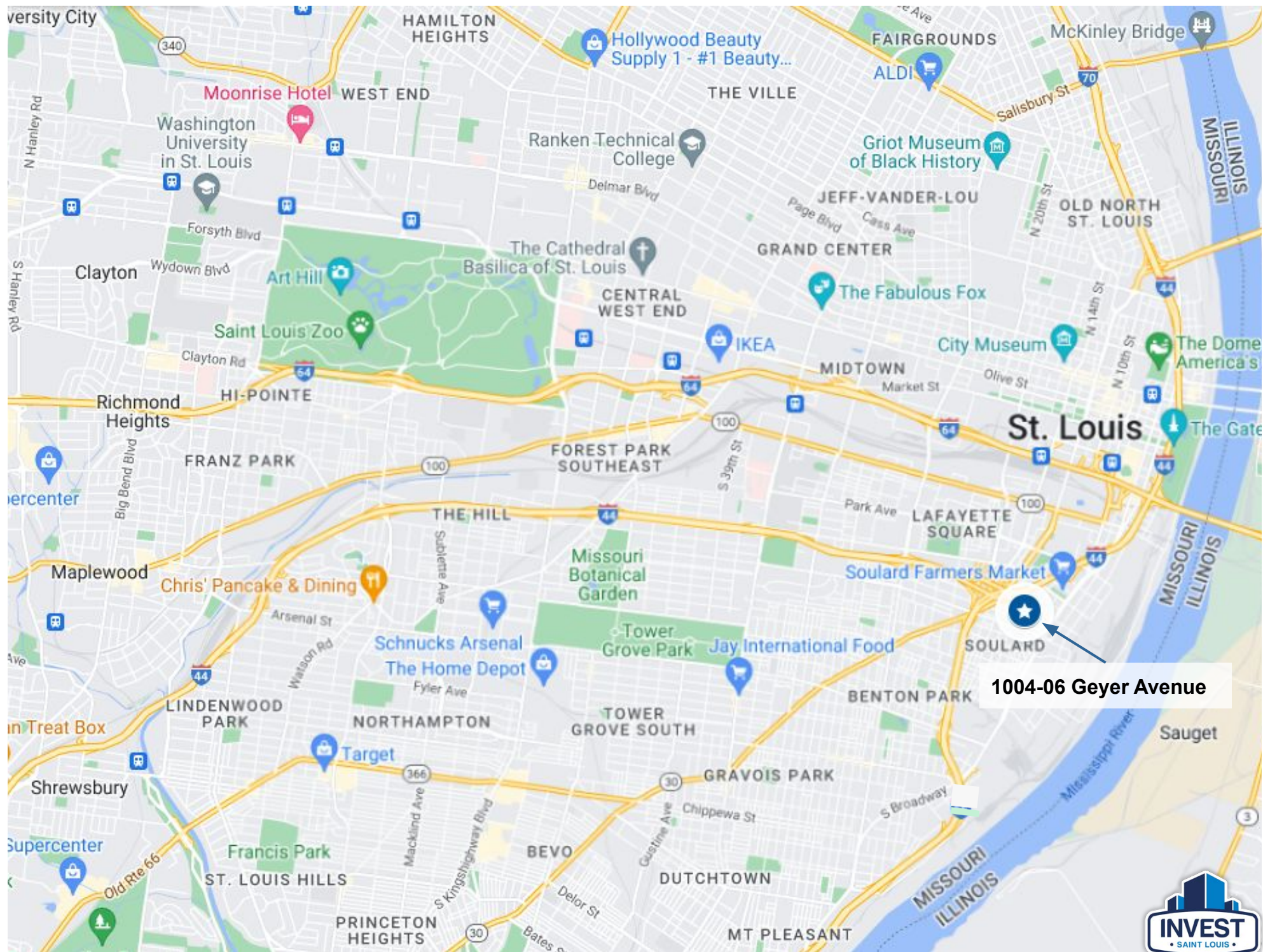




1004-1006 Geyer Ave, St. Louis, MO 63104

Two Adjoined Renovated Duplexes in the Heart of Soulard Available Now





1004-06 Geyer Avenue



Property Overview:

Sought-After Soulard Opportunity: Two renovated duplexes in St. Louis' vibrant Soulard neighborhood, surrounded by bars, restaurants, the iconic Soulard Farmers Market, and the renowned Mardi Gras parade. Steps from Goshen Coffee (best in Soulard!), Chavas, and more.

