

9546 Hyde Park Drive

Fully-Occupied Four-Family in
Affton with Modern Upgrades

Price

\$489,000



Address:

9546 Hyde Park Drive, Affton, Missouri 63123

Summary:

Fully leased four-family property generating \$3,875/month in rental income. Each 2-bedroom, 1-bath unit features modern upgrades, including granite countertops, stainless steel appliances, and cherrywood cabinets, with community laundry and garage parking for tenants.



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



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INVESTMENT OVERVIEW

Property Overview: This fully leased four-family building in Affton features all 2-bedroom, 1-bath units, generating a total monthly rental income of \$3,875, or \$46,500 annually. Relative to four families further in the city, multi-family buildings in this area are young with brick in great condition, as well as an A-frame pitched roof with shingles for low maintenance and extended life. The neighborhood is quiet & low-key, with well kept landscaping throughout.

Unit Features: Each unit is 832 square feet, with a combined building square footage of 3,328. The lower-level units have hardwood flooring, while the upper units are carpeted. All units include modern upgrades such as granite countertops, stainless steel appliances, and cherrywood-finished cabinetry - "A" level finishes relative to the area. This should allow for top level market rate rents for the foreseeable future without making any major upgrades.

Utilities & Appliances: The building is equipped with central heating (gas forced air) and electric condensers for cooling. No systems are ancient and all are in good working order. All windows are upgraded to durable vinyl.

Tenant Amenities: Community laundry is available in the basement for tenant use. Additionally, the property offers two 2-car garages with power doors, alongside on-street parking options.

Video Walkthrough of Common Areas and Exterior: <https://youtu.be/tQt16gfZTDw>

Link to a Google Drive folder with disclosures, rental verification, leases, and other supplemental documents: bit.ly/9546HydeParkSupp

Complete 3D Scan / Virtual Tour of Unit B: <https://my.matterport.com/show/?m=tmc59okZEz2>



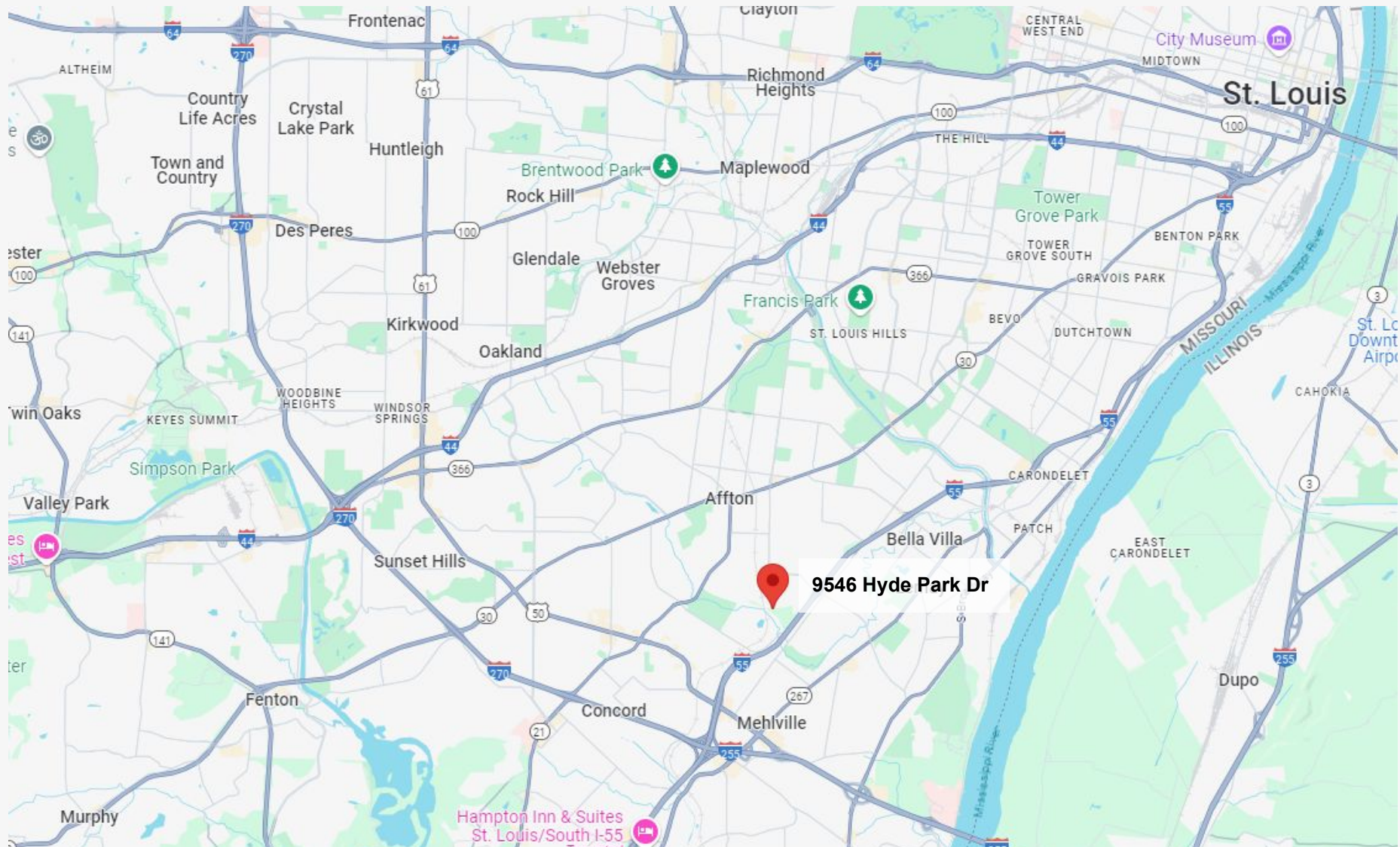
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MAP



