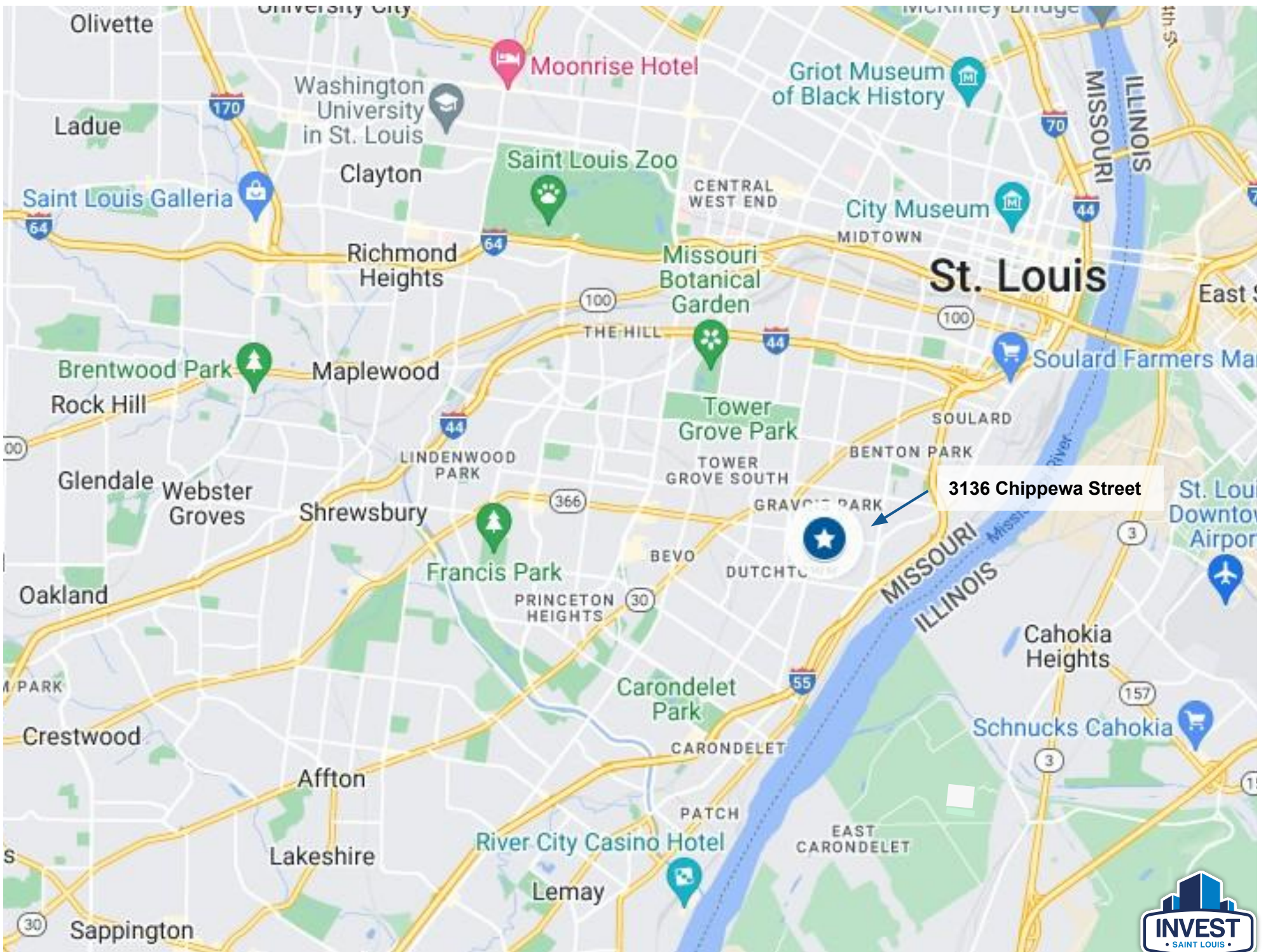




3136 Chippewa St, St. Louis, MO 63118

Duplex Available Now in South City St. Louis





3136 Chippewa Street



Investment Overview:

High-Value Add Potential

Located in the heart of South St. Louis City, this property presents a rare investment opportunity.

