



6134 S Grand Blvd, St. Louis, MO 63111

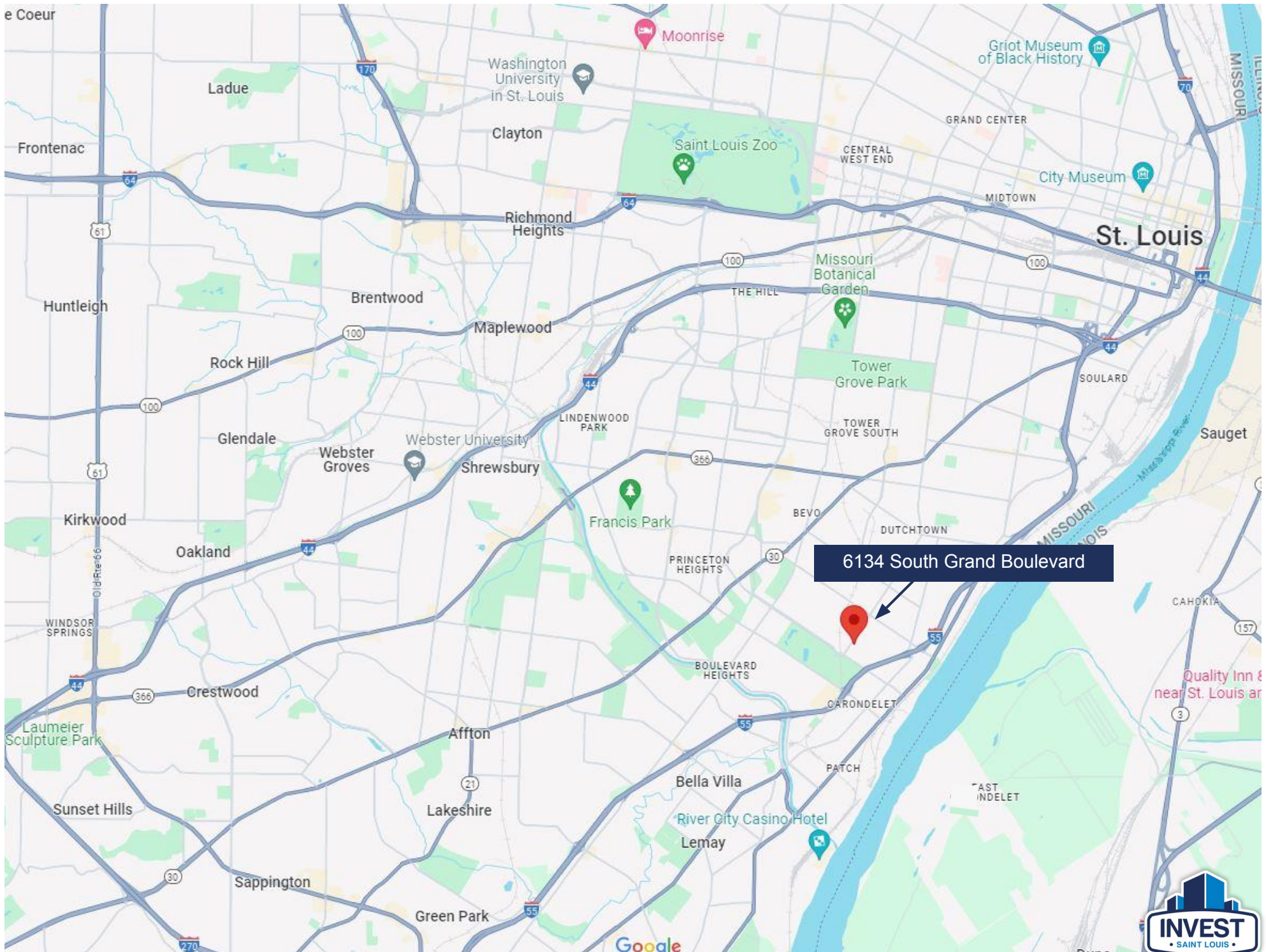
**Partially Updated Four-Family Near the Iconic Carondelet Park
Available Now**



