



7118 Amherst Ave., University City, MO 63130

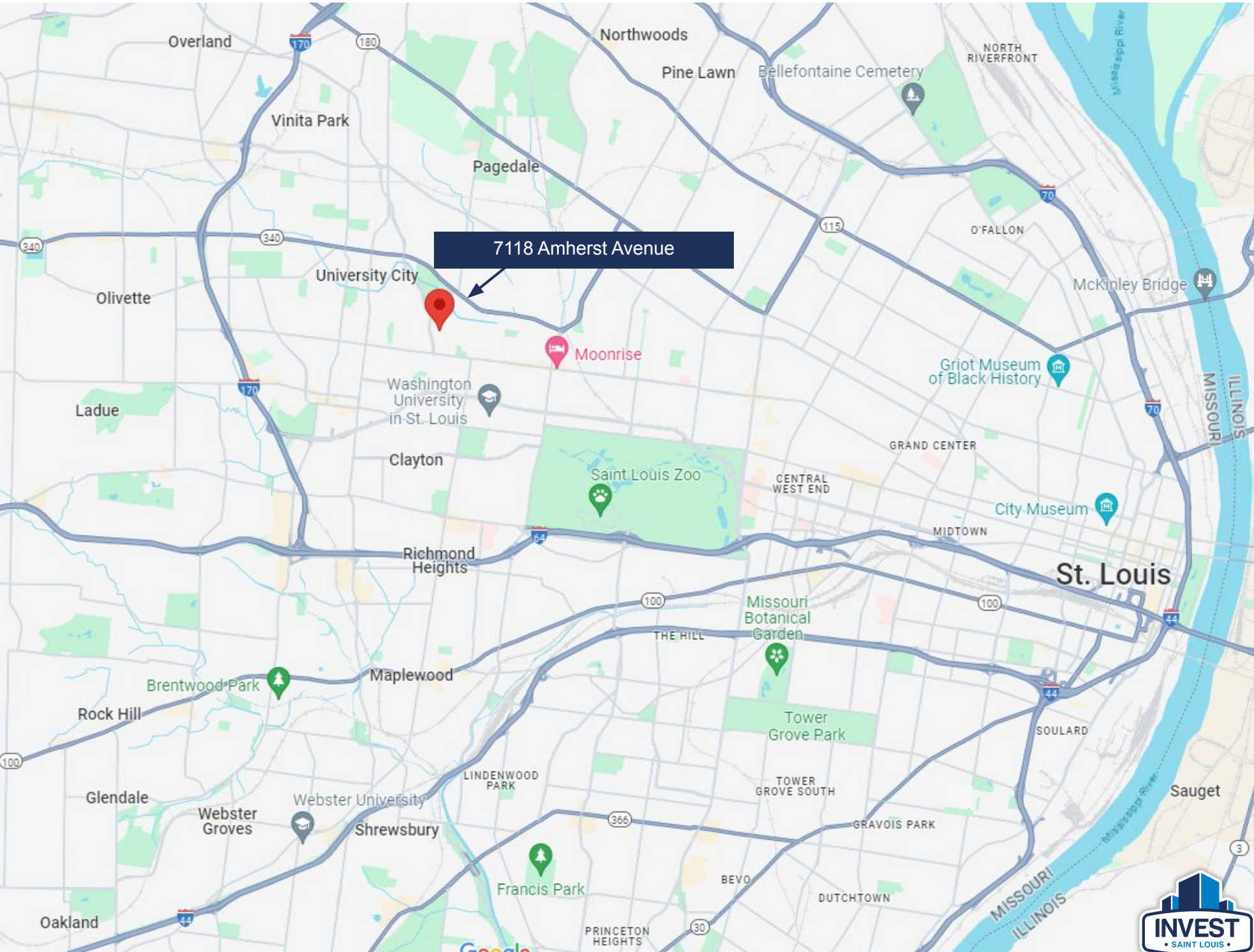
Opportunity to Purchase a Well-Maintained Duplex in University City Located Within Walking Distance of Wash U



Investment Overview

- ◇ Check out this well-maintained two family located in University City, within walking distance of Washington University, Lewis Park, and the Heman Park Pool.
- ◇ There is the potential to add value to this property with cosmetic updates to the kitchens and baths.
- ◇ The 2,576 SF building is comprised of two bedroom units that are each approximately 1,250 SF.
- ◇ The average rents of 13 two bedroom apartments within 1.5 miles in the last year is \$1,778.
- ◇ The building features hardwood floors, fireplaces in each unit, a large living room and dining room, central air conditioning, and radiant heating with one of the boilers being recently replaced.
- ◇ A new AC was installed for the upper level in 2023.
- ◇ There is a PVC plumbing stack and the lateral has been replaced.
- ◇ There is an enclosed porch on the back of each apartment, storage units for the tenants, and laundry hookups in the basement.
- ◇ The tuckpointing is in great shape, and there is a brick two car garage in the rear of the property.
- ◇ There is a long term month-to-month tenant in the first floor unit, and the second floor is vacant.
- ◇ Sales comparables range from \$300k-\$758k in 63130 zip code depending on size and updates.
- ◇ A virtual tour of the upstairs unit is available here: https://bit.ly/7118_2F