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RENT ROLL

Rent Roll - 9546 Hyde Park Dr, 63123

Unit	Bed / Bath Breakdown	Unit Size	Current Lease Rent Amount	Estimated Proforma Rent Amount
9546 A	2 Beds, 1 Bath	832 SF	\$1,000.00	\$1,095.00
9546 B	2 Beds, 1 Bath	832 SF	\$950.00	\$1,095.00
9546 C	2 Beds, 1 Bath	832 SF	\$1,000.00	\$1,095.00
9546 D	2 Beds, 1 Bath	832 SF	\$925.00	\$1,095.00
Totals	n/a	n/a	\$3,875.00	\$4,380.00
Annualized	n/a	n/a	\$46,500.00	\$52,560.00



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INCOME, EXPENSES, & PRO FORMA

Pro Forma Estimate

Income	Rents (Current Rent Roll Annualized)	\$ 46,500.00
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	Total Income	\$ 46,500.00
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Expense	Taxes	\$ 4,421.00
	Insurance	\$ 3,923.00
	Cleaning & Maintenance	\$ 2,400.00
	Lawn Care	\$ 600.00
	Utilities - Electric	\$ 660.00
	Utilities - Gas	\$ 360.00
	Utilities - Water/Trash	\$ 2,280.00
	Utilities - Sewer	\$ 1,080.00
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	Total Expenses	\$ 15,724.00
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	Net Income	\$ 30,776.00
	<i>per month</i>	<i>\$ 2,564.67</i>

Income	Rents	\$ 52,560.00
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	Total Income	\$ 52,560.00
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Expense	Taxes	\$ 4,421.00
	Insurance	\$ 3,923.00
	Cleaning & Maintenance	\$ 2,400.00
	Lawn Care	\$ 600.00
	Utilities - Electric	\$ 660.00
	Utilities - Gas	\$ 360.00
	Utilities - Water/Trash	\$ 2,280.00
	Utilities - Sewer	\$ 1,080.00
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	Total Expenses	\$ 15,724.00
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	Net Income	\$ 36,836.00
	<i>per month</i>	<i>\$ 3,069.67</i>



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NEARBY MULTI-FAMILY SALES

Address	Building Type	Building Square Footage	Sale Price	Price Per Square Foot	Sale Date
10028 Puttington Drive	4-Family	3,456	\$490,000	\$142	December 2023
10068 Puttington Drive	4-Family	3,456	\$490,000	\$142	December 2023
10120 Squire Meadows Drive	4-Family	3,514	\$475,000	\$135	April 2023
10384 Parkman Drive	4-Family	3,514	\$435,000	\$124	August 2023
10023 Willdan Drive	4-Family	3,456	\$423,000	\$122	August 2023