Investment Overview

- ◇ Unique 4-family property on South Grand less than a 5-minute walk from the iconic Carondelet Park in South City and across the street from Holly Hills.
- ◇ This stucco building encompasses 3,536 square feet on a 5,084 square foot lot.
- ◇ Units feature spacious 5 room units including a sunroom off the bedroom in the rear, and large windows in the living room that let in a lot of light.
- ◇ Off-street parking is available for tenants (~4-5 spots, see photos).
- ◇ All units have central heating and central AC.
- ◇ Basement laundry facilities are available for tenant use.
- ◇ Some property and system updates have already been completed.
- ◇ Two lower level units are currently occupied with rents set at \$860 and \$650. The unit rented at \$650 is due for a rent increase with the next lease renewal.
- ◇ The two upper level units are vacant and available for viewings. Unit 2N has a lease in process for \$1,000/month.
- ◇ There is the potential for the units to be converted into 2-bedroom unit layouts by changing the apartment entrance door location.
- ◇ Property to be sold as-is.
- ◇ See additional property media, including a video walkthrough of the two upper units, the basement, and the building exterior, here: <https://photos.app.goo.gl/7FUapr1xAPdN94q29>
- ◇ A virtual walkthrough tour of unit 2N is available here: <https://bit.ly/44W52Ue>
- ◇ Supplements (leases, disclosures, etc.): <https://bit.ly/3wTApIZ>





6134 South Grand Boulevard



Multi-Families Recently Sold Nearby

Address	Sales Price	Price Per Unit	Date Sold
5537 Holly Hills Ave, 63109	\$684,000	\$171,000	April 2024
4455 Minnesota Ave, 63111	\$415,000	\$103,750	September 2023
4914 Itaska St, 63109	\$400,000	\$100,000	February 2024
4051 Giles, 63116	\$388,000	\$97,000	December 2023
3452 Alberta St, 63118	\$378,000	\$94,500	June 2023
4000 Tholozan Ave, 63116	\$365,000	\$73,000	July 2023



Nearby Rentals for 1 Bed, 1 Bath Apartments Within 5 Miles:



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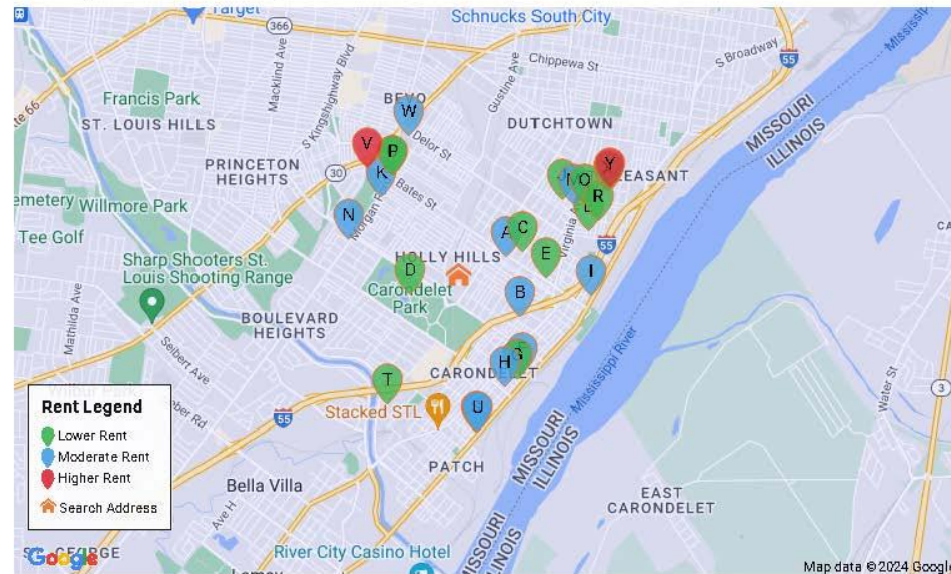
Results based on 133, single bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$935 $\pm 2\%$	\$849	\$754	\$1,117

