

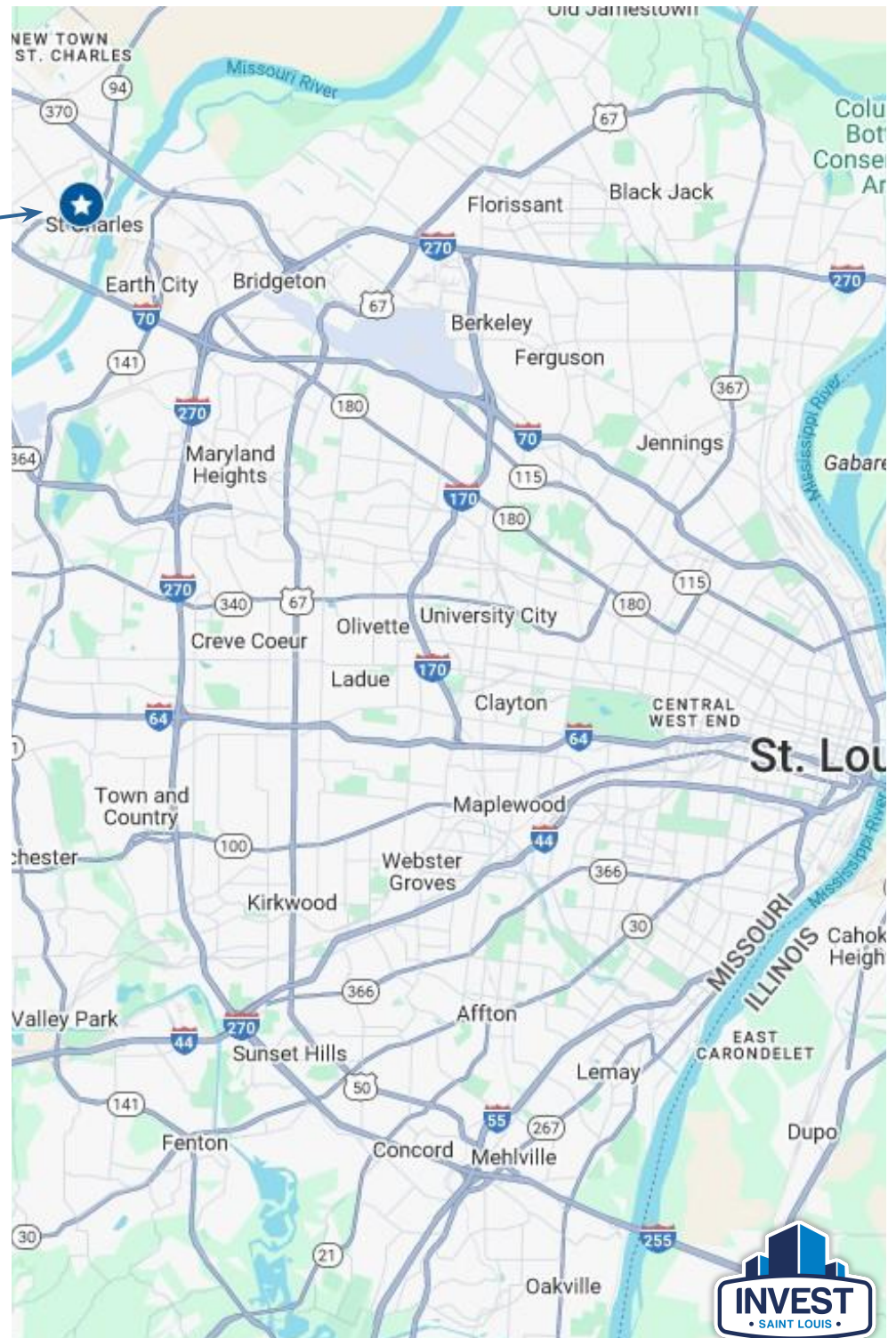
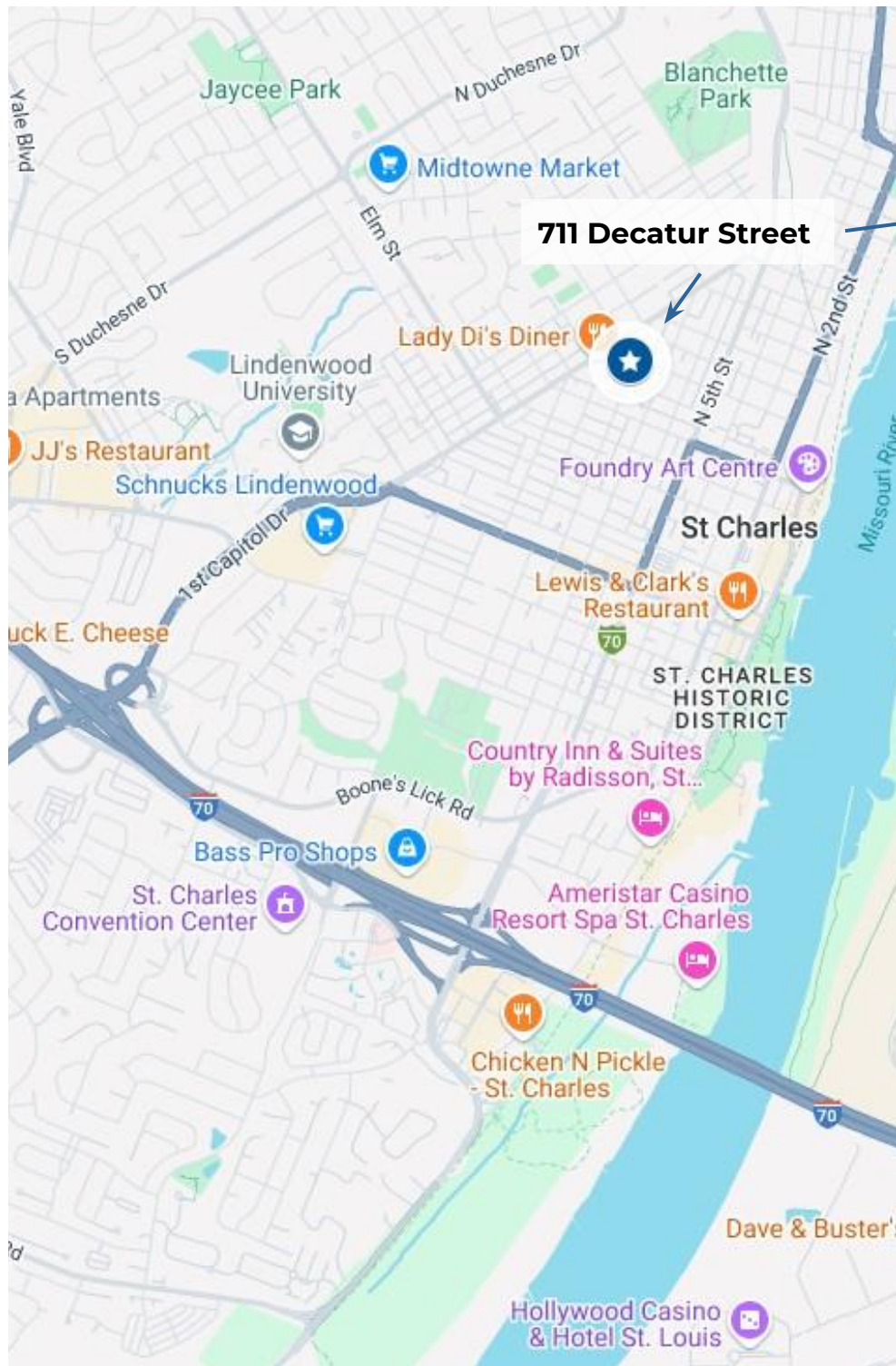


# 711 Decatur Street, St. Charles, MO 63301

## 7-Unit Multi-Family Investment Available in St. Charles







# Property Overview:

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## Updated 7-Family Property with Garage in St. Charles

Rare opportunity to acquire an updated 7-family property with a 2-car garage in St. Charles. The main building includes five units, while two additional units are located in a separate building at the rear of the property. Tenants enjoy access to a fenced backyard and a covered front porch.

