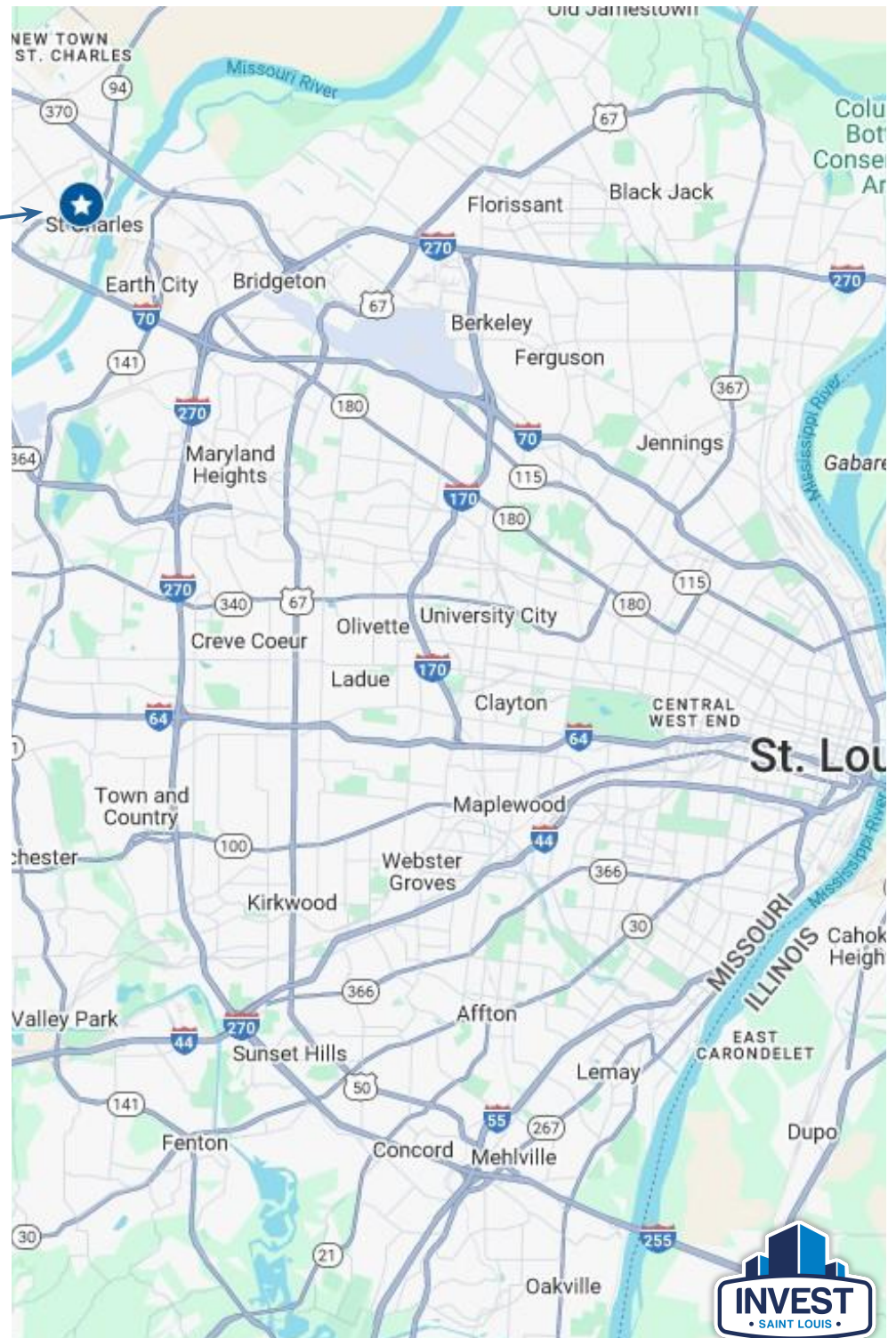
