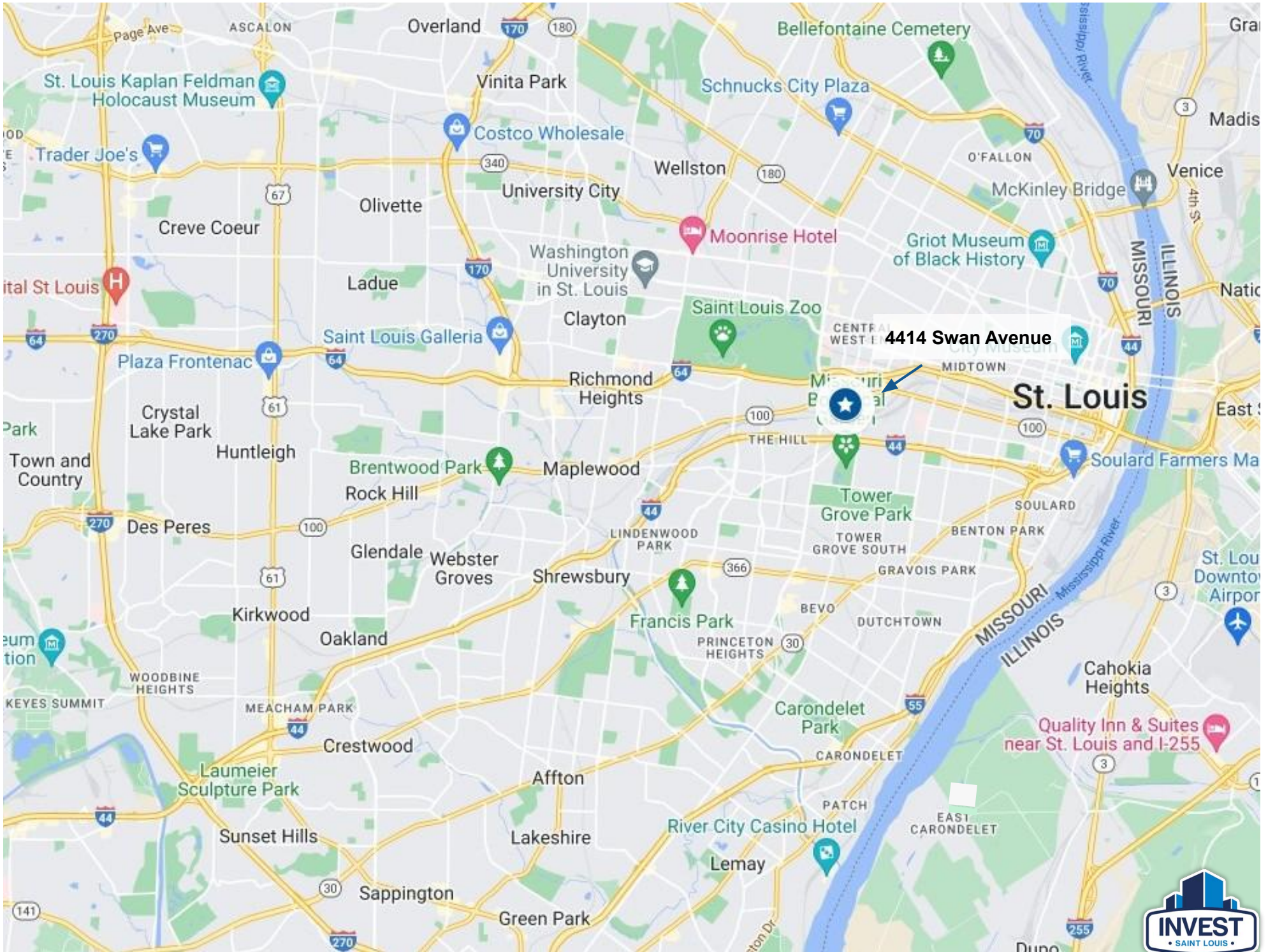




4414 Swan Ave, St. Louis, MO 63110

Beautifully Updated Turnkey Four-Family in The Grove





4414 Swan Avenue

St. Louis



Investment Overview:

Location & Neighborhood Highlights:

- Located in the heart of The Grove, one of St. Louis' most vibrant and desirable neighborhoods.
- Close to Barnes Hospital, Washington University Medical School, SLU Campus, The Botanical Gardens, Forest Park, and major highways 40 and 44.