Modernized Units in Historic Charm: These brick buildings feature renovated units with all new interiors; new stainless steel appliances, new flooring, new in-unit laundry, new cabinets, new countertops, and so on. Three of the four units span two floors, offering flexible and unique layouts. Unit sizes range from 760 to 1,235 square feet, including two 1-bed 1-bath units, one 2-bed 1-bath unit, and one 2-bed, 2-bath unit. All units finished to the same standard with same fixtures, amenities, etc. Extensive exterior work completed as well, including roof, new deck, landscaping, painting, gutters, and more.

Both on-street and off-street parking are available, with one unit showcasing a large deck overlooking a large fenced backyard and parking area large enough for ~six cars.

Rental Income & Development Potential: Three units are currently vacant. One in each duplex is to be rented (1006A is rented, 1004 is listed for rent). Remaining larger units will be left available for potential owner occupants. Market rents range from \$1,145 to \$1,795 (conservatively) for the largest with a projected income of \$6,030/month or \$72,360/year once fully rented. Additionally, the large lot leaves the possibility of an over garage unit(s) development at the rear/alley of the property.

A Virtual Tour is Available for All Units:

- Unit 1004 — https://bit.ly/1004_Geyer
- Unit 1004A — https://bit.ly/1004A_Geyer
- Unit 1006 — https://bit.ly/1006_Geyer
- Unit 1006A — https://bit.ly/1006A_Geyer



Rent Roll:

Unit	Bed / Bath Breakdown	Unit Size	Current Lease Rent Amount	Estimated Proforma Rent Amount
1004	1 Bed, 1 Bath	760 SF	Vacant	\$1,145.00
1004A	2 Beds, 2 Baths	1,235 SF	Vacant	\$1,795.00
1006	2 Beds, 1 Bath	1,174 SF	Vacant	\$1,695.00
1006A	1 Bed, 1 Bath	952 SF	\$1,365.00	\$1,395.00
Totals	n/a	n/a	\$1,365.00	\$6,030.00
Annualized	n/a	n/a	\$16,380.00	\$72,360.00



Income, Expenses, & Pro Forma:

Current Rent Roll Annualized

Income	Rents	\$ 16,380.00
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	Total Income	\$ 16,380.00
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Expense	Taxes	\$ 5,189.00
	Insurance	\$ 3,500.00
	Maintenance & Cleaning	\$ 1,200.00
	Lawn Care	\$ 780.00
	Utilities - Water/Trash	\$ 1,528.00
	Utilities - Sewer	\$ 2,508.00
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	Total Expenses	\$ 14,705.00
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	Net Income	\$ 1,675.00
	<i>per month</i>	\$ 139.58