Major Renovations Completed

Most of the heavy lifting is done—investors can add the finishing touches to maximize value.

Rare & Spacious Units

Large 3-bed, 2-bath townhome-style units are in high demand, commanding top market rents.

Built-In Equity & Strong Cash Flow

Priced competitively, offering investors the potential for immediate equity and significant monthly returns.

Strong Sales Comps

Similar townhome units are pending sale at \$379,000, while smaller 2-bed, 1-bath duplexes have sold for up to \$320,000.

Prime Location

Centrally located near major roads, public transit, shopping, dining, and just 10 minutes from downtown St. Louis—making tenant demand high.

High Rental Potential

Rental projections of up to \$1,600/month per unit ensure a low-maintenance, high-yield investment for years to come.



3 Bedrooms, 1.5+ Bathrooms Apartment Rentals Nearby:



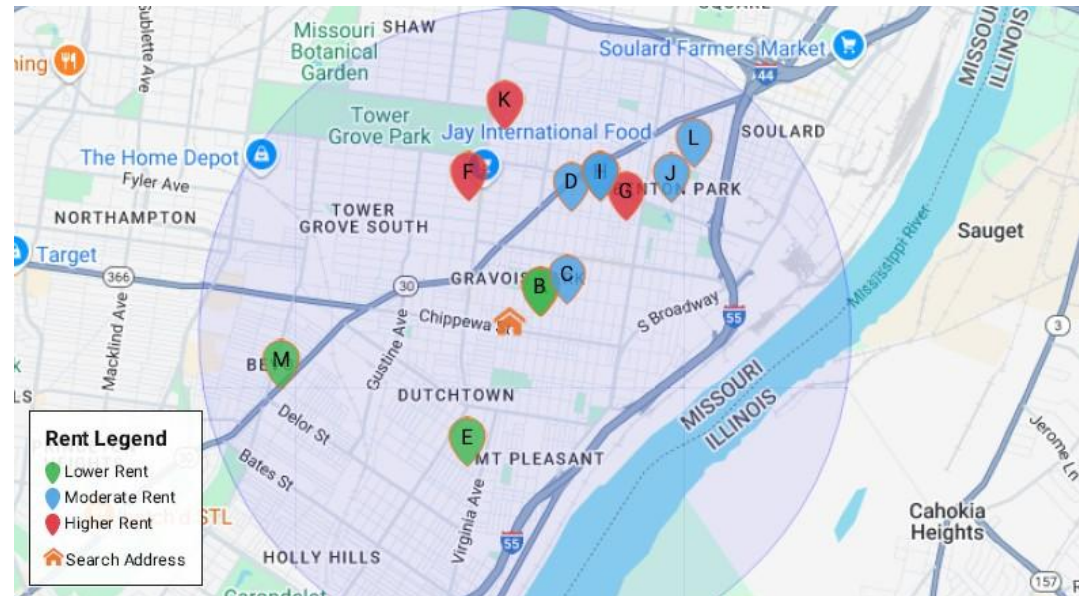
3136 Chippewa Street St. Louis, MO

Results based on 13, 3-bedroom, 1½ or more bath Apartment rentals seen within 12 months in a 2.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,634 ±8%	\$1,500	\$1,329	\$1,940

Summary Statistics

Sample Size	13
Sample Min	\$1,199
Sample Max	\$2,500
Sample Median	\$1,500
Sample Mean	\$1,634
Sample Standard Deviation	\$453
25th – 75th Percentile	\$1,329 – 1,940
10th – 90th Percentile	\$1,055 – 2,214
5th – 95th Percentile	\$890 – 2,378



