

# 4260 Castleman Ave Saint Louis, MO 63110

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**Updated Four-Family in Shaw Near the Botanical Gardens and Tower Grove Park**

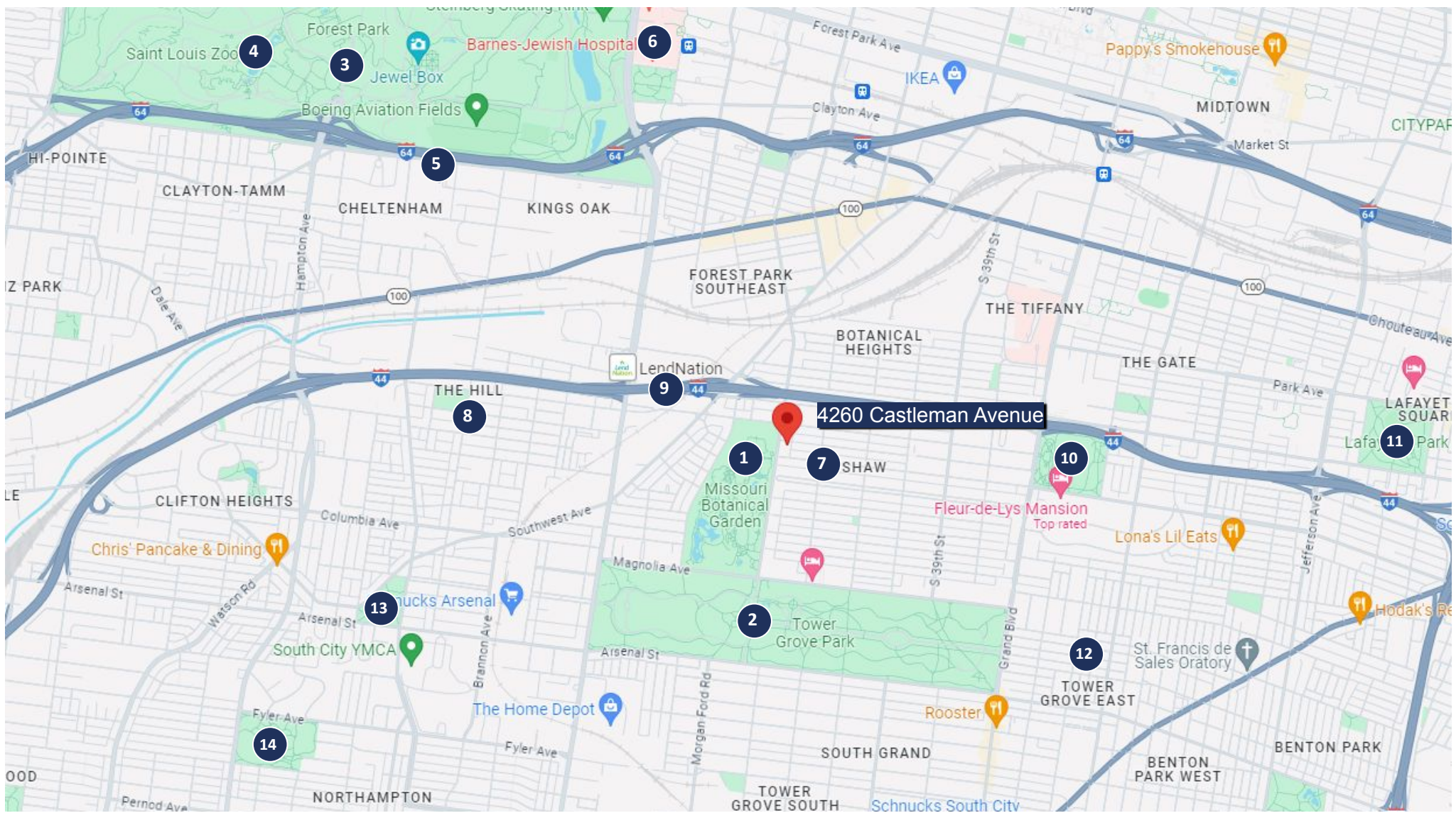


## Property Details:

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- ◆ Updated four-family property in Shaw, less than 300ft from the Botanical Gardens (visible from your front steps!) and ~10min walk to Tower Grove Park.
- ◆ Shaw is one of the most desirable places to live in St. Louis. It's a quiet neighborhood surrounded by numerous green spaces and large Victorian homes. In addition to the variety of cafes and restaurants in the area, tenants are within walking distance to the various amenities offered at the Botanical Gardens and Tower Grove Park.
- ◆ Two spacious 2-bedroom, 1-bathroom units downstairs and two 3-bedroom, 1-bathroom units upstairs updated with additional amenities (3rd bedrooms are small bonus rooms with IKEA closets, more suitable as an office). The upstairs units feature convenient in-unit washer and dryer facilities, as well as keyless entry.
- ◆ Each unit is ~1,066 square feet, making for a total building size of 4,262 square feet, excluding the basement. The lot is huge (see photos below for enormous backyard).
- ◆ Unit 4260A is currently utilized as an Airbnb, generating an average income of \$1,700 per month.
- ◆ New furnaces and condensers, as well as three new water heaters, installed 2022.
- ◆ Thirty feet of sewer lateral (mostly under basement) replaced with PVC in 2022
- ◆ Roof was recently replaced, with one-half upgraded to TPO in February 2023 and the other half in 2024.
- ◆ Unit 4260 received a near \$10k bathroom renovation in 2023





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|----------------------------------|---------------------------------|
| 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 - 4260 Castleman Ave, 63110