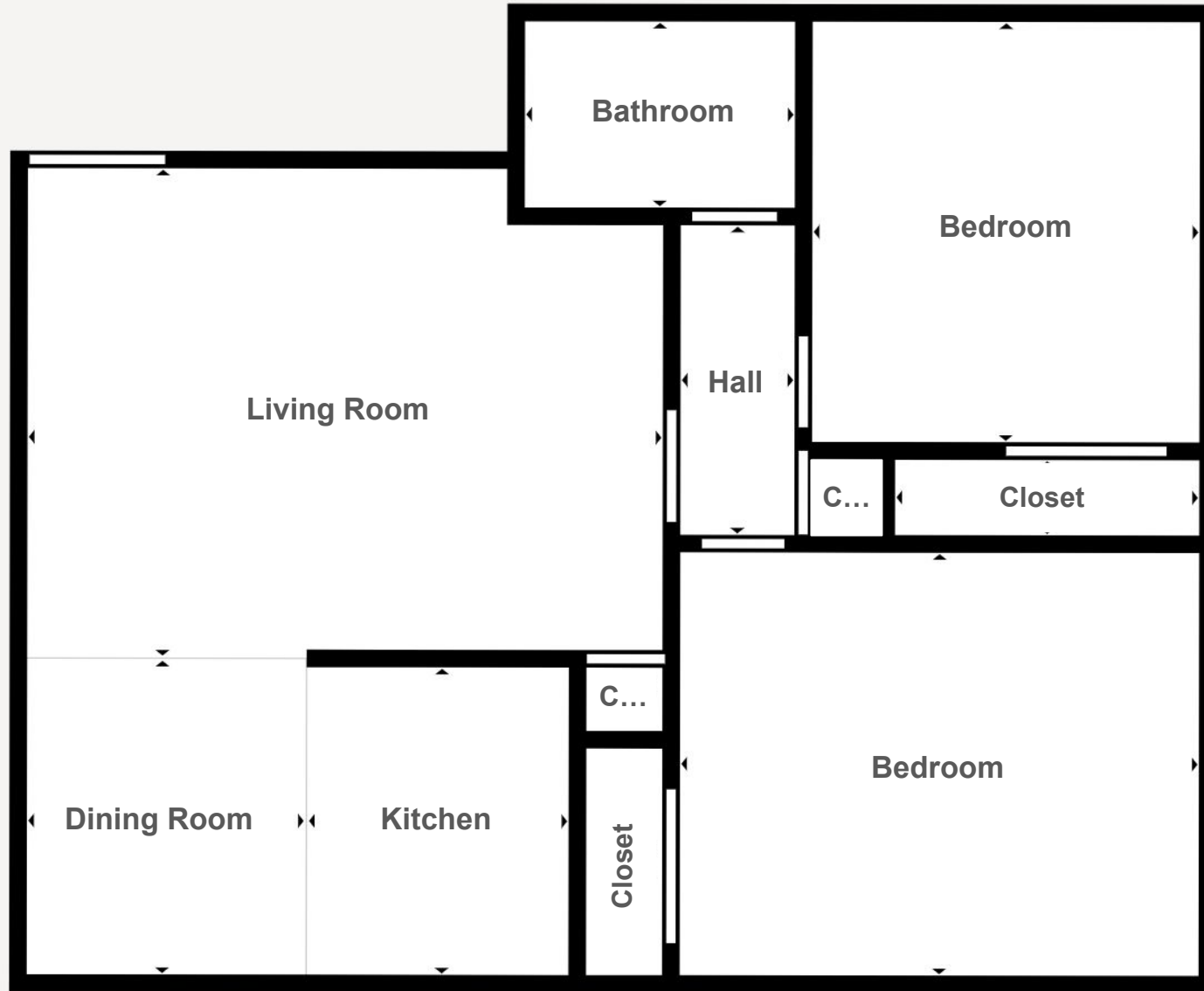
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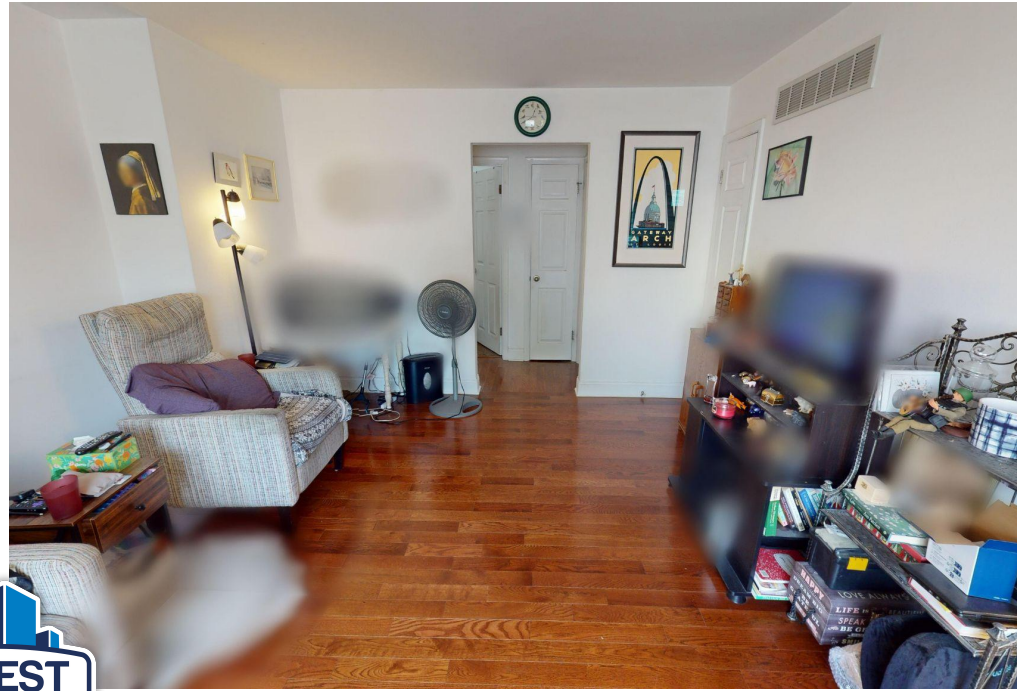
UNIT FLOOR PLAN