Summary Statistics

Sample Size	133
Sample Min	\$550
Sample Max	\$1,850
Sample Median	\$849
Sample Mean	\$935
Sample Standard Deviation	\$269
25th – 75th Percentile	\$754 – 1,117
10th – 90th Percentile	\$592 – 1,279
5th – 95th Percentile	\$494 – 1,377



Nearby Rentals for 2 Bed, 1 Bath Apartments Within 3 Miles:



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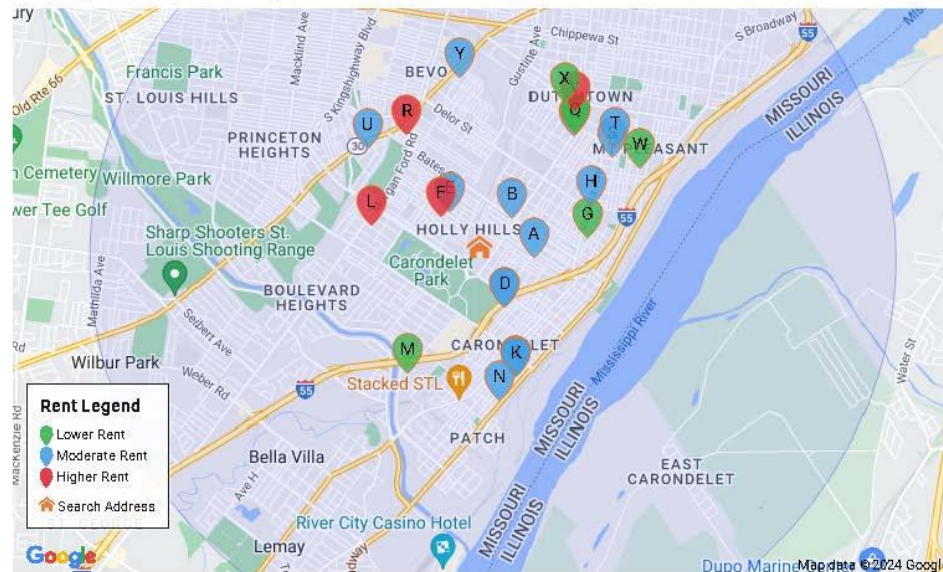
Results based on 98, 2-bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,016 $\pm 2\%$	\$959	\$867	\$1,165

Summary Statistics

Sample Size	98
Sample Min	\$650
Sample Max	\$1,700
Sample Median	\$959
Sample Mean	\$1,016
Sample Standard Deviation	\$221
25th – 75th Percentile	\$867 – 1,165
10th – 90th Percentile	\$733 – 1,299
5th – 95th Percentile	\$653 – 1,380



6134 South Grand Boulevard - Rent Roll:

Unit	Unit Size	Current Lease Rent Amount	*Estimated Pro Forma Rent with Units As-Is	*Estimated Pro Forma Rent with Upper Units as 2-Bed Layouts
1S	1 Bed, 1 Bath	\$860	\$935	\$935
1N**	1 Bed, 1 Bath	\$650	\$935	\$935
2S	1 Bed, 1 Bath	Vacant	\$935	\$1,016
2N	1 Bed, 1 Bath	Vacant	\$935	\$1,016
Totals	n/a	\$1,510	\$3,740	\$3,902
Annualized	n/a	\$18,120	\$44,880	\$46,824

*Estimated pro forma rent amounts are based on 1-bedroom apartments within 5 miles and 2-bedroom apartments within 3 miles of the property. Information sourced from Rentometer.com.