## Total Living Space

The main building offers approximately 2,415 sq ft of living space, with an estimated 1,100 sq ft in the rear building, totaling roughly 3,515 sq ft.

## Occupancy & Income Potential

Currently, six units are occupied. Once fully leased—including the seventh unit and the second garage space (which rents for \$50/month)—the property is projected to generate \$4,335 per month in gross rental income.

## Market Rent Insights

There is solid potential for rent increases. The average rent for studio apartments within a 10-mile radius over the past year is \$1,207, while one-bedroom units within a 3-mile radius averaged \$1,309.

## Financial Performance

Over the past 12 months, the property generated \$47,531 in income, with operating expenses totaling \$20,540.



## Rent Roll:

Unit	Lease End Date	Current Lease Rent Amount	Pro Forma Rent Amount
<i>Garage 1</i>	Month-to-Month	\$50	\$50
<i>Garage 2</i>	Vacant	\$0	\$50
1	Vacant - Move-In Soon	\$725	\$850
2	3/31/2026	\$750	\$850
3	3/31/2026	\$550	\$650
4	5/31/2025	\$550	\$650
5	4/30/2025	\$550	\$650
6	6/30/2025	\$530	\$650
7	Month-to-Month	\$580	\$650
Totals	N/A	\$4,285	\$5,050
<b>Annualized</b>	<b>N/A</b>	<b>\$51,420</b>	<b>\$60,600</b>



# Income, Expenses, & Pro Forma:

## April 2024 - March 2025

<b>Income</b>	Total Operating Income	\$47,531
	<b>Total Income</b>	<b>\$47,531</b>
<b>Expense</b>	Taxes	\$3,614
	Insurance	\$4,593
	Maintenance & Repairs	\$5,210
	Permits	\$102
	Water, Sewer, and Trash	\$7,021
	<b>Total Expenses</b>	<b>\$20,540</b>
	<b>Net Income</b>	<b>\$26,991</b>
	<i>per month</i>	<i>\$2,249</i>

## Pro Forma

<b>Income</b>	Rents	\$60,600
	5% Vacancy	\$3,030
	<b>Total Income</b>	<b>\$57,570</b>
<b>Expense</b>	Taxes	\$3,614
	Insurance	\$4,593
	Maintenance & Repairs	\$5,210
	Administrative Expenses	\$102
	Water, Sewer, and Trash	\$7,021
	<b>Total Expenses</b>	<b>\$20,540</b>
	<b>Net Income</b>	<b>\$37,030</b>
	<i>per month</i>	<i>\$3,086</i>