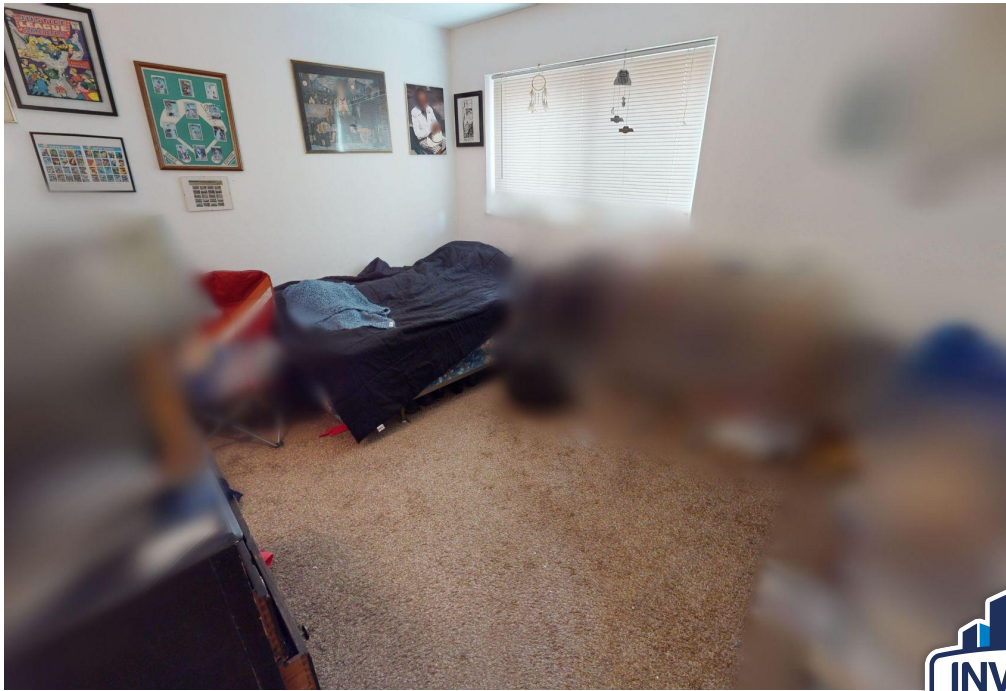
PROPERTY PHOTOS



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