



# 4260 Castleman Ave, St. Louis, MO 63110

Updated 4-Family in Shaw Near the Botanical Gardens & Tower Grove Park



# Investment Summary:

---

This updated four-family property is located in the desirable Shaw neighborhood, less than 300 feet from the Missouri Botanical Garden—visible from your front steps—and just a 10-minute walk to Tower Grove Park. Two vacant units available to view anytime, with 3D scans/tours available as well. Airbnb unit can be viewed pending bookings or if/once under contract.

**Neighborhood Appeal:** Shaw is a quiet, sought-after neighborhood in St. Louis, surrounded by green spaces and distinguished Victorian homes. Tenants enjoy close proximity to local cafes, restaurants, and the many amenities offered by the Botanical Garden and Tower Grove Park.

**Unit Layouts and Features:** The property includes two spacious 2-bedroom, 1-bathroom units on the main level and two 3-bedroom, 1-bathroom units upstairs. The upstairs units include additional amenities like in-unit washer and dryer facilities and keyless entry. The third bedrooms in these units are bonus rooms with IKEA closets, ideal as office spaces. Each unit offers approximately 1,066 square feet of living space, with the total building size at 4,262 square feet (excluding the basement).

**Large Backyard and Airbnb:** The property boasts an enormous backyard (see photos), providing tenants with additional outdoor space. Unit 4260A is currently utilized as an Airbnb, generating an average income of \$2,083 per month.

**Recent Updates:** The property has undergone significant improvements, including new furnaces, condensers, and three water heaters in 2022. Thirty feet of sewer lateral, primarily under the basement, was replaced with PVC in 2022. The roof was replaced in two phases, with half upgraded to TPO in February 2023 and the remainder in 2024.

**Bathroom Renovation:** Unit 4260 received a near \$10,000 bathroom renovation in 2023, enhancing its appeal and value.

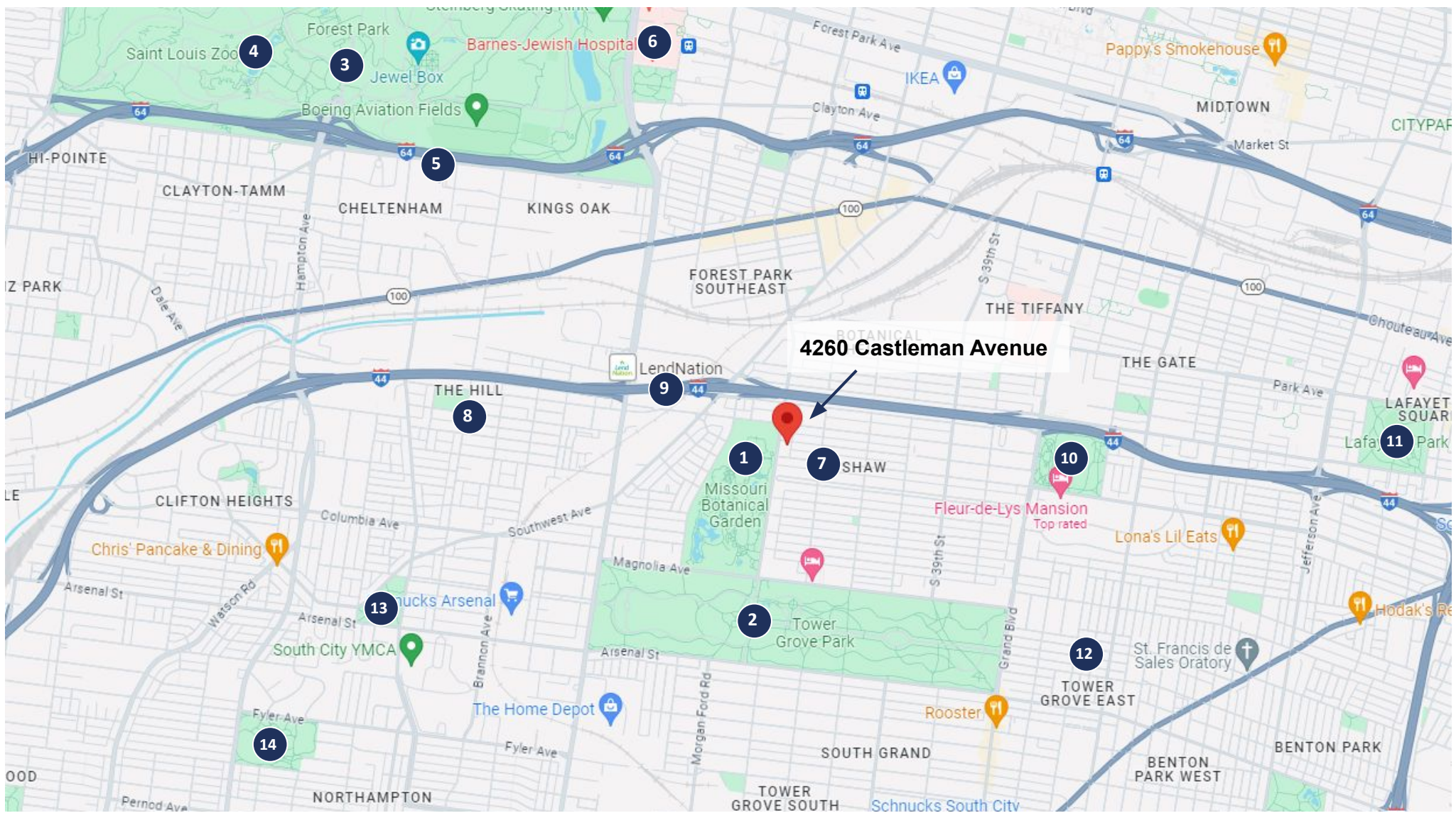
**Virtual Tour of 4262:** [bit.ly/4262\\_Castleman](https://bit.ly/4262_Castleman)