Pro Forma Estimate

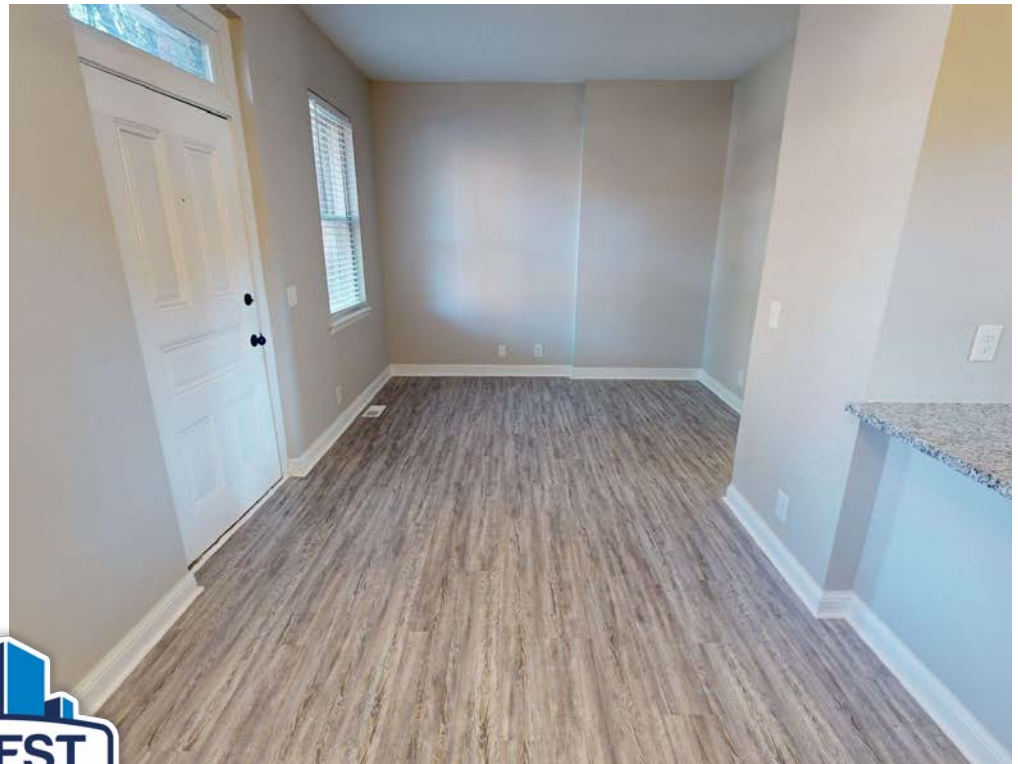
Income	Rents	\$ 72,360.00
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	Total Income	\$ 72,360.00
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Expense	Taxes	\$ 5,189.00
	Insurance	\$ 3,500.00
	Maintenance & Cleaning	\$ 1,200.00
	Lawn Care	\$ 780.00
	Utilities - Water/Trash	\$ 1,528.00
	Utilities - Sewer	\$ 2,508.00
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	Total Expenses	\$ 14,705.00
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	Net Income	\$ 57,655.00
	<i>per month</i>	\$ 4,804.58















