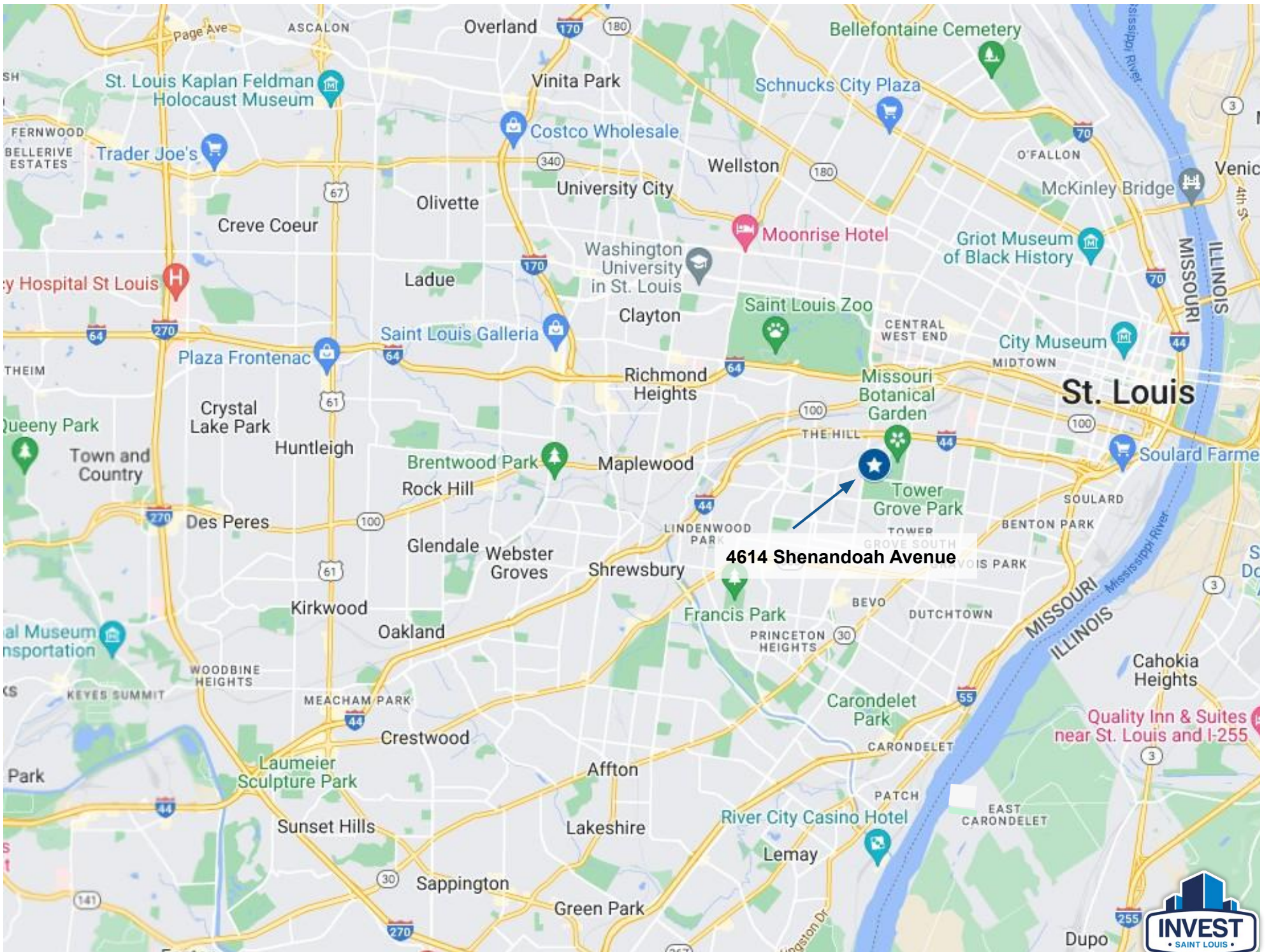




4614 Shenandoah Ave, St. Louis, MO 63110

Income-Producing Southwest Garden Four-Family Available Now





4614 Shenandoah Avenue

Quality Inn & Suites
near St. Louis and I-255



Investment Overview:

Property Highlights

- Situated in the Southwest Garden neighborhood, one of St. Louis' most desirable neighborhoods. Steps from the Missouri Botanical Garden, Barnes Hospital, Washington University Medical School, Forest Park and Tower Grove Park, offering a highly sought-after setting for tenants.
- All four units are in similar condition, offering consistency and ease of management. A well-maintained, income-generating asset in a high-demand rental market.
- Total building size: 3,536 sq. ft.
- The building is priced at \$158 sq ft.
- Central heating and cooling for all units.
- Laundry hookups in the basement for each unit.
- Four true 1-bedroom, 1-bathroom units – each approximately 800 sq. ft. (not shotgun, walkthrough layouts).
- This four family has the potential to be converted from one bedroom units to two bedroom units by creating a wall with bedroom at the front of the apartment. An open kitchen with island with connected living area setup is possible by removing the wall between the kitchen and the living room.
- 2 bedroom apartments in the area have rented from \$1,500-\$2,225, with a second bedroom and open kitchen concept there is potential to significantly increase the rents.
- Virtual Tour of Unit 1W - <https://my.matterport.com/show/?m=dD9EgPRMbRL&mls=1>

The Building & Systems

- TPO roof (approximately 6 years old).
- Mostly vinyl exterior windows with aluminum capping.
- All PVC stacks and drains. All PVC lateral under the basement slab (mix of PVC and clay for laterals outside the building).
- Parking pad at the rear of the building for approximately 4 vehicles.



Multi-Family Properties Sold Nearby:

Address	Square Footage	Sale Price	Price Per Unit	Price Per Square Footage	Sold Date
2007 Alfred Avenue, 63110	N/A	\$800,000	\$200,000	N/A	March 2024
3914 Detonty Street, 63110	3,724	\$775,000	\$193,750	\$208	June 2024
4544 Chouteau Avenue, 63110	3,944	\$650,000	\$162,500	\$165	March 2024
4046 Shenandoah Avenue, 63110	N/A	\$565,500	\$141,375	N/A	October 2024
Average Totals	3,834	\$697,625	\$174,406	\$186	N/A



1 Bedroom, 1 Bathroom Apartment Rentals Nearby:



4614 Shenandoah Avenue St. Louis, MO

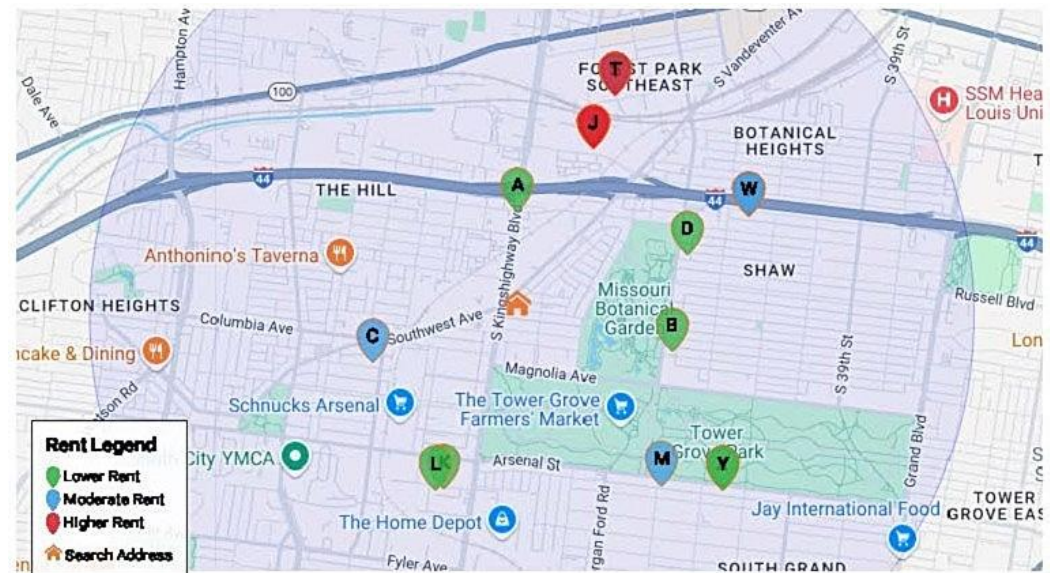
Results based on 37, single bedroom, single bath Apartment rentals seen within 12 months in a 1.50 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,341 ±4%	\$1,445	\$1,139	\$1,543

Summary Statistics

Sample Size	37
Sample Min	\$750
Sample Max	\$1,825
Sample Median	\$1,445
Sample Mean	\$1,341
Sample Standard Deviation	\$300
25th – 75th Percentile	\$1,139 – 1,543
10th – 90th Percentile	\$958 – 1,725
5th – 95th Percentile	\$849 – 1,833