Property & Investment Highlights:

- The building recently underwent a complete renovation that included new updated kitchens, bathrooms, in unit laundry, all new doors, lighting, hardware, all updated systems, and the roof was replaced.
- Features well-designed, owner occupant grade 1-bedroom, 1-bathroom layouts perfect for modern living.
- Low turnover and limited inventory in the neighborhood make this property a rare find.
- Ongoing redevelopment in The Grove supports continued strong rental demand and excellent potential.

Features:

- Beautifully finished hardwood floors and tasteful finishes throughout.
- Modern bathrooms with walk in showers, in unit laundry.
- Spacious tiled showers, sleek quartz countertops, and stylish kitchen islands.
- Central HVAC systems provide year-round comfort.
- Private fenced-in backyard creates a secure and serene outdoor oasis. A new 2 story porch was added on the back of the property and there is a detached garage.

Rental Potential:

- Current rental rates: \$1,200/month per unit, plus \$50/month for laundry.
- Comparable units in the area rent for \$1,300+ per month, offering potential for increased income.

Virtual Unit Tours:

- 4414 Swan - Unit A: <https://my.matterport.com/show/?m=bwY8opWfEyC&mls=1>
- 4414 Swan - Unit B: <https://my.matterport.com/show/?m=Yp1MJbxUXRQ&mls=1>



Multi-Family Properties Sold Nearby:

Address	Square Footage	Sale Price	Price Per Unit	Price Per Square Footage	Sold Date
2007 Alfred Avenue	3,536	\$825,000	\$206,250	\$233	March 2024
4544 Chouteau Avenue	3,944	\$695,000	\$173,750	\$176	March 2024
4341 Swan Avenue	3,600	\$634,900	\$158,725	\$176	November 2023
4467 Gibson Avenue	2,770	\$579,000	\$144,750	\$209	October 2023
Average Totals	3,463	\$683,475	\$170,869	\$199	N/A



1 Bedroom, 1 Bathroom Apartment Rentals Nearby:



4414 Swan Avenue St. Louis, MO

Results based on 19, single bedroom, single bath rentals seen within 12 months in a 0.33 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,362 ±5%	\$1,445	\$1,165	\$1,560

Summary Statistics

Sample Size	19
Sample Min	\$640
Sample Max	\$1,825
Sample Median	\$1,445
Sample Mean	\$1,362
Sample Standard Deviation	\$293
25th – 75th Percentile	\$1,165 – 1,560
10th – 90th Percentile	\$988 – 1,737
5th – 95th Percentile	\$881 – 1,844



1 Bedroom, 1 Bathroom Apartment Rentals Nearby:

Address	Bed / Bath Breakdown	Unit Square Footage	Rent Price
4447 Hunt Ave, 63110	1 Bed / 1 Bath	868	\$1,825
4447 Hunt Ave, 63110	1 Bed / 1 Bath	809	\$1,645
4500 Swan Ave, 63110	1 Bed / 1 Bath	708	\$1,595
4447 Hunt Ave, 63110	1 Bed / 1 Bath	604	\$1,565
4447 Hunt Ave, 63110	1 Bed / 1 Bath	705	\$1,550
4447 Hunt Ave, 63110	1 Bed / 1 Bath	754	\$1,550
4500 Swan Ave, 63110	1 Bed / 1 Bath	657	\$1,550
4447 Hunt Ave, 63110	1 Bed / 1 Bath	670	\$1,545
4447 Hunt Ave, 63110	1 Bed / 1 Bath	651	\$1,490
4447 Hunt Ave, 63110	1 Bed / 1 Bath	716	\$1,445
4447 Hunt Ave, 63110	1 Bed / 1 Bath	621	\$1,350