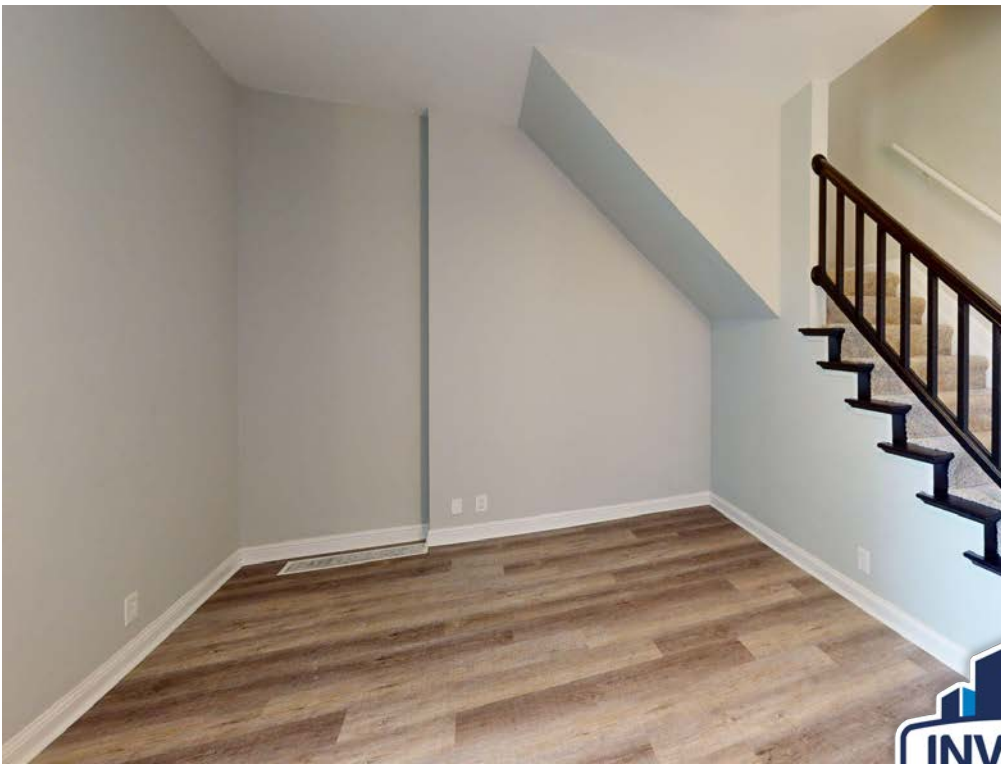




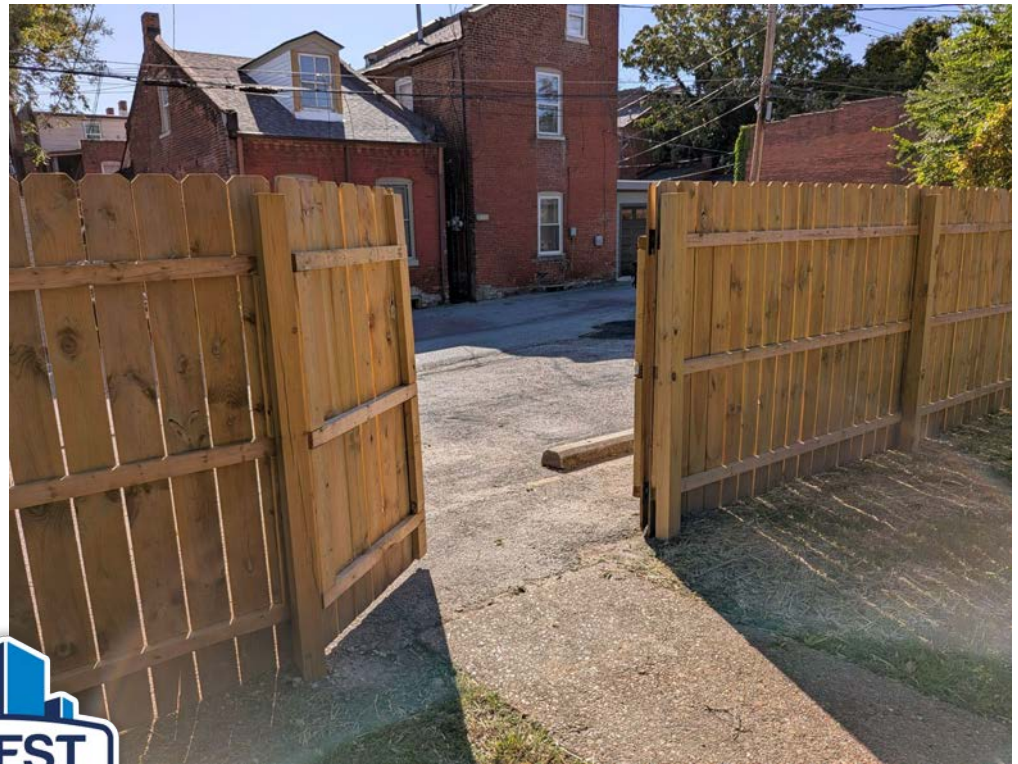
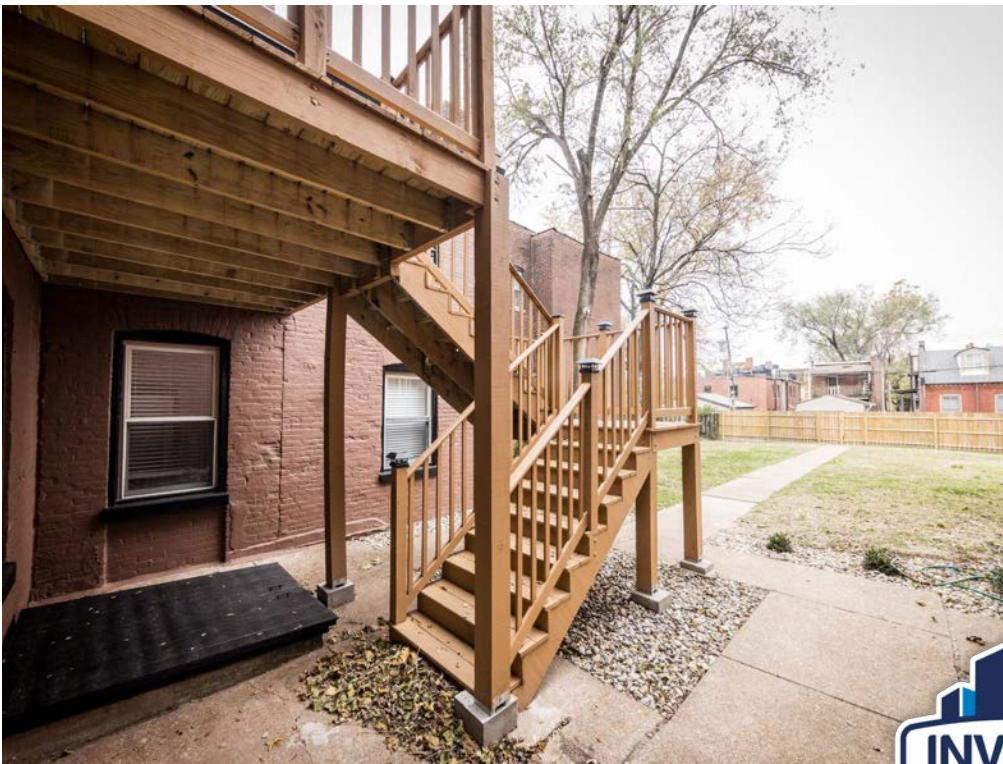