**Virtual Tour of 4262A:** [bit.ly/4262A\\_Castleman](https://bit.ly/4262A_Castleman)

**Airbnb listing (4260A):** [airbnb.com/slink/yNuzBSvi](https://airbnb.com/slink/yNuzBSvi)

**Supplements (inspections etc):** [bit.ly/4260Castlemansupp](https://bit.ly/4260Castlemansupp)





- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1. Missouri Botanical Garden     | 8. The Hill                     |
| 2. Tower Grove Park              | 9. Interstate 44                |
| 3. Forest Park                   | 10. Compton Hill Reservoir Park |
| 4. Saint Louis Zoo               | 11. Lafayette Park              |
| 5. Saint Louis Community College | 12. Tower Grove East            |
| 6. Barnes-Jewish Hospital        | 13. Sublet Park                 |
| 7. Shaw                          | 14. Tilles Park                 |



# Rent Roll:

Unit	Unit Size	Bed / Bath Breakdown	Current Lease End Date	Current Lease Rent Amount	**Pro Forma Rent Amount
4260	1,066 SF	2 Bed, 1 Bath	3/31/2025	\$ 1,155	\$ 1,295
4260A*	1,066 SF	3 Bed, 1 Bath	Airbnb	\$ 2,083	\$ 2,083
4262	1,066 SF	2 Bed, 1 Bath	1/31/2026	\$ 995	\$ 1,295
4262A	1,066 SF	3 Bed, 1 Bath	12/31/2025	\$ 1,195	\$ 1,345
Totals	n/a	n/a	n/a	\$ 5,428	\$ 6,018
<b>Annualized</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>\$ 65,140</b>	<b>\$ 72,220</b>

*\*the current lease rent amount for unit 4260A is based on the average monthly Airbnb income (financials available)*

*\*\*pro forma rents are estimates*



# Income, Expenses, & Pro Forma:

---

## *Current Rent Roll Annualized*

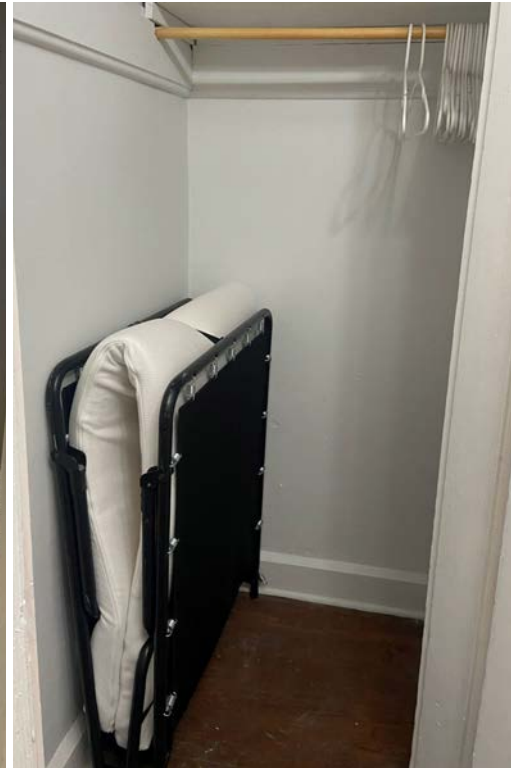
<b>Income</b>	Rents	\$65,140
<hr/>		
	<b>Total Income</b>	<b>\$65,140</b>
<b>Expense</b>	Taxes	\$3,633
	Insurance	\$2,759
	Cleaning & Maintenance	\$2,400
	Lawn Care	\$600
	Utilities - Water/Trash	\$1,683
	Utilities - Sewer	\$1,834
<hr/>		
	<b>Total Expenses</b>	<b>\$12,909</b>
<hr/>		
	<b>*Net Income</b>	<b>\$52,231</b>
	<i>per month</i>	<b>\$4,353</b>