**Note:** The Cap Ex is \$2,989.85. Management fees are not included in expenses.



## Studio Apartment Rentals Nearby:



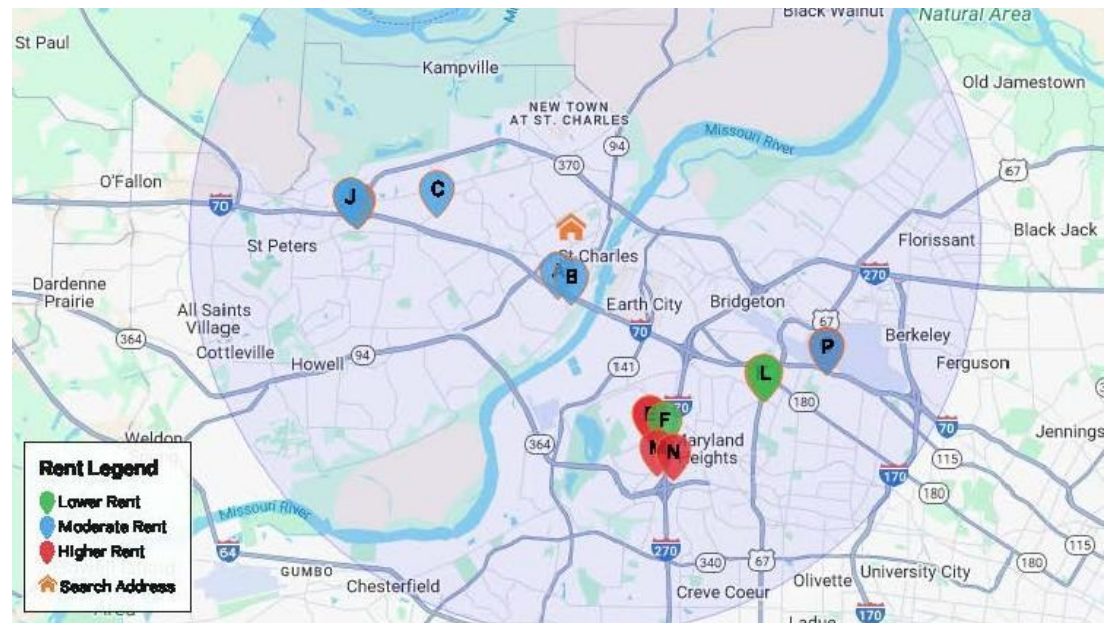
### 711 Decatur Street saint charles, MO

Results based on 16, studio bedroom, single bath rentals seen within 12 months in a 10.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,207 $\pm 9\%$	\$1,200	\$899	\$1,515

### Summary Statistics

Sample Size	16
Sample Min	\$379
Sample Max	\$2,045
Sample Median	\$1,200
Sample Mean	\$1,207
Sample Standard Deviation	\$456
25th – 75th Percentile	\$899 – 1,515
10th – 90th Percentile	\$623 – 1,791
5th – 95th Percentile	\$457 – 1,957





# 1 Bedroom / 1 Bathroom Apartment Rentals Nearby:



## 711 Decatur Street Saint Charles, MO

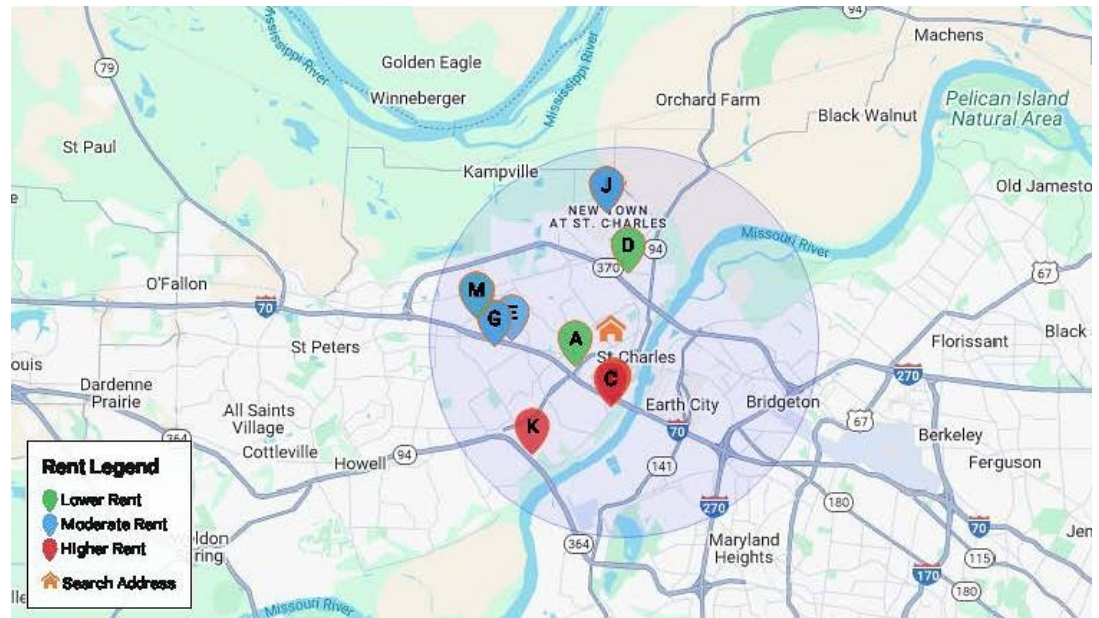
Results based on 13, single bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,217 $\pm 5\%$	\$1,242	\$1,063	\$1,372