**Rent due for an increase upon lease renewal.



6134 South Grand Boulevard - Income & Expenses:

Income	Rents (Current Rent Roll Annualized)	\$ 18,120.00
	Total Income	\$ 18,120.00
Est. Expenses	Taxes	\$ 1,864.00
	Insurance	\$ 960.00
	Utilities - Sewer	\$ 720.00
	Utilities - Water	\$ 420.00
	Lawn Care	\$ 960.00
	Total Est. Expenses	\$ 4,924.00
	Net Income	\$ 13,196.00
	<i>per month</i>	<i>\$ 1,099.67</i>



6134 South Grand Boulevard - Pro Forma:

Pro Forma Estimate with Units As-Is

Income	Rents	\$ 44,880.00
	5% Vacancy	\$ 2,244.00
Total Income		\$ 42,636.00
Est. Expenses	Taxes	\$ 1,864.00
	Insurance	\$ 960.00
	Utilities - Sewer	\$ 720.00
	Utilities - Water	\$ 420.00
	Lawn Care	\$ 960.00
Total Est. Expenses		\$ 4,924.00
Net Income		\$ 37,712.00
<i>per month</i>		<i>\$ 3,142.67</i>

Pro Forma Estimate with Upper Units as 2-Bed Layouts

Income	Rents	\$ 46,824.00
	5% Vacancy	\$ 2,341.20
Total Income		\$ 44,482.80
Est. Expenses	Taxes	\$ 1,864.00
	Insurance	\$ 960.00
	Utilities - Sewer	\$ 720.00
	Utilities - Water	\$ 420.00
	Lawn Care	\$ 960.00
Total Est. Expenses		\$ 4,924.00
Net Income		\$ 39,558.80
<i>per month</i>		<i>\$ 3,296.57</i>



6134 South Grand Boulevard - Floor Plan of Unit 2N:



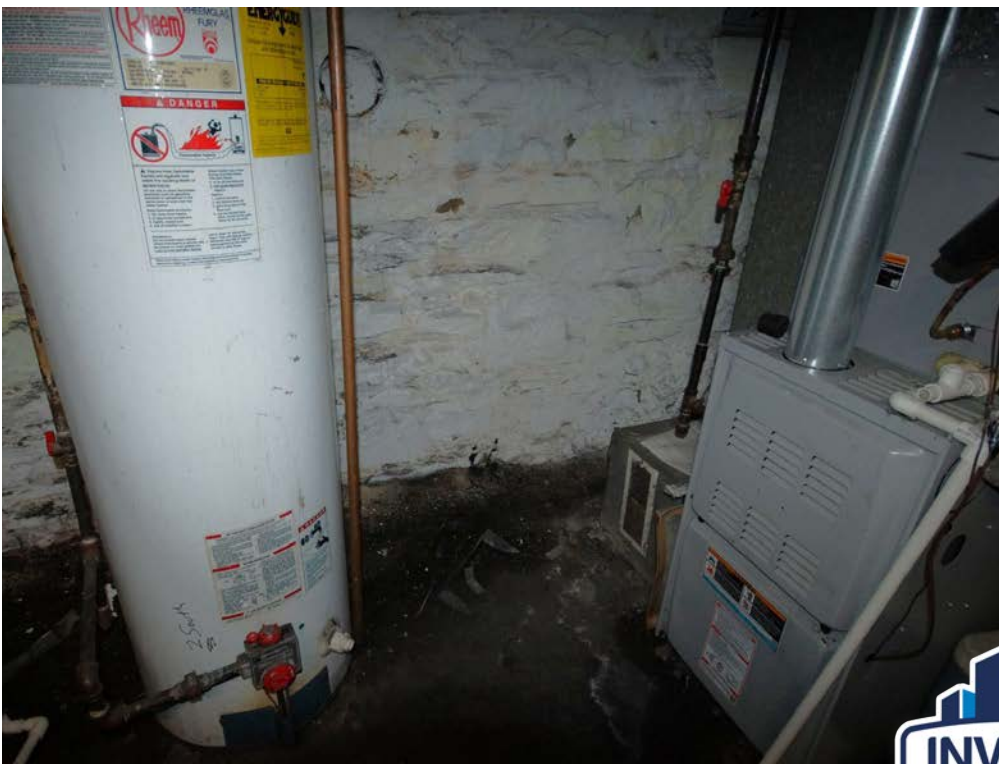
















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6134 South Grand Boulevard

Priced at:

\$335,000

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