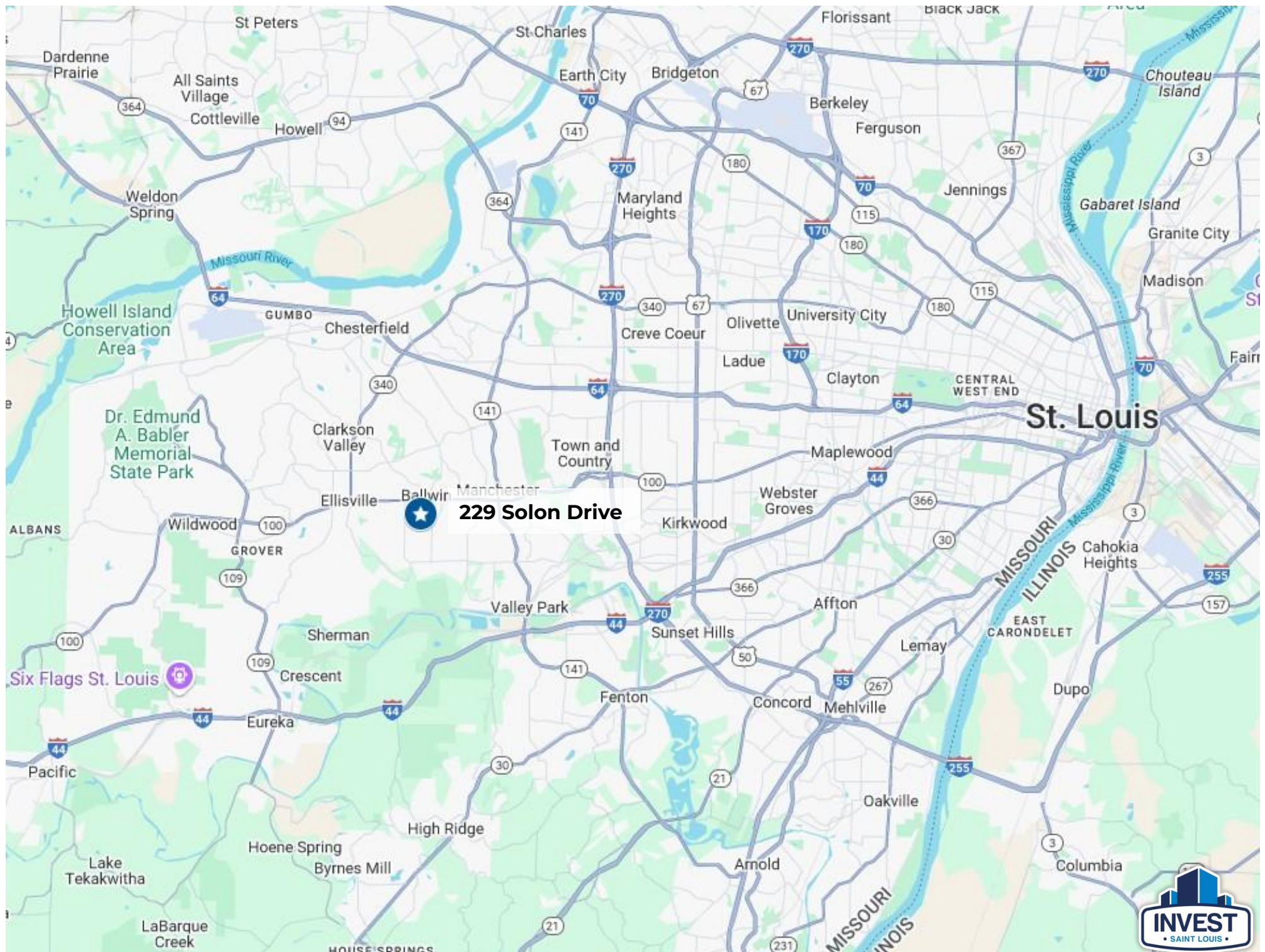




229 Solon Dr, St. Louis, MO 63021

Rare West County Investment Opportunity in Rockwood School District





Investment Overview:

Welcome to 229 Solon Dr, a hard-to-find, income-producing fourplex in the heart of Ballwin, located in the award-winning Rockwood School District within the Marquette High School boundaries.

Four spacious units each feature 2 bedrooms and 1 bathroom, making this an ideal investment for those seeking stable rental income in one of St. Louis County's most desirable submarkets. The building has seen numerous updates, including kitchens and bathrooms, HVAC systems, plumbing, and electrical, while the roof is approximately 10 years old.

Located between Ellisville and Manchester, with quick access to Highway 141 and Manchester Rd, this property offers unbeatable convenience for tenants commuting throughout the metro area.