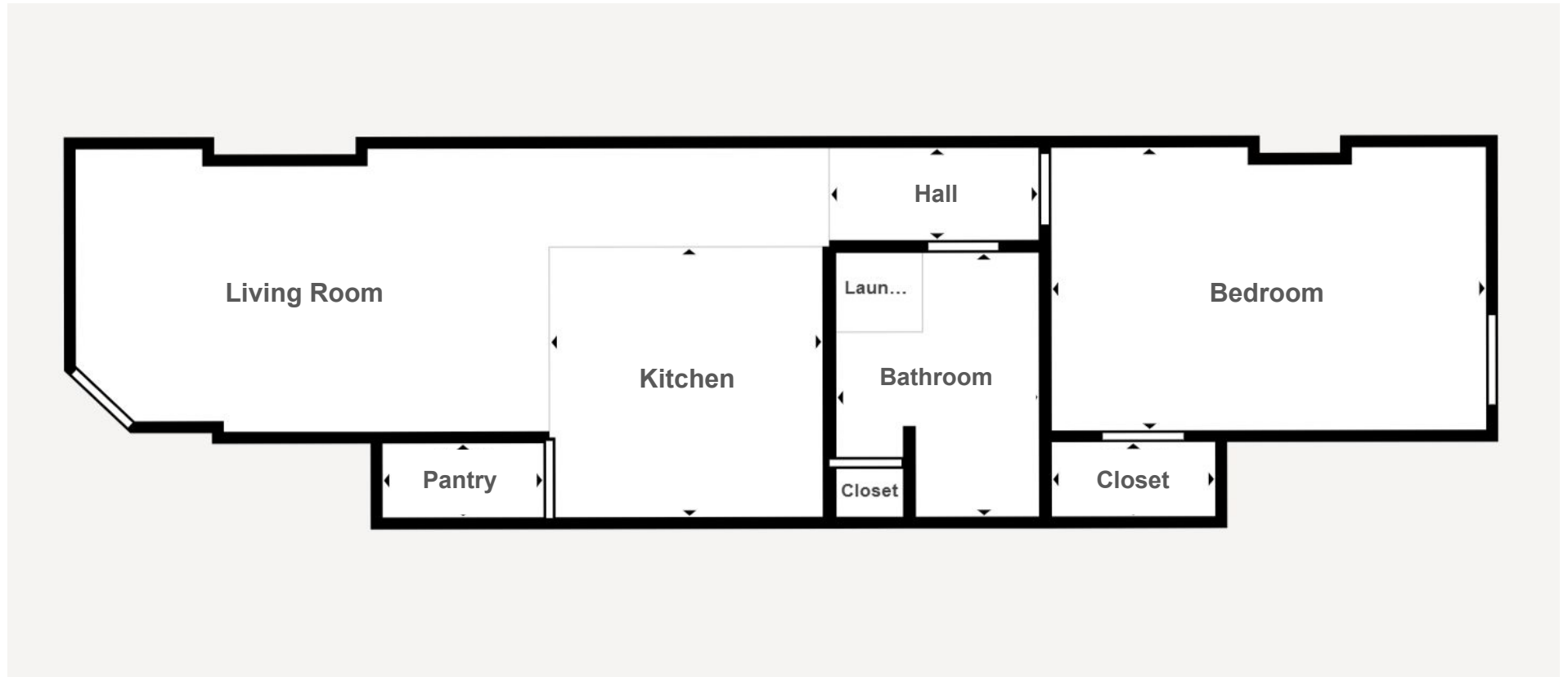


Rent Roll:

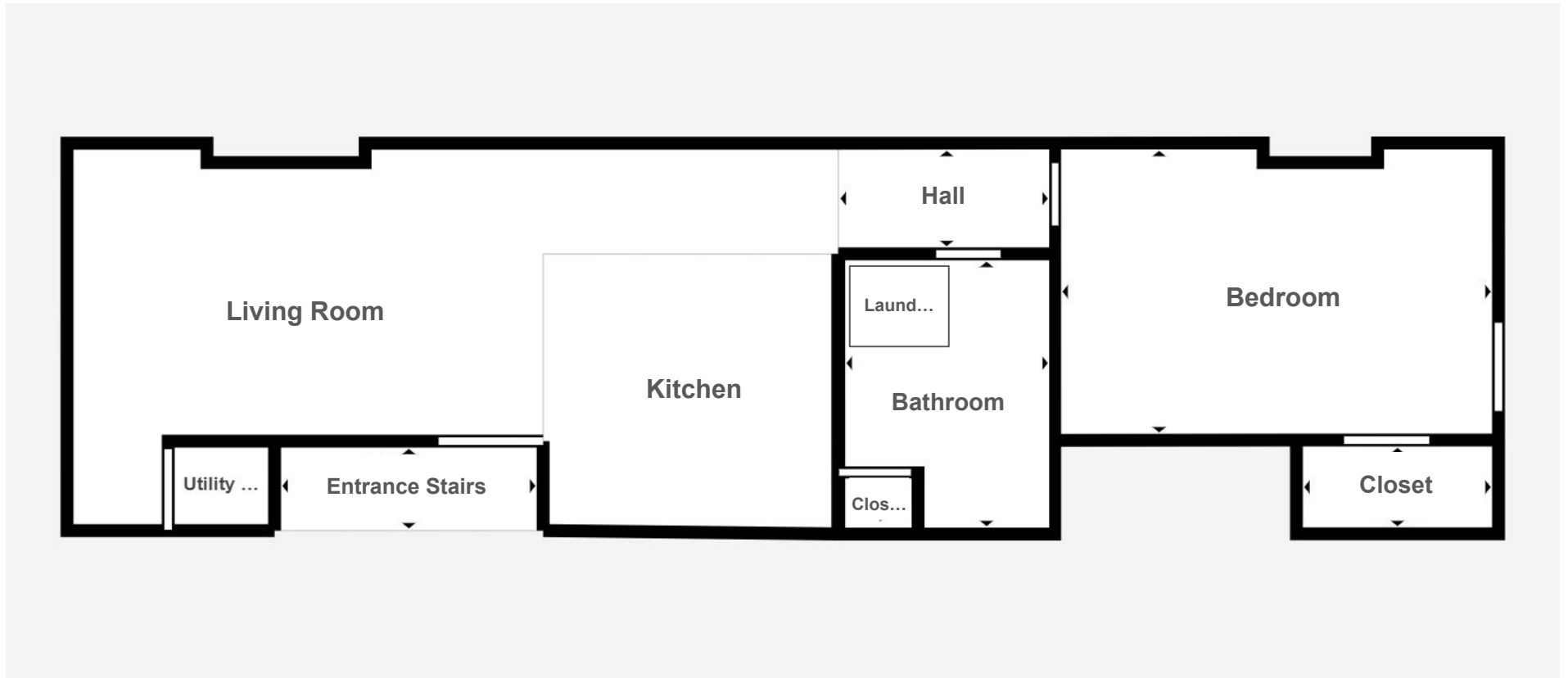
Unit	Bed / Bath Breakdown	Current Lease Rent Amount	Proforma Rent Amount
4414 A	1 Bed / 1 Bath	Vacant	\$1,362.00
4414 B	1 Bed / 1 Bath	Vacant	\$1,362.00
4416 A	1 Bed / 1 Bath	\$1,250.00	\$1,362.00
4416 B	1 Bed / 1 Bath	\$1,250.00	\$1,362.00
Totals	n/a	\$2,500.00	\$5,448.00
Annualized	n/a	\$30,000.00	\$65,376.00



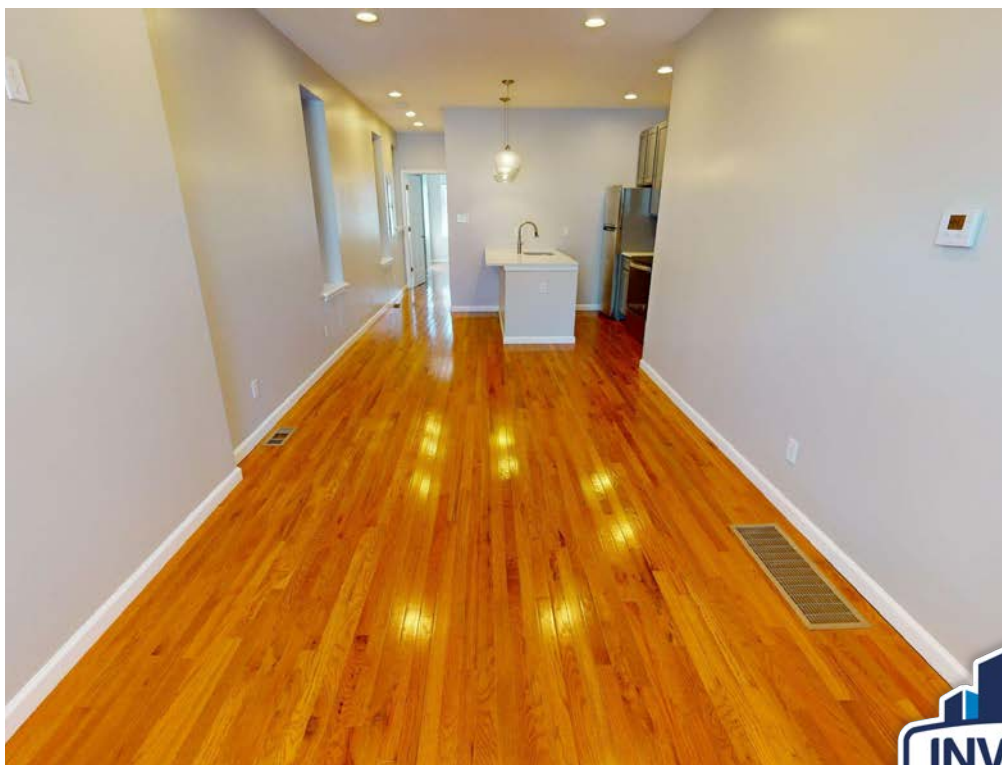
4414 Swan Avenue, Unit A - Floor Plan:



4414 Swan Avenue, Unit B - Floor Plan:



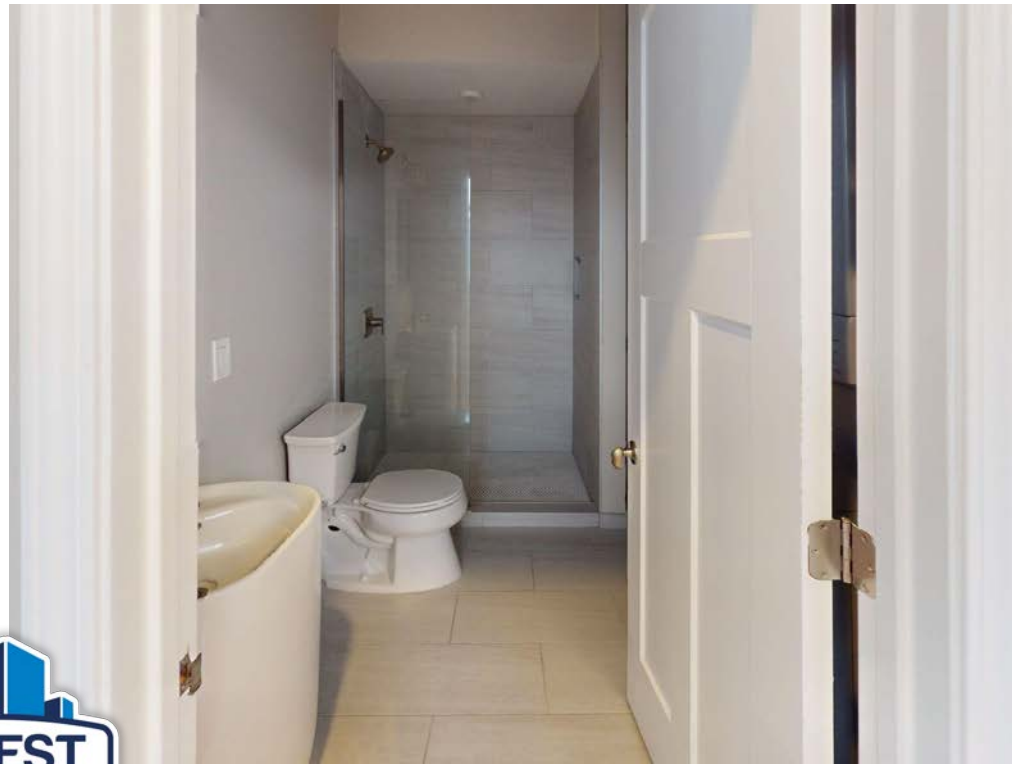
















2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201
Website: www.InvestSTL.com

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

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4414 Swan Avenue

Beautifully Updated Turnkey Four-Family in The Grove

Priced at

\$599,000

Contact:



Jordan Schoen

Broker

(314) 255-5117 Phone

Jordan@InvestSTL.com