1 Bedroom, 1 Bathroom Apartment Rentals Nearby:

Address	Bed / Bath Breakdown	Unit Square Footage	Rent Price
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	868	\$1,825
4591 McRee Avenue, 63110	1 Bed, 1 Bath	857	\$1,775
4591 McRee Avenue, 63110	1 Bed, 1 Bath	863	\$1,720
4591 McRee Avenue, 63110	1 Bed, 1 Bath	798	\$1,675
4591 McRee Avenue, 63110	1 Bed, 1 Bath	821	\$1,670
4591 McRee Avenue, 63110	1 Bed, 1 Bath	740	\$1,650
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	809	\$1,645
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	754	\$1,550
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	705	\$1,550
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	705	\$1,545
4591 McRee Avenue, 63110	1 Bed, 1 Bath	696	\$1,520
3110 Bent Avenue, 63116	1 Bed, 1 Bath	900	\$1,500
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	651	\$1,490
4447 Hunt Avenue, 63110	1 Bed, 1 Bath	716	\$1,445
4046 Shenandoah Avenue, 63110	1 Bed, 1 Bath	--	\$1,350
4144 Detonty Street, 63110	1 Bed, 1 Bath	695	\$1,175



2 Bedroom, 1 Bathroom Apartment Rentals Nearby:

Address	Bed / Bath Breakdown	Unit Square Footage	Rent Price
4447 Hunt Avenue, 63110	2 Beds, 1 Bath	1,115	\$2,225
4447 Hunt Avenue, 63110	2 Beds, 1 Bath	1,016	\$2,085
*4526 Cleveland Avenue, 63110	2 Beds, 1 Bath	1,000	\$2,000
*4528 Cleveland Avenue, 63110	2 Beds, 1 Bath	1,000	\$1,800
*4528a Cleveland Avenue, 63110	2 Beds, 1 Bath	1,000	\$1,800
4447 Hunt Avenue, 63110	2 Beds, 1 Bath	1,055	\$1,795
4447 Hunt Avenue, 63110	2 Beds, 1 Bath	921	\$1,750
4166 Russell Blvd, 63110	2 Beds, 1 Bath	--	\$1,700
2007 Alfred Avenue, 63110	2 Beds, 1 Bath	--	\$1,700
4622 Shenandoah Ave, 63110	2 Beds, 1 Bath	1,000	\$1,695
4561 Shenandoah Avenue, 63110	2 Beds, 1 Bath	1,100	\$1,600
4933 Odell Street, 63139	2 Beds, 1 Bath	950	\$1,550
4201 Russell Boulevard, 63110	2 Beds, 1 Bath	1,200	\$1,500
4545 Flora Avenue, 63110	2 Beds, 1 Bath	1,080	\$1,500

*Medium Term Rentals



Rent Roll:

Unit	Bed / Bath Breakdown	Current Lease Rent Amount	As-Is - Pro Forma Rent	Converted Into 2-Bed Units - Pro Forma Rent
1E	1 Bed, 1 Bath	\$940	\$1,341	\$1,600
1W	1 Bed, 1 Bath	Vacant	\$1,341	\$1,600
2E	1 Bed, 1 Bath	\$895	\$1,341	\$1,600
2W	1 Bed, 1 Bath	\$910	\$1,341	\$1,600
Totals	n/a	\$2,745	\$5,364	\$6,400
Annualized	n/a	\$32,940	\$64,368	\$76,800

*The average rent for similarly-sized 1 bed, 1 bath apartments in the last year is \$1,341 based on 38 nearby rentals.

**The average rent for similarly-sized 2 beds, 1 bath apartments in the last year is \$1,769 based on 14 nearby rentals.

***The pro forma rent for the converted 2-bed units was estimated for unit updates that include an upgraded, open concept kitchen



2024 Actual - Income & Expenses:

Income	Rents	\$39,890
	Total Income	\$39,890
Expense	Taxes	\$5,495
	Repairs	\$690
	Landscaping	\$650
	Utilities - Sewer	\$2,597
	*Utilities - Water	\$1,078
	*Utilities - Trash	\$937
	Total Expenses	\$11,447
	Net Income	\$28,443
	<i>per month</i>	\$2,370

*Estimated annual expense.