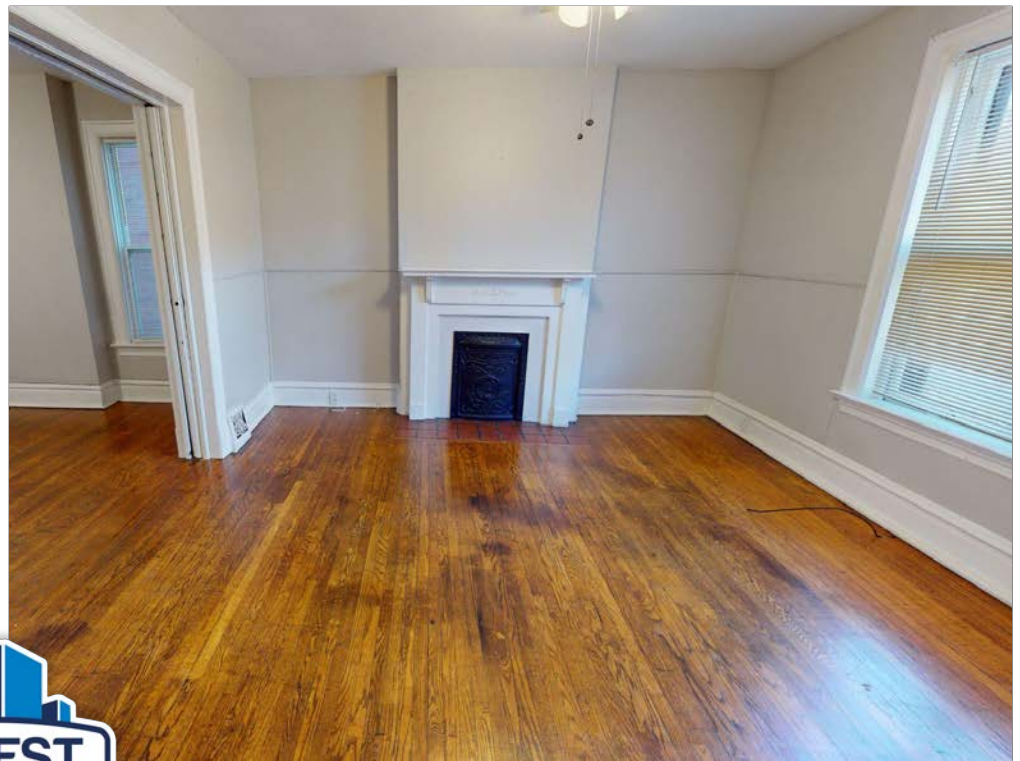
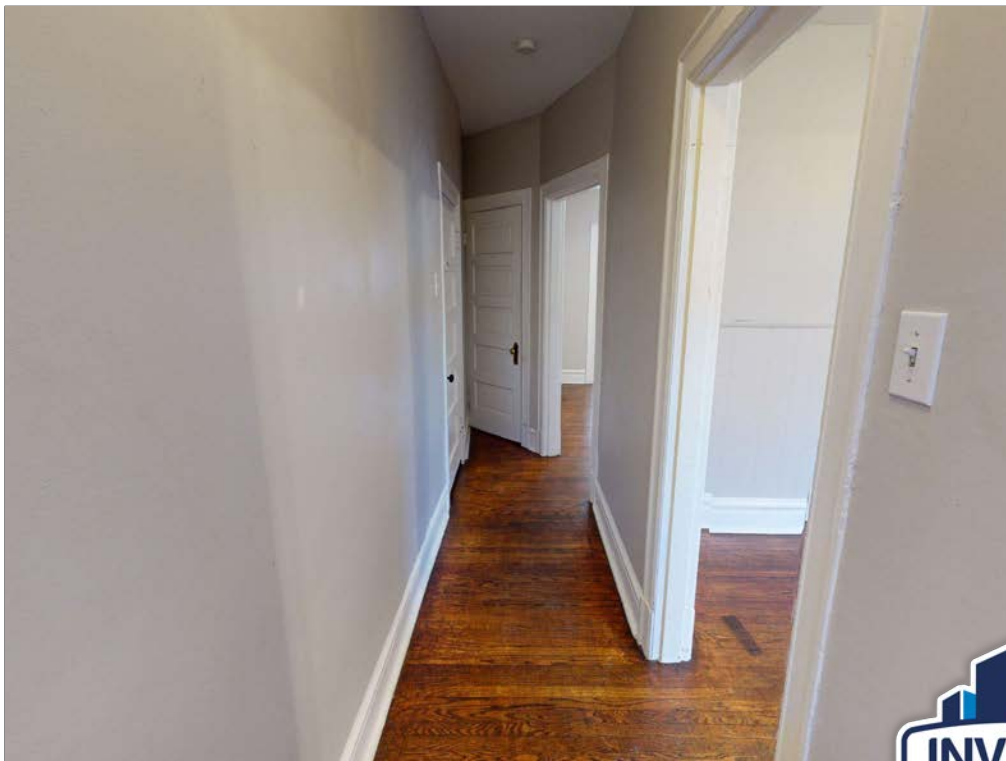
## *Estimated Pro Forma*