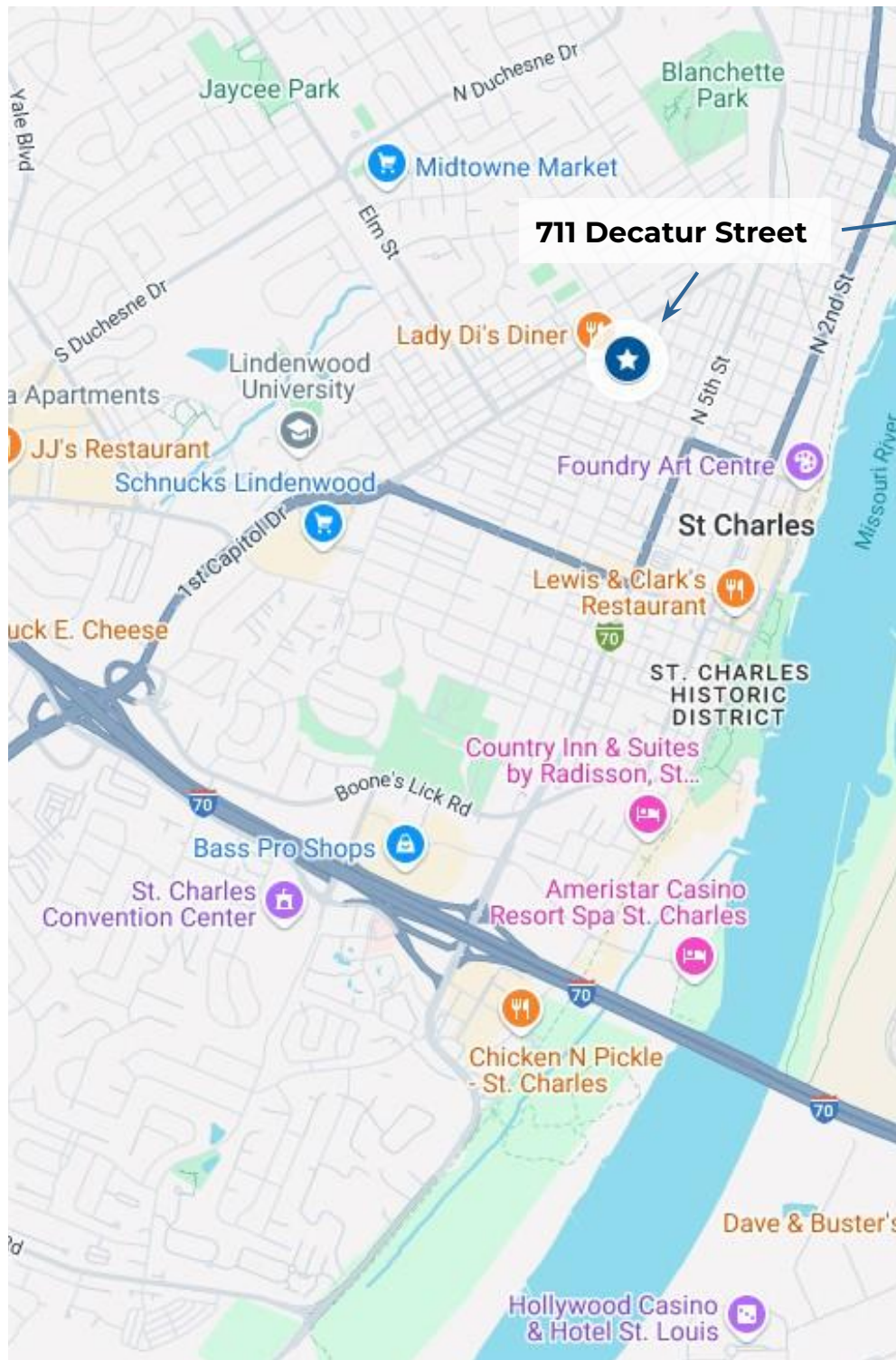