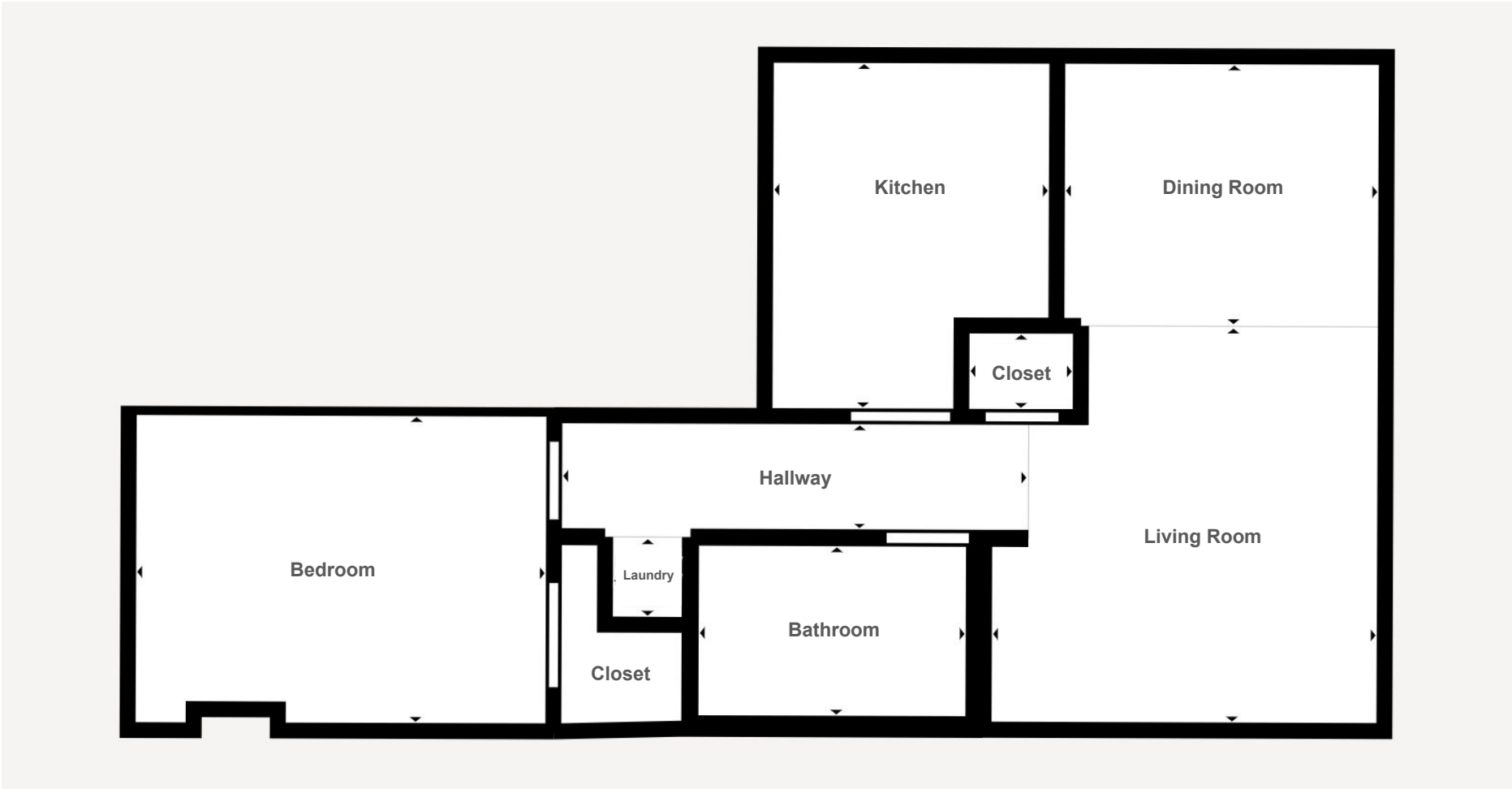








1004 Geyer Avenue - Full Unit Floor Plan:



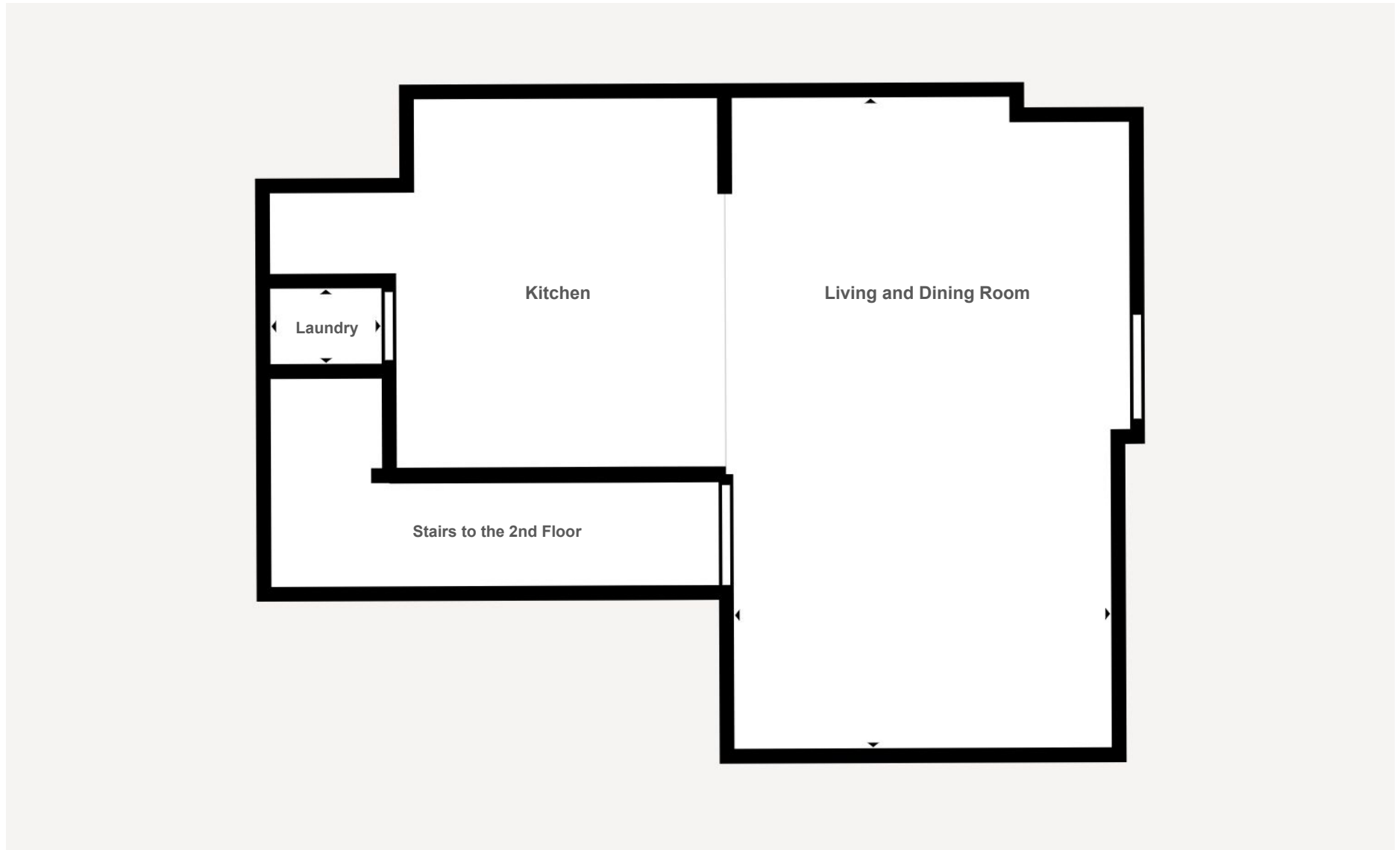
1004A Geyer Avenue - Main Level Floor Plan:



1004A Geyer Avenue - Second Level Floor Plan:



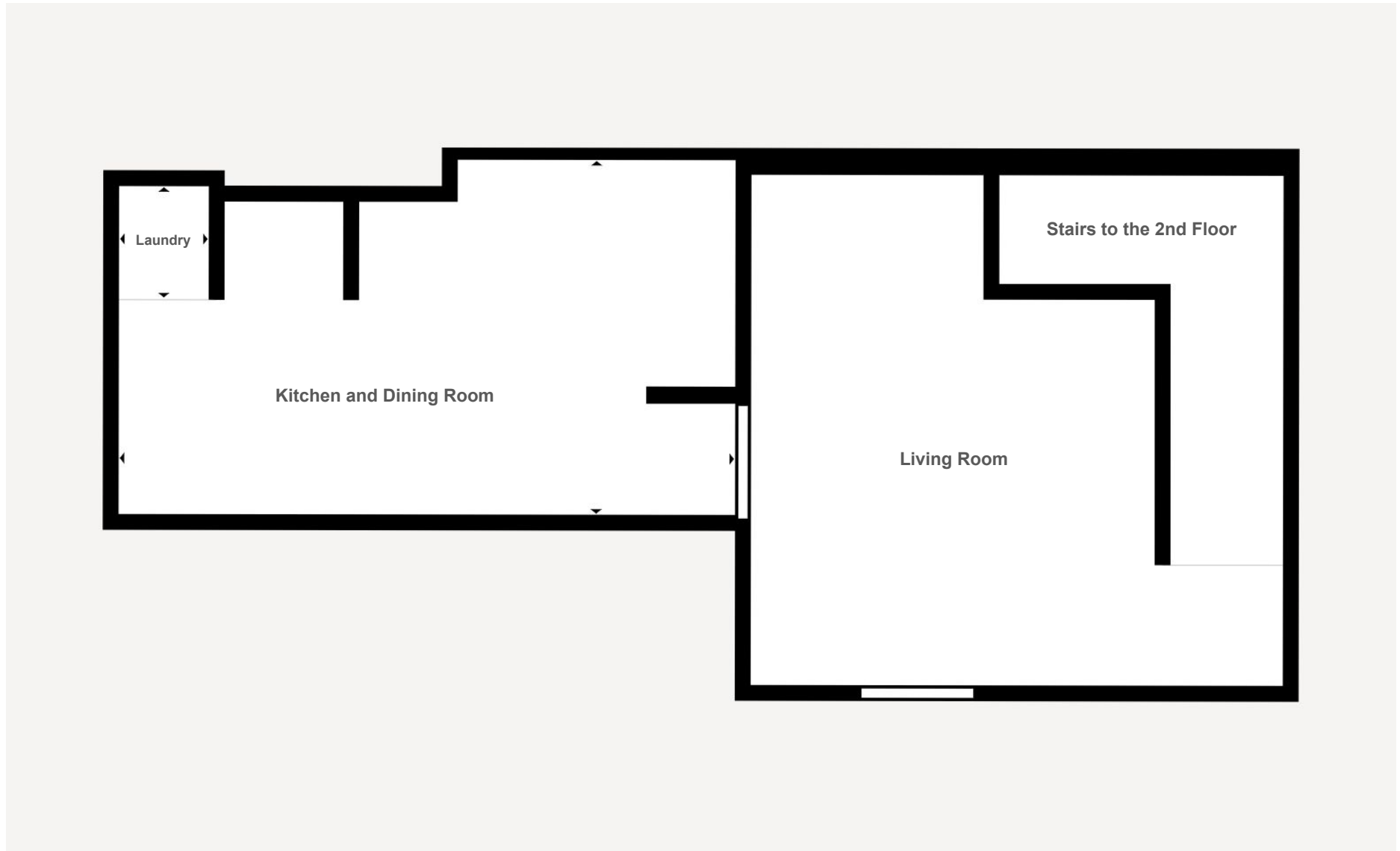
1006 Geyer Avenue - Main Level Floor Plan:



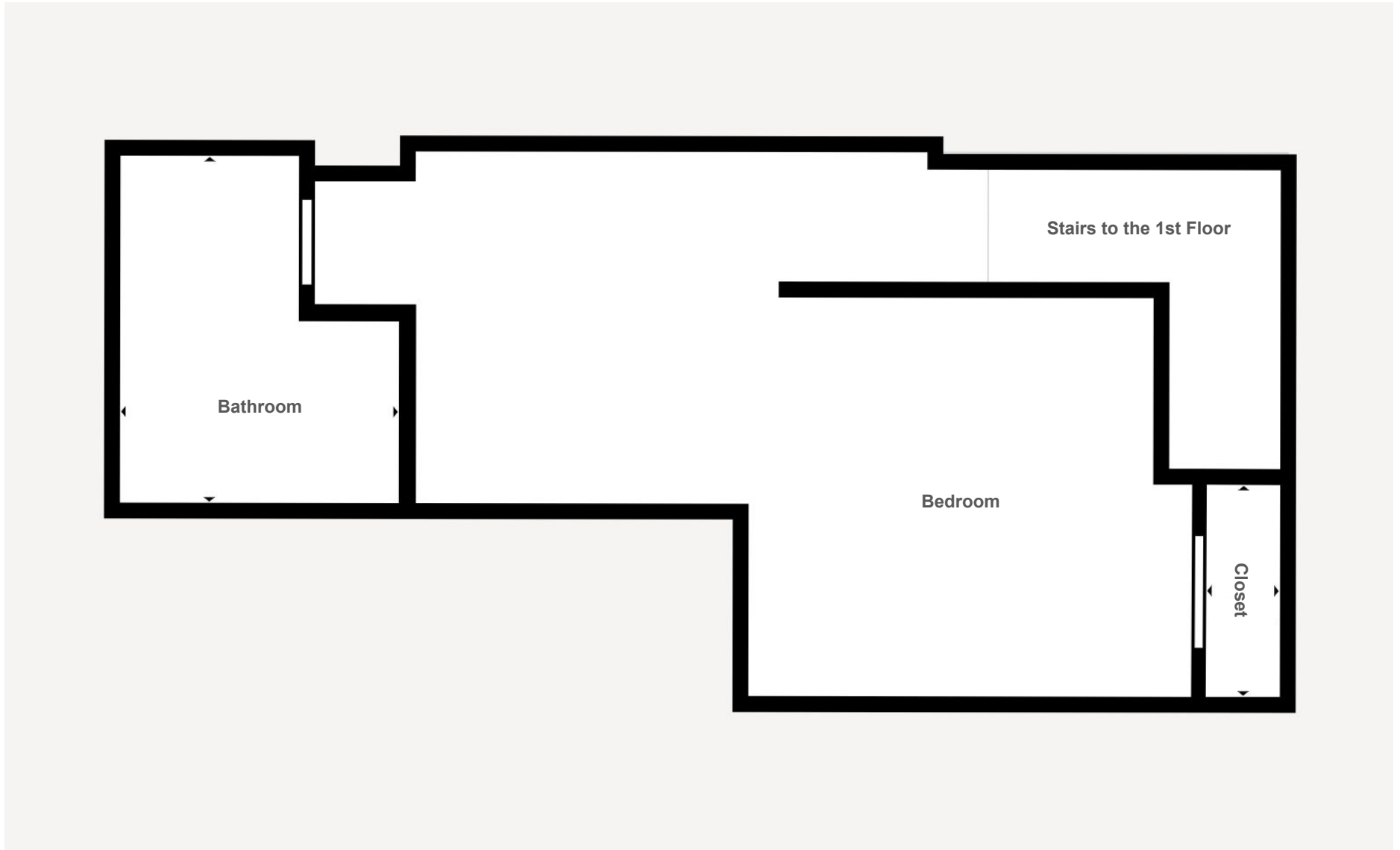
1006 Geyer Avenue - Second Level Floor Plan:



1006A Geyer Avenue - Main Level Floor Plan:



1006A Geyer Avenue - Second Level Floor Plan:





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1004-1006 Geyer Avenue

Renovated Duplexes in the Heart of Soulard

Priced at

\$760,000

or \$385,000 per duplex

Contact:



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