7118 Amherst Avenue

St. Louis



Multi-Families Recently Sold Nearby

Address	# of Units	Sales Price	Price Per Unit	Date Sold
7354 Amherst Ave, 63130	2	\$440,000	\$220,000	December 2023
7265 Delmar Blvd, 63130	2	\$435,000	\$217,500	June 2024
7125 Dartmouth Ave, 63130	2	\$368,000	\$184,000	August 2023
7145 Dartmouth Ave, 63130	2	\$360,000	\$180,000	November 2023
7055 Amherst Ave, 63130	2	\$360,000	\$180,000	July 2024
7020 Amherst Ave, 63130	2	\$345,000	\$172,500	February 2024
7254 Tulane Ave, 63130	2	\$338,000	\$169,000	October 2023
7055 Dartmouth Ave, 63130	2	\$326,916	\$163,458	May 2024
7104 Tulane Ave, 63130	2	\$325,000	\$162,500	January 2024
7051 Tulane Ave, 63130	2	\$320,000	\$160,000	September 2023
7120 Tulane Ave, 63130	2	\$320,000	\$160,000	March 2024
7251 Delmar Blvd, 63130	2	\$316,000	\$158,000	March 2024
7235 Amherst Ave, 63130	2	\$300,000	\$150,000	August 2023



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

7118 Amherst Avenue University City, MO

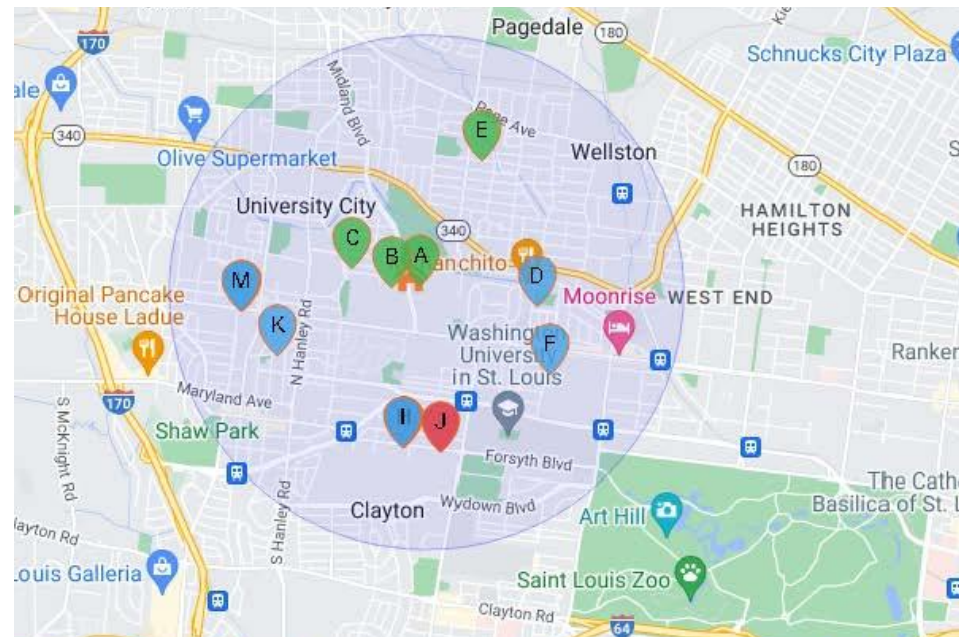
Results based on 13, 2-bedroom, single bath Apartment rentals seen within 12 months in a 1.50 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,778 $\pm 8\%$	\$1,895	\$1,427	\$2,129

Summary Statistics

Sample Size	13
Sample Min	\$995
Sample Max	\$2,795
Sample Median	\$1,895
Sample Mean	\$1,778
Sample Standard Deviation	\$521
25th – 75th Percentile	\$1,427 – 2,129
10th – 90th Percentile	\$1,111 – 2,444
5th – 95th Percentile	\$922 – 2,634



Nearby Rentals for 2 Bed, 1 Bath Apartments Within 1.5 Miles:

Address	Unit Size	Rent
7234 Amherst Ave, 63130	1,200 ft ²	\$1,100
7365 Tulane Ave, 63130	1,100 ft ²	\$1,200
7139 Amherst Ave, 63130	1,400 ft ²	\$1,400
6651 Clemens Ave, 63130	1,250 ft ²	\$1,495
7212 Forsyth Blvd, 63105	1,100 ft ²	\$1,895
7752 Kingsbury Blvd, 63105	1,000 ft ²	\$1,895
7742 Delmar Blvd, 63130	1,100 ft ²	\$1,895
7742 Delmar Blvd, 63130	1,050 ft ²	\$1,895
6615 Kingsbury Blvd, 63130	1,200 ft ²	\$2,095
7208 Forsyth Blvd, 63105	1,100 ft ²	\$2,095
7046 Forsyth Blvd, 63105	1,000 ft ²	\$2,350
7212 Forsyth Blvd, 63105	1,200 ft ²	\$2,795



7118 Amherst Avenue - Rent Roll:

Unit	Unit Size	Current Lease Rent Amount	*Estimated Pro Forma Rent Amount with Updates
1	2 Bed, 1 Bath	\$900	\$1,778
2	2 Bed, 1 Bath	Vacant	\$1,778
Totals	n/a	\$900	\$3,556
Annualized	n/a	\$10,800	\$42,672

*Estimated pro forma rent amount is based on 13 2-bedroom apartment rentals seen within 1.5 miles of the property in the last year. Information sourced from Rentometer.com.



7118 Amherst Avenue - Floor Plan of Unit 2F:

















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brokerage in the state of Missouri.*

Disclaimer:

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7118 Amherst Avenue

Priced at:

\$299,000

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