711 Decatur Street, St. Charles, MO 63301

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





Property Overview:

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
Annualized	N/A	\$51,420	\$60,600

Income, Expenses, & Pro Forma:

April 2024 - March 2025

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

Pro Forma

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

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



Studio Apartment Rentals Nearby:



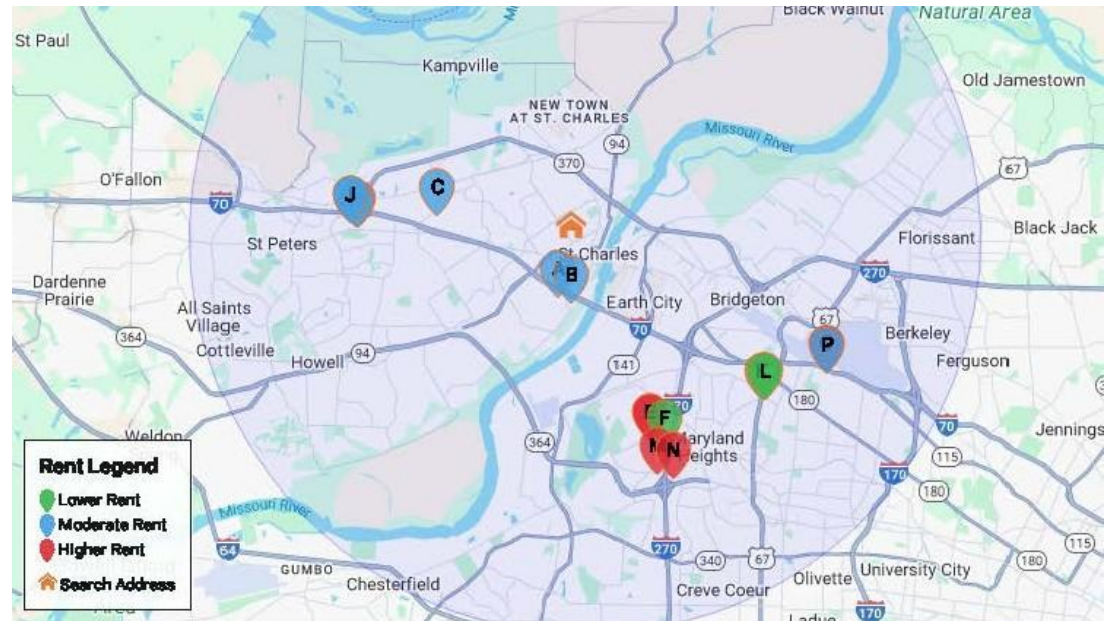
711 Decatur Street saint charles, MO

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

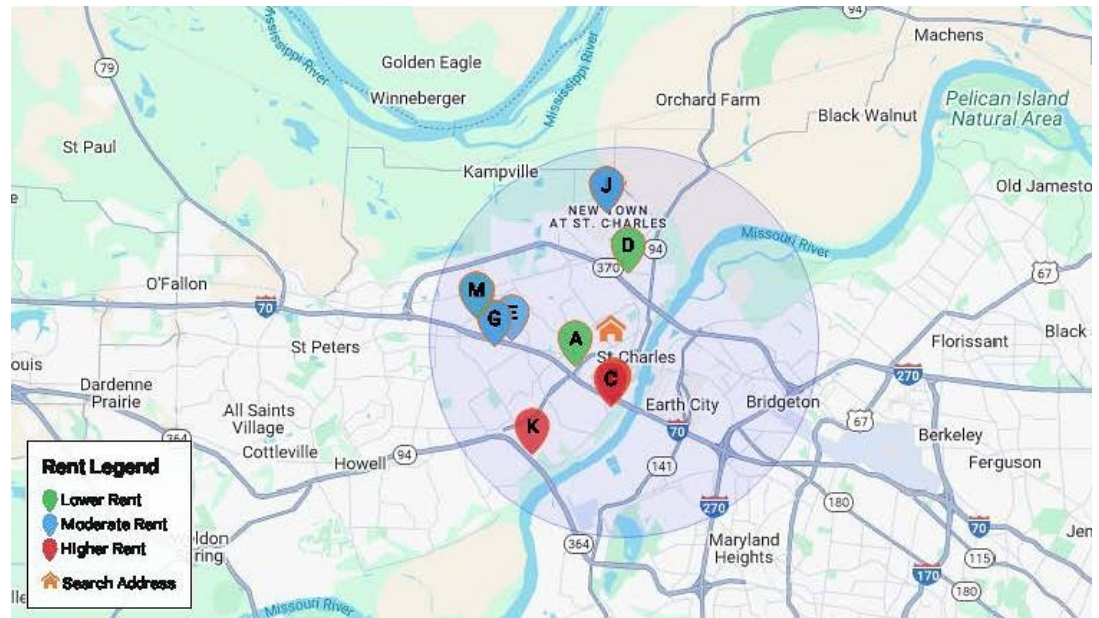
Results based on 13, single bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