### Summary Statistics

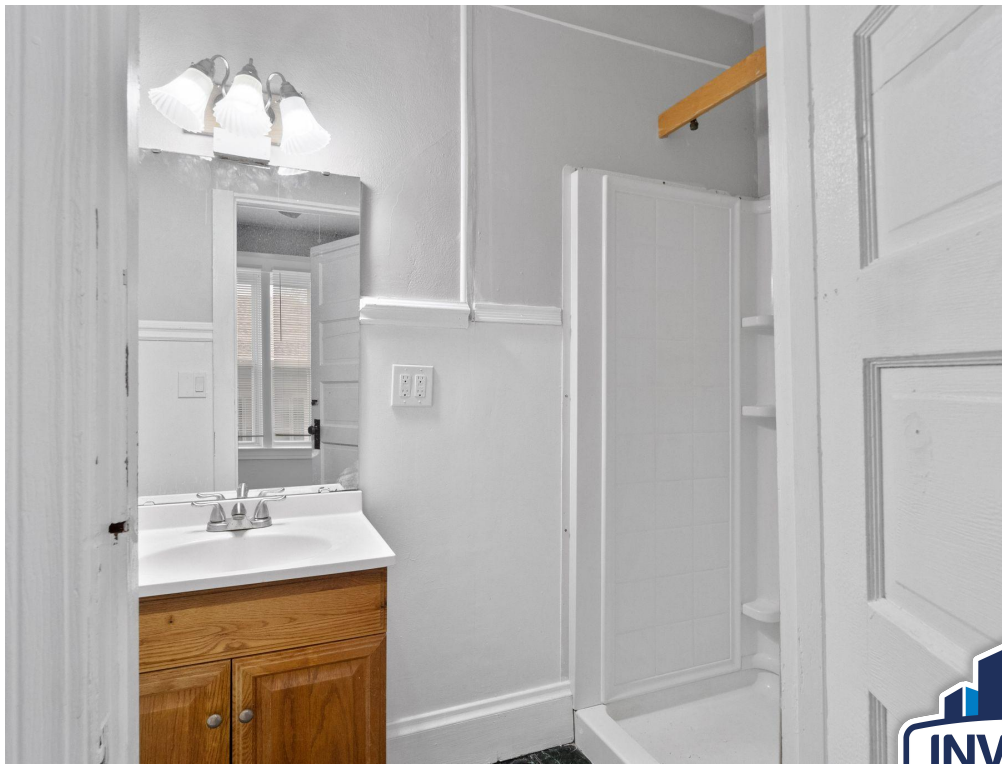
Sample Size	13
Sample Min	\$800
Sample Max	\$1,625
Sample Median	\$1,242
Sample Mean	\$1,217
Sample Standard Deviation	\$230
25th – 75th Percentile	\$1,063 – 1,372
10th – 90th Percentile	\$923 – 1,511
5th – 95th Percentile	\$840 – 1,594













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## 711 Decatur Street

7-Unit Investment Property Available in St. Charles

Priced at

# \$420,000

### Contact:

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