As-Is and 2-Bedroom Unit Conversion - Pro Forma:

As-Is Pro Forma

Income	Rents	\$64,368
	Total Income	\$64,368
Expense		
	Taxes	\$5,495
	Repairs	\$690
	Landscaping	\$650
	Utilities - Sewer	\$2,597
	*Utilities - Water	\$1,078
	*Utilities - Trash	\$937
	Total Expenses	\$11,447
	Net Income	\$52,921
	<i>per month</i>	<i>\$4,410</i>

*Estimated annual expense.

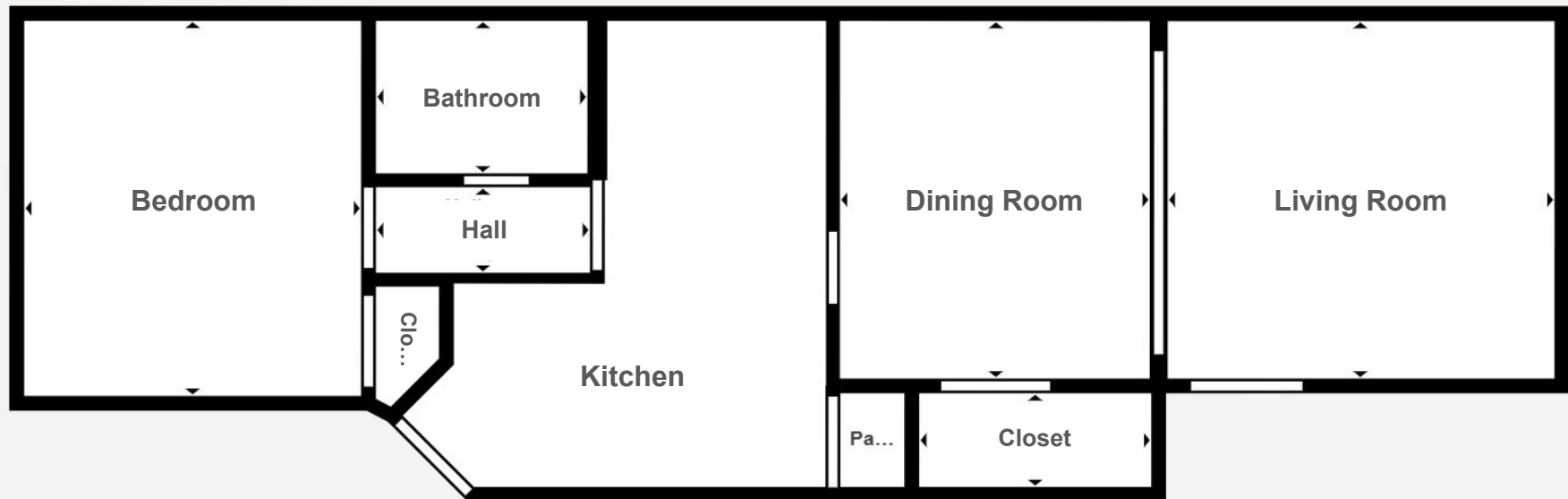
Converted 2-Bed Units Pro Forma

Income	Rents	\$76,800
	Total Income	\$76,800
Expense		
	Taxes	\$5,495
	Repairs	\$690
	Landscaping	\$650
	Utilities - Sewer	\$2,597
	*Utilities - Water	\$1,078
	*Utilities - Trash	\$937
	Total Expenses	\$11,447
	Net Income	\$65,353
	<i>per month</i>	<i>\$5,446</i>

*Estimated annual expense.

