average \$2,342 rents within three miles.





1133-1135 Talmage Avenue



Recent Multi-Family Sales:

Address	Square Footage	# of Units	Sales Price	Date Sold
4526 Cleveland Avenue, 63110	4,216 sq. ft.	4-Family	\$865,000	December 2023
4464 Shaw Boulevard, 63110	3,400 sq. ft.	4-Family	\$775,000	Aug 2023
4329 Gibson Avenue, 63110	4,400 sq. ft.	3-Family	\$734,000	November 2023
2151 Maury Avenue, 63110	3,388 sq. ft.	4-Family	\$710,000	March 2023



Rent Roll - 1133-35 Talmage Ave., St. Louis, MO 63110

Unit	Unit Layout	**Unit Square Footage	Lease End Date	Current Lease Rent Amount	*Proforma Rent Amount
1133 1F	1 Bed, 1 Bath	1,050	Month-to-Month	\$ 995	\$ 1,625
1133 2F	1 Bed, 1 Bath	1,050	7/31/2024	\$ 1,095	\$ 1,625
1135	3 Bed, 2 Bath	2,064	7/31/2024	\$ 1,845	\$ 2,342
Totals	N/A	4,164	N/A	\$ 3,935	\$ 5,592
Annualized	N/A	N/A	N/A	\$ 47,220	\$ 67,104

*The average rent for similar-sized 1 bedrooms within a mile and a half in the last year is \$1,625 based on rent comparables from rentometer.com. The average rent for similar-sized 3 bedrooms within three miles in the last year is \$2,342 based on rent comparables from rentometer.com.

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



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

				<i>*Proforma</i>			
Income	Rents (Current Rent Roll Annualized)	\$	47,220.00	Income	Rents	\$	67,104.00
					5% Vacancy	\$	3,355.20
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	Total Income	\$	47,220.00		Total Income	\$	63,748.80
Expense	Taxes	\$	1,267.00	Expense	Taxes	\$	1,267.00
	Insurance	\$	1,602.50		Insurance	\$	1,602.50
	Landscaping	\$	880.00		Landscaping	\$	880.00
	Utilities - Electric	\$	170.00		Utilities - Electric	\$	170.00
	Utilities - Sewer	\$	2,531.00		Utilities - Sewer	\$	2,531.00
	Utilities - Water	\$	808.00		Utilities - Water	\$	808.00
	Utilities - Trash	\$	505.00		Utilities - Trash	\$	505.00
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	Total Expenses	\$	7,763.50		Total Expenses	\$	7,763.50
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	Net Income	\$	39,456.50		Net Income	\$	55,985.30
	<i>per month</i>	\$	3,288.04		<i>per month</i>	\$	4,665.44

*The average rent for similar-sized 1 bedrooms within a mile and a half in the last year is \$1,625 based on rent comparables from rentometer.com. The average rent for similar-sized 3 bedrooms within three miles in the last year is \$2,342 based on rent comparables from rentometer.com.



Nearby Rentals for 1 Bedroom, 1 Bathroom Apartments within 1.5 miles:



1133 Talmage Avenue St. Louis, MO

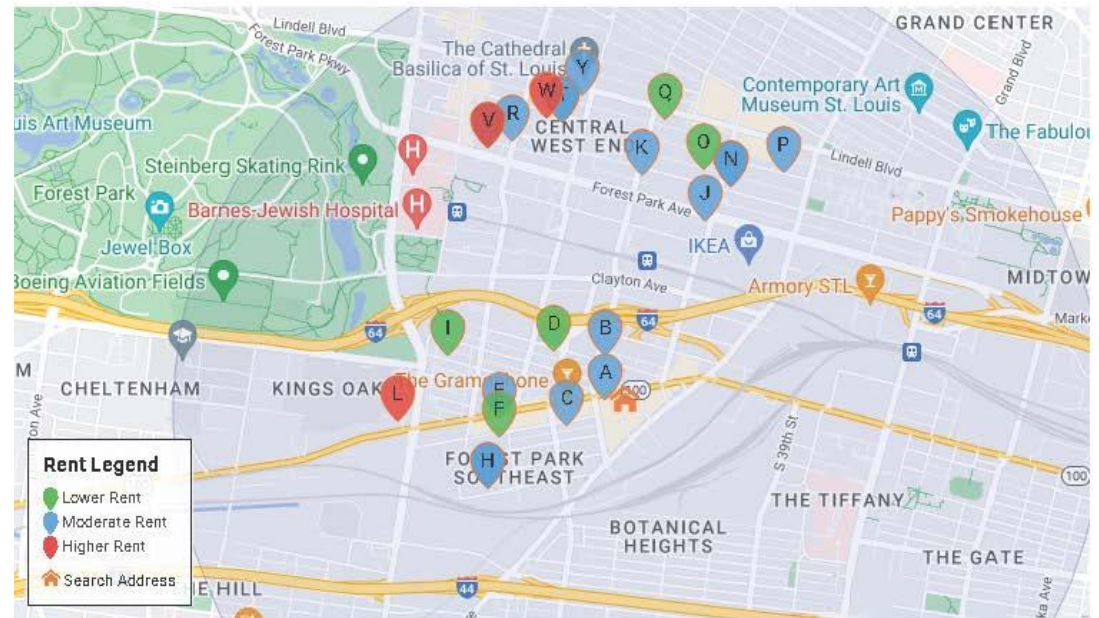
Results based on 29, single bedroom, single bath Apartment rentals seen within 12 months in a 1.50 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,625 $\pm 6\%$	\$1,475	\$1,291	\$1,959

Summary Statistics

Sample Size	29
Sample Min	\$1,095
Sample Max	\$2,997
Sample Median	\$1,475
Sample Mean	\$1,625
Sample Standard Deviation	\$496
25th – 75th Percentile	\$1,291 – 1,959
10th – 90th Percentile	\$990 – 2,260
5th – 95th Percentile	\$810 – 2,440



Nearby Rentals for 1 Bedroom, 1 Bathroom Apartments within 1.5 miles:

	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Bklig Type	Last Seen
A	4188 Manchester Ave, St. Louis, MO 63110	0.14 mi	\$1,475	845 ft²	\$1.75/ft²	1 bed	1ba	Apartment	Oct 2023
B	4249 Chouteau Ave, St. Louis, MO 63110	0.26 mi	\$1,395	900 ft²	\$1.55/ft²	1 bed	1ba	Apartment	Oct 2023
C	4250 Swan Ave, St. Louis, MO 63110	0.3 mi	\$1,295	800 ft²	\$1.62/ft²	1 bed	1ba	Apartment	Feb 2024
D	4370 Chouteau Ave #4372, St. Louis, MO 63110	0.43 mi	\$1,095	875 ft²	\$1.25/ft²	1 bed	1ba	Condo	Feb 2024
E	4400 Manchester Ave, St. Louis, MO 63110	0.58 mi	\$1,675	839 ft²	\$2.00/ft²	1 bed	1ba	Apartment	Jun 2023
F	4410 Swan Ave #4410a, St. Louis, MO 63110	0.58 mi	\$1,100	975 ft²	\$1.13/ft²	1 bed	1ba	Apartment	Jun 2023
G	4447 Hunt Ave, St. Louis, MO 63110	0.7 mi	\$1,895	868 ft²	\$2.18/ft²	1 bed	1ba	Apartment	Oct 2023
H	4447 Hunt Ave, St. Louis, MO 63110	0.7 mi	\$1,695	809 ft²	\$2.10/ft²	1 bed	1ba	Apartment	Oct 2023
I	4553 Arco Ave #1, St. Louis, MO 63110	0.82 mi	\$1,250	986 ft²	\$1.27/ft²	1 bed	1ba	Apartment	Feb 2024
J	4100 Forest Park Ave, St. Louis, MO 63108	0.83 mi	\$1,500	1,167 ft²	\$1.29/ft²	1 bed	1ba	Condo	Nov 2023
K	4242 Laclède Ave, St. Louis, MO 63108	0.98 mi	\$1,895	950 ft²	\$1.99/ft²	1 bed	1ba	Condo	Oct 2023
L	4922 Wise Ave, St. Louis, MO 63110	0.99 mi	\$2,400	1,000 ft²	\$2.40/ft²	1 bed	1ba	Apartment	Jun 2023
M	4055 Laclède Ave, St. Louis, MO 63108	1.01 mi	\$1,833	924 ft²	\$1.98/ft²	1 bed	1ba	Apartment	Oct 2023
N	4055 Laclède Ave, St. Louis, MO 63108	1.01 mi	\$1,728	1,142 ft²	\$1.51/ft²	1 bed	1ba	Apartment	Jun 2023
O	4131 Laclède Ave, St. Louis, MO 63108	1.04 mi	\$1,199	1,100 ft²	\$1.09/ft²	1 bed	1ba	Condo	Feb 2024
P	3939 W Pine Blvd, St. Louis, MO 63108	1.16 mi	\$1,460	804 ft²	\$1.82/ft²	1 bed	1ba	Apartment	Jun 2023
Q	4242 Lindell Blvd, St. Louis, MO 63108	1.22 mi	\$1,195	850 ft²	\$1.41/ft²	1 bed	1ba	Apartment	Oct 2023
R	5 N Taylor Ave, St. Louis, MO 63108	1.23 mi	\$1,295	825 ft²	\$1.57/ft²	1 bed	1ba	Apartment	Oct 2023
S	4444 W Pine Blvd, St. Louis, MO 63108	1.24 mi	\$1,370	900 ft²	\$1.52/ft²	1 bed	1ba	Apartment	Jun 2023
T	4444 W Pine Blvd, St. Louis, MO 63108	1.24 mi	\$1,410	860 ft²	\$1.64/ft²	1 bed	1ba	Apartment	Oct 2023
U	4535 Forest Park Ave, St. Louis, MO 63108	1.26 mi	\$1,868	820 ft²	\$2.28/ft²	1 bed	1ba	Apartment	Oct 2023
V	4535 Forest Park Ave, St. Louis, MO 63108	1.26 mi	\$2,206	890 ft²	\$2.48/ft²	1 bed	1ba	Apartment	Jun 2023
W	4466 W Pine Blvd, St. Louis, MO 63108	1.27 mi	\$2,300	980 ft²	\$2.35/ft²	1 bed	1ba	Condo	Jun 2023
X	4016 Flad Ave, St. Louis, MO 63110	1.31 mi	\$1,100	871 ft²	\$1.26/ft²	1 bed	1ba	Apartment	Feb 2024
Y	4400 Lindell Blvd, St. Louis, MO 63108	1.33 mi	\$1,660	850 ft²	\$1.95/ft²	1 bed	1ba	Apartment	Oct 2023



Nearby Rentals for 3 Bedroom, 2 Bathroom Apartments within 3 miles:



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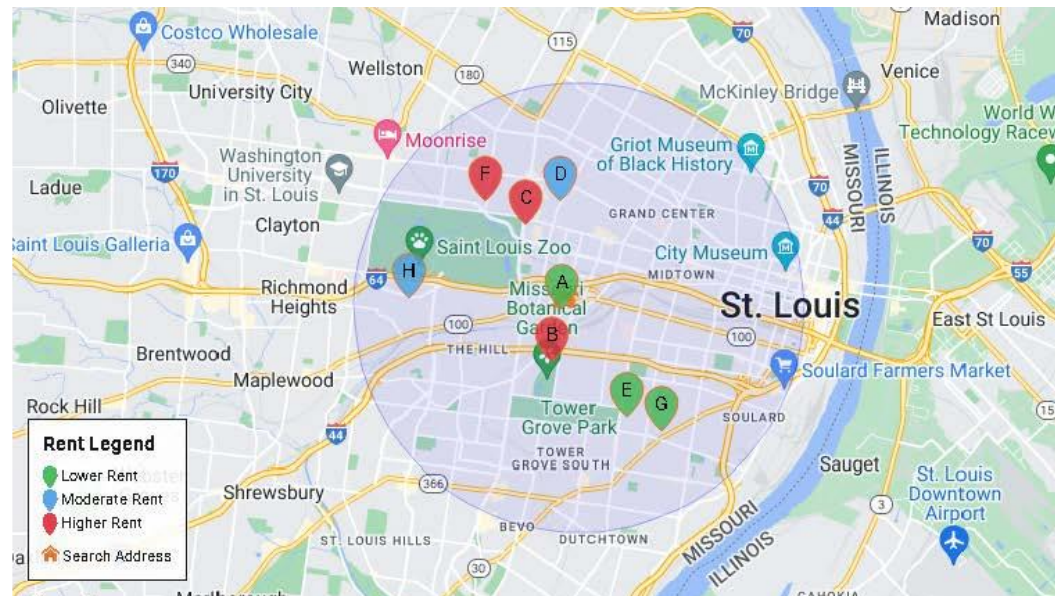
Results based on 7, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 3.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,342 ±6%	\$2,295	\$2,070	\$2,613

Summary Statistics

Sample Size	7
Sample Min	\$1,950
Sample Max	\$2,900
Sample Median	\$2,295
Sample Mean	\$2,342
Sample Standard Deviation	\$402
25th – 75th Percentile	\$2,070 – 2,613
10th – 90th Percentile	\$1,827 – 2,857
5th – 95th Percentile	\$1,681 – 3,003



Nearby Rentals for 3 Bedroom, 2 Bathroom Apartments within 3 miles:

	Address	Distance	Rent	Size	\$/ft²	Beds	Baths	Blkg Type	Last Seen
A	4253 Swan Ave, St. Louis, MO 63110	0.3 mi	\$2,045	1,900 ft²	\$1.08/ft²	3 bed	2ba	Apartment	Jun 2023
B	4344 Shaw Blvd, St. Louis, MO 63110	1.03 mi	\$2,900	2,073 ft²	\$1.40/ft²	3 bed	2.5ba	Apartment	Oct 2023
C	100 Kingshighway Blvd, St. Louis, MO 63108	1.68 mi	\$6,400 [*]	1,882 ft²	\$3.40/ft²	3 bed	2ba	Apartment	Oct 2023
D	4512 Westminster Pl, St. Louis, MO 63108	1.85 mi	\$2,295	2,000 ft²	\$1.15/ft²	3 bed	2ba	Apartment	Jun 2023
E	3513 Halliday Ave, St. Louis, MO 63118	2.05 mi	\$1,950	2,000 ft²	\$0.98/ft²	3 bed	1.5ba	Apartment	Jun 2023
F	275 Union Blvd, St. Louis, MO 63108	2.42 mi	\$2,849	2,034 ft²	\$1.40/ft²	3 bed	3ba	Apartment	Oct 2023
G	2912 Pennsylvania Ave, St. Louis, MO 63118	2.54 mi	\$1,950	1,900 ft²	\$1.03/ft²	3 bed	2ba	Apartment	Oct 2023
H	6400 6416 Wise Ave, St. Louis, MO 63139	2.89 mi	\$2,400	1,850 ft²	\$1.30/ft²	3 bed	2ba	Apartment	Feb 2024

**This price appears to be an outlier and was excluded*







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*Invest St. Louis is a licensed real estate
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Disclaimer:

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**1133-1135 Talmage Avenue,
Saint Louis, MO 63110**

Priced at:

\$699,000

Paying Buyer Agents 2%

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