A min/max Price or SQFT has been set.

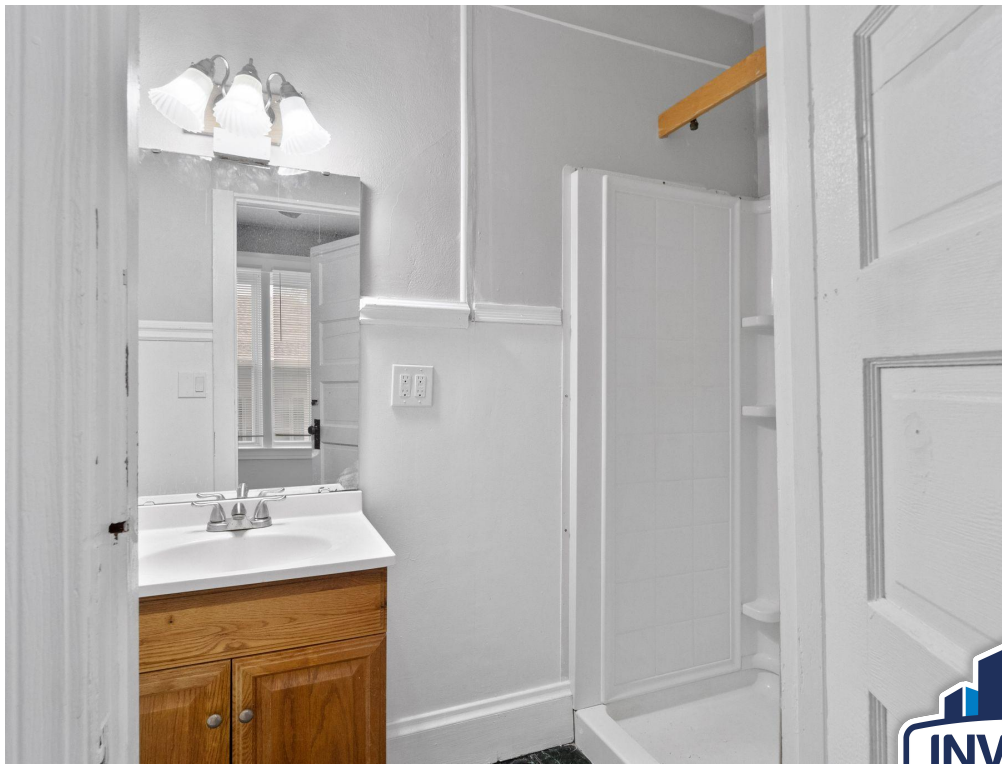
AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,217 $\pm 5\%$	\$1,242	\$1,063	\$1,372

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









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.

711 Decatur Street

7-Unit Investment Property Available in St. Charles

Priced at

\$420,000

Contact:



Jordan Schoen

Broker

(314) 255-5117

Jordan@InvestSTL.com