All tenants are currently long term and month-to-month, offering flexibility for investors looking to increase rents to market rate, and maintain a hands-off, low-vacancy asset. Three units are rented at \$895, with one unit rented at \$800. This property would also be ideal for owner occupancy.

Properties like this are extremely scarce in West County. Don't miss your chance to own a fully leased, consistently performing quadplex in a high-demand rental area.

No showings without an accepted contract.



Rent Roll:

Unit	Unit Layout	*Unit Size	Lease End Date	Current Lease Rent Amount	Pro Forma Rent Amount
A	2 Beds / 1 Bath	731	Month-to-Month	\$800	\$1,250
B	2 Beds / 1 Bath	731	Month-to-Month	\$895	\$1,250
C	2 Beds / 1 Bath	731	Month-to-Month	\$895	\$1,250
D	2 Beds / 1 Bath	731	Month-to-Month	\$895	\$1,250
Totals	N/A	2,925	N/A	\$3,485	\$5,000
Annualized	N/A	N/A	N/A	\$41,820	\$60,000

*The unit square footage is based on the total building square footage divided by the apartments.



Multi-Family Sales Nearby:

Address	Sales Price	Date Sold
611 Thunderbird Court, 63017	\$760,000	February 2024
612 Thunderbird Court, 63017	\$745,000	February 2024



2 Bedrooms / 1 Bathroom Apartment Rentals Nearby:



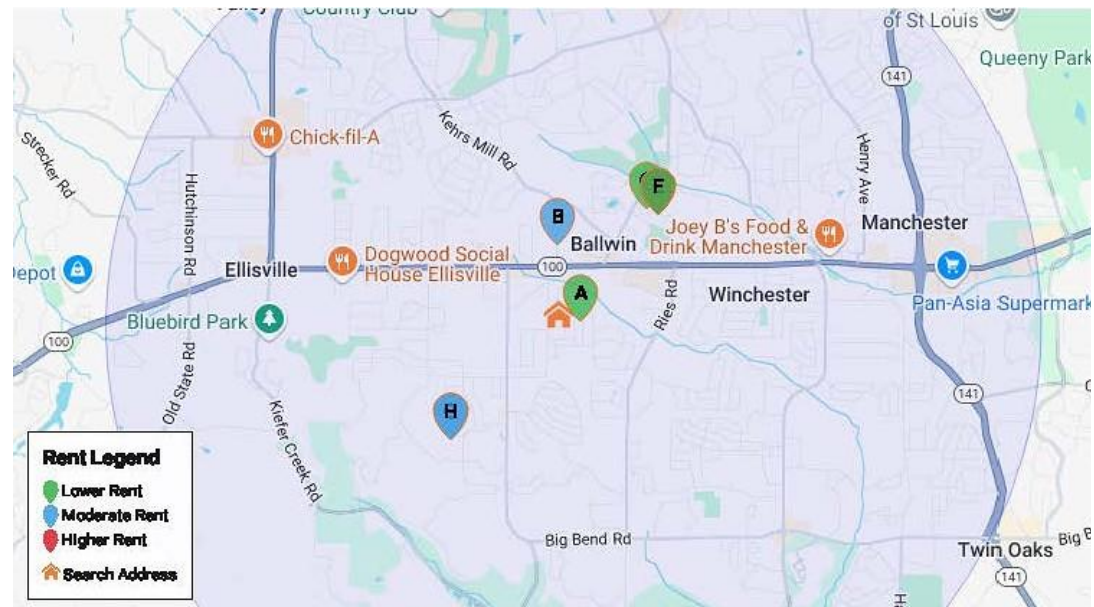
229 Solon Drive Ballwin, MO

Results based on 8, 2-bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,413 $\pm 7\%$	\$1,419	\$1,226	\$1,601

Summary Statistics

Sample Size	8
Sample Min	\$1,050
Sample Max	\$1,899
Sample Median	\$1,419
Sample Mean	\$1,413
Sample Standard Deviation	\$278
25th – 75th Percentile	\$1,226 – 1,601
10th – 90th Percentile	\$1,057 – 1,769
5th – 95th Percentile	\$956 – 1,870



2 Bedrooms / 1 Bathroom Apartment Rentals Nearby:

Address	Unit Size	Rent
500 Seven Trails Drive, 63011	1,189	\$1,899
920 Quail Terrace Court, 63021	895	\$1,575
920 Quail Terrace Court, 63021	855	\$1,575
170 Steamboat Lane, 63011	980	\$1,495
500 Seven Trails Drive, 63011	1,023	\$1,343
500 Seven Trails Drive, 63011	862	\$1,211
500 Seven Trails Drive, 63011	1,175	\$1,153
221 Leslie Lane, 63021	850	\$1,050



















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

Disclaimer:

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229 Solon Drive

**West County Investment in the
Rockwood School District**

Priced at

\$499,000