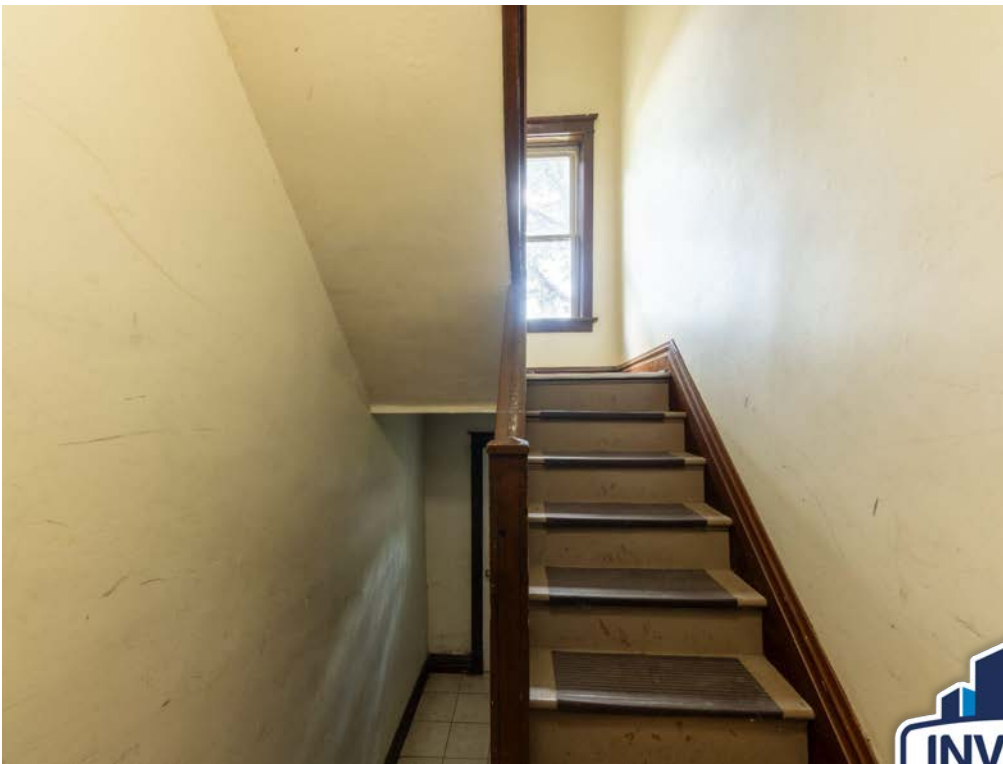


4614 Shenandoah Avenue, Unit 1W - Floor Plan:



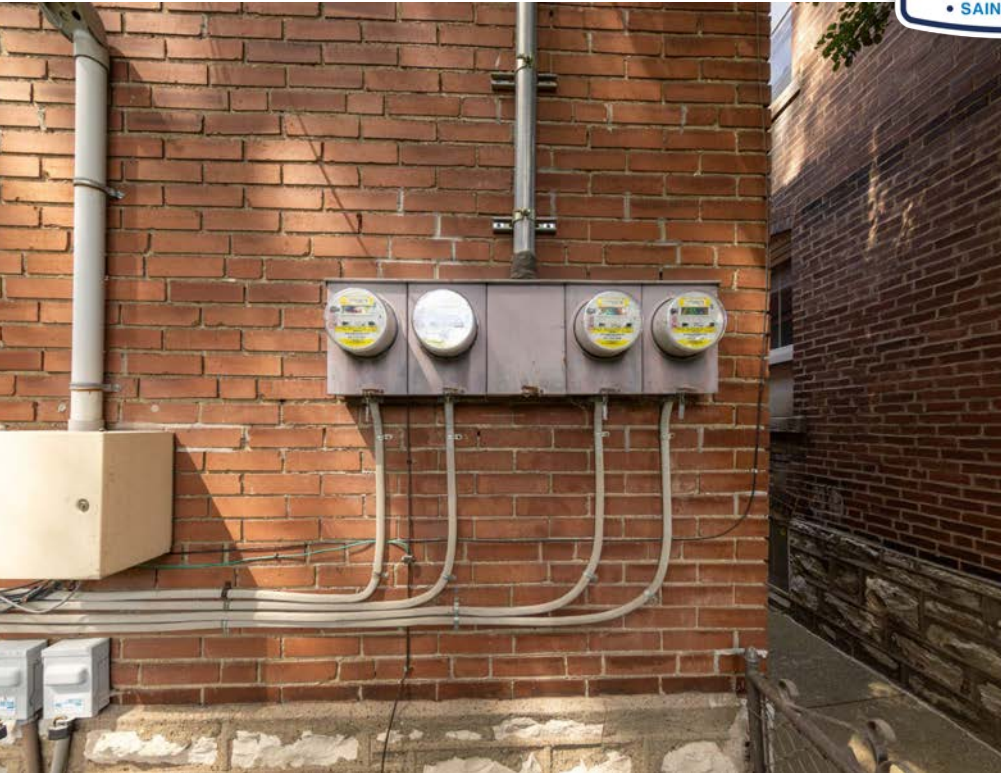














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Income-Producing Southwest Garden Four-Family

Priced at

\$559,000

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