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Unit	Unit Size	Bed / Bath Breakdown	Current Lease End Date	Current Lease Rent Amount	Proforma Rent Amount
4260	1,066 SF	2 Bed, 1 Bath	2025-03-31	\$ 1,059	\$ 1,395
4260A*	1,066 SF	3 Bed, 1 Bath	2024-04-21	\$ 1,700	\$ 1,445
4262	1,066 SF	2 Bed, 1 Bath	2024-07-31	\$ 1,250	\$ 1,395
4262A	1,066 SF	3 Bed, 1 Bath	2024-04-30	\$ 1,259	\$ 1,445
Totals	n/a	n/a	n/a	\$ 5,268	\$ 5,680
Annualized	n/a	n/a	n/a	\$ 63,216	\$ 68,160

*\*the current lease rent amount for unit 4260 is based on the average monthly Airbnb income.*



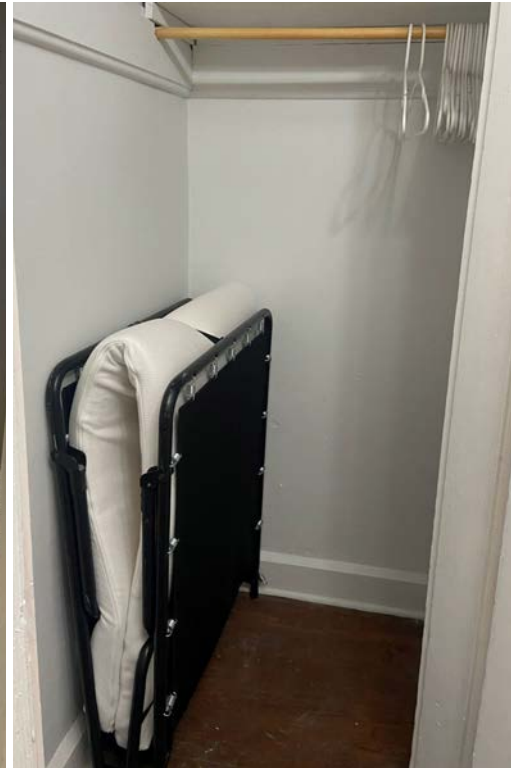
## Income - 4260 Castleman Ave, 63110

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		<i>Proforma</i>		
Income	Rents (Current Rent Roll Annualized)	\$ 63,216.00	Income Rents	\$ 68,160.00
			5% Vacancy	\$ 3,408.00
	<b>Total Income</b>	<b>\$ 63,216.00</b>	<b>Total Income</b>	<b>\$ 64,752.00</b>
Expense	Taxes	\$ 3,432.00	Expense Taxes	\$ 3,432.00
	Insurance	\$ 2,759.00	Insurance	\$ 2,759.00
	Management	\$ 5,057.00	Management	\$ 5,057.00
	Cleaning & Maintenance	\$ 2,400.00	Cleaning & Maintenance	\$ 2,400.00
	Lawn Care	\$ 600.00	Lawn Care	\$ 600.00
	Utilities - Water/Trash	\$ 1,683.00	Utilities - Water/Trash	\$ 1,683.00
	Utilities - Sewer	\$ 1,834.00	Utilities - Sewer	\$ 1,834.00
	<b>Total Expenses</b>	<b>\$ 17,765.00</b>	<b>Total Expenses</b>	<b>\$ 17,765.00</b>
	<b>Net Income</b>	<b>\$ 45,451.00</b>	<b>Net Income</b>	<b>\$ 46,987.00</b>
	<i>per month</i>	<i>\$ 3,787.58</i>	<i>per month</i>	<i>\$ 3,915.58</i>





















## **Invest St. Louis**

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Office: (314) 325-6201

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

**4260 Castleman Ave  
Saint Louis, MO 63110**

**Priced at:**

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**\$649,000**

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## **Contact:**

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