<b>Income</b>	Rents	\$72,220
<hr/>		
	<b>Total Income</b>	<b>\$72,220</b>
<b>Expense</b>	Taxes	\$3,633
	Insurance	\$2,759
	Cleaning & Maintenance	\$2,400
	Lawn Care	\$600
	Utilities - Water/Trash	\$1,683
	Utilities - Sewer	\$1,834
<hr/>		
	<b>Total Expenses</b>	<b>\$12,909</b>
<hr/>		
	<b>Net Income</b>	<b>\$59,311</b>
	<i>per month</i>	<b>\$4,943</b>



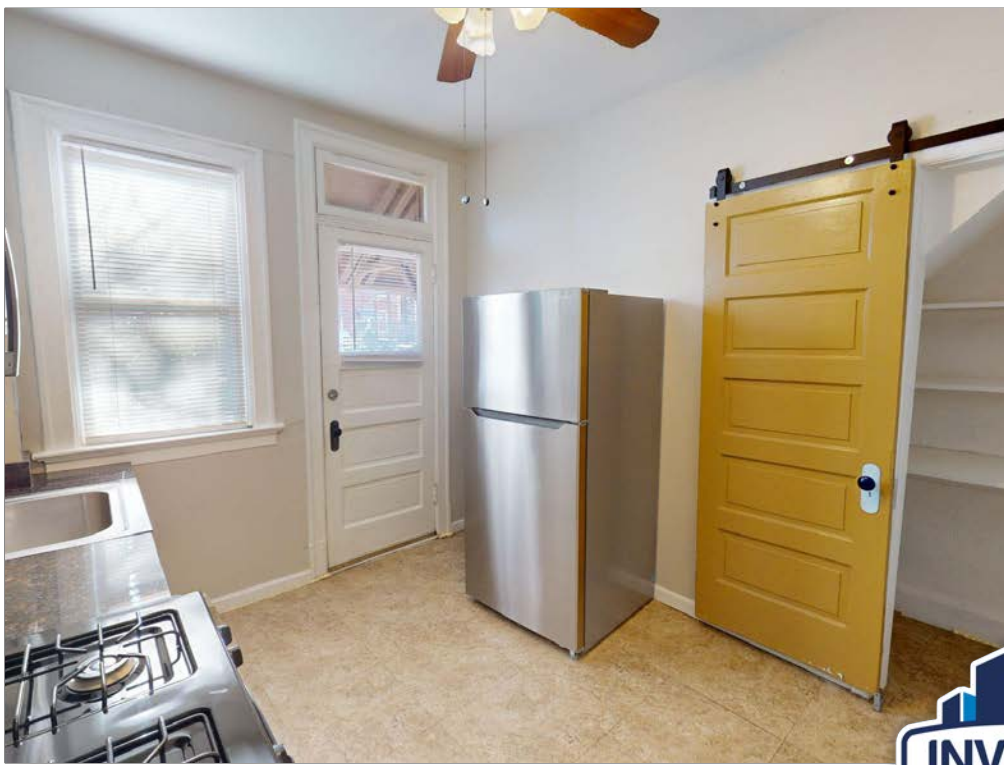






















2309 Thurman Avenue  
St. Louis, Missouri 63110

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.

# 4260 Castleman Ave, 63110

Updated 4-Family in Shaw

**Priced at**

# \$599,000\*

*\*must close before end of 2024*

## **Contact:**

---



**Patrick Kavanagh**

Broker

(314) 884-8685 Phone

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