3 Bedrooms, 1.5+ Bathrooms Apartment Rentals Nearby:

Address	Bed / Bath Breakdown	Unit Square Footage	Rent Price
2633 Wyoming Street, 63118	3 Beds / 2.5 Baths	1,937	\$2,400
3513 Halliday Avenue, 63118	3 Beds / 1.5 Baths	2,000	\$2,100
2005 Lynch Street, 63118	3 Beds / 3 Baths	1,320	\$1,750
3007 McNair Avenue, 63118	3 Beds / 2 Baths	--	\$1,750
2927 Wyoming Street, 63118	3 Beds / 1.5 Baths	1,600	\$1,595
3133 California Avenue, 63118	3 Beds / 2 Baths	1,400	\$1,500
3616 Nebraska Avenue, 63118	3 Beds / 2 Baths	1,700	\$1,499



Pro Forma:

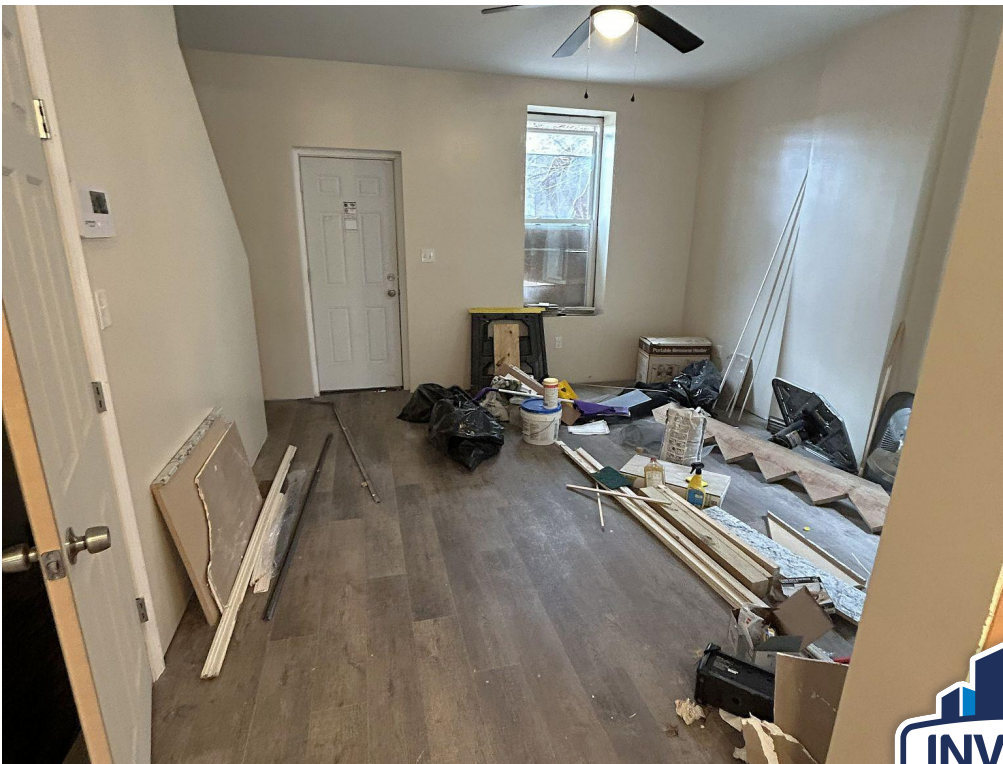
Fully-Occupied Units Rented at \$1,600

Income	Rents	\$38,400
	7% Vacancy	\$2,688
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	Total Income	\$35,712
Expense	Taxes	\$658
	Insurance	\$1,500
	Maintenance & Repairs	\$3,648
	Utilities	\$2,280
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	Total Expenses	\$8,086
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	Net Income	\$27,626
	<i>per month</i>	\$2,302















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:

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3136 Chippewa Street

Duplex Available Now in South City St. Louis

Priced at

\$255,000

Contact:



Matt Guignon

Agent

(314) 707-8314 Phone

Matt@InvestSTL.com