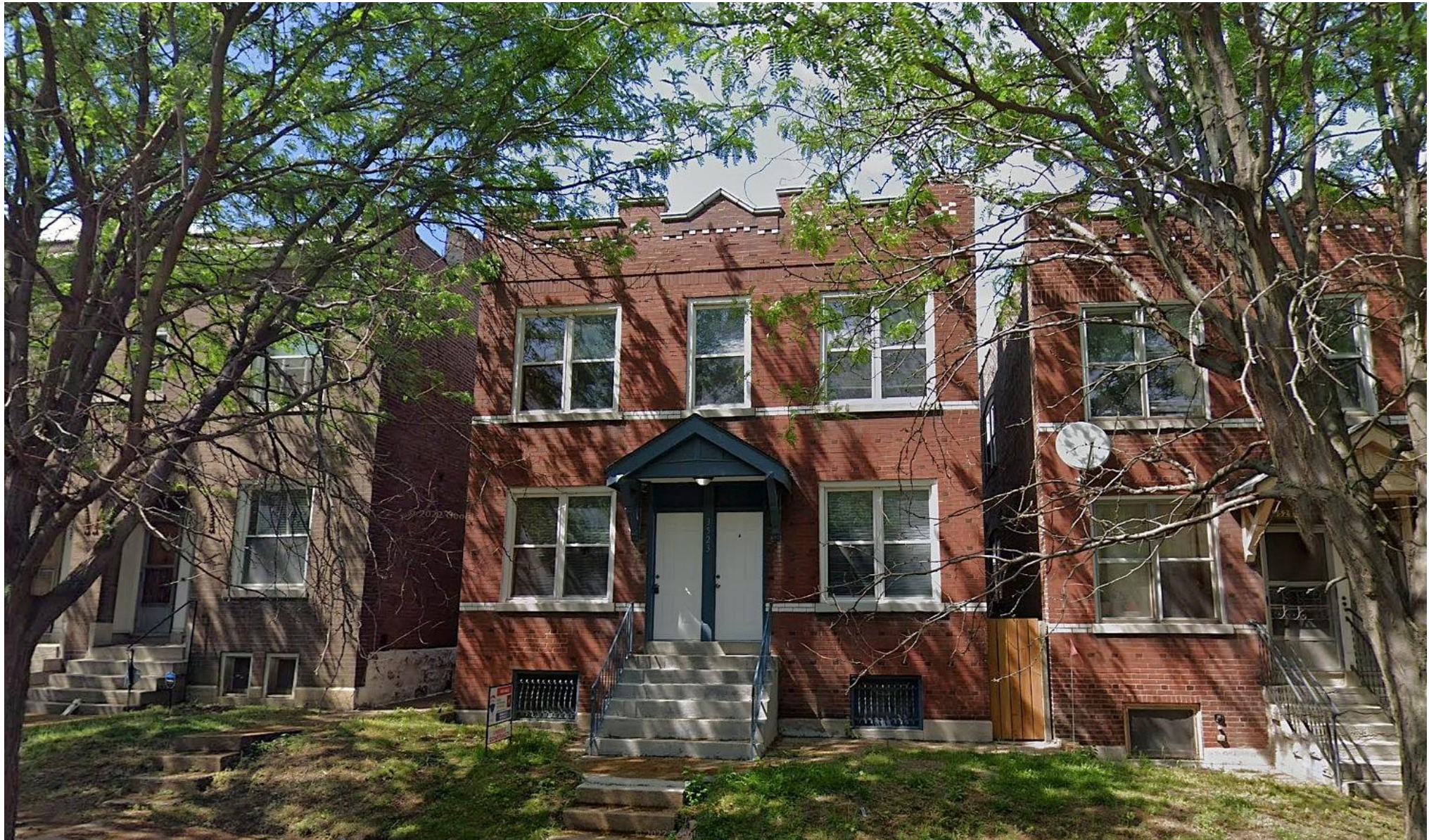


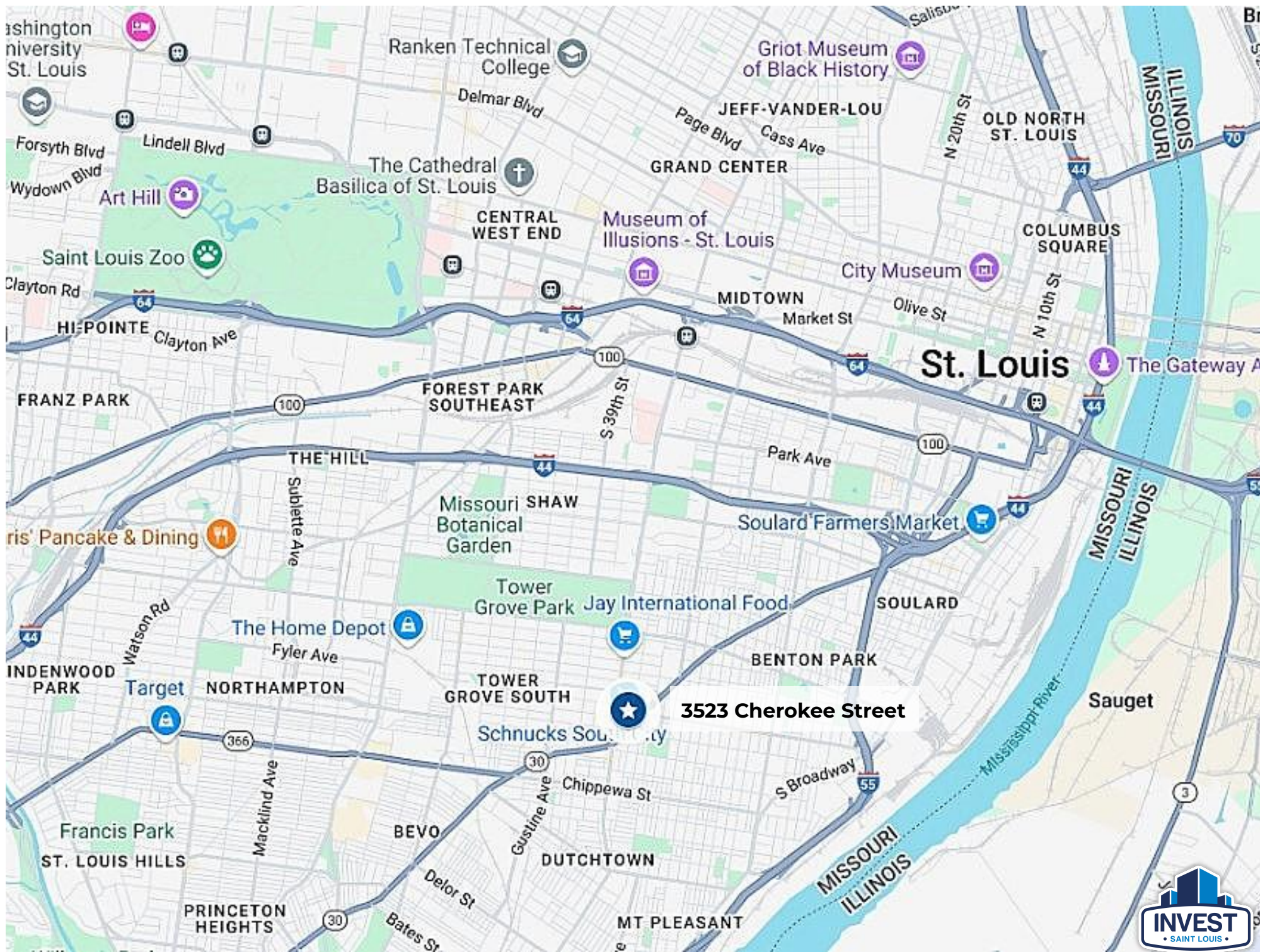


**3523 Cherokee Street, St. Louis, MO 63118**

Charming Duplex in the Heart of Tower Grove East







# Property Overview:

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## Unit Details:

This brick duplex features two spacious 2-bedroom, 1-bathroom units with clean cosmetic finishes and abundant natural light.

- **2F Unit:** Currently rented at \$1,100/month.
- **1F Unit:** Vacant and being prepped for lease or owner occupancy, including wall and ceiling repairs, full interior painting, and general make-ready improvements. Previously rented for \$1,130/month.

**Pro Forma Gross Rent:** \$2,400/month.

## Investment Highlights:

A great opportunity for both investors and owner-occupants. Live in one unit and rent the other to offset your mortgage, or lease both for steady rental income. With low maintenance needs and minimal capital expenditures required, this is a high-yield investment in a desirable location.

## Property Features:

Built in 1915, this 2,116 sq. ft. building sits on a 3,840 sq. ft. lot (.0882 acres). The property offers spacious layouts, strong rental comps, and high demand in the surrounding corridor.

## Prime Location:

Situated in Tower Grove East just off Grand Blvd, this property is steps from neighborhood coffee shops, restaurants, nightlife, and community events. It's also just a short distance from Tower Grove Park and the Missouri Botanical Garden.





## Current Rent Roll:

Unit	Unit Layout	Unit Size	Current Lease Rent Amount	*Pro Forma Rent Amount
3523 Cherokee - 1F	2 Bed, 1 Bath	1,058 SF	Vacant	\$1,200
3523 Cherokee - 2F	2 Bed, 1 Bath	1,058 SF	\$1,100	\$1,200
Totals	N/A	N/A	\$1,100	\$2,400
<b>Annualized</b>	<b>N/A</b>	<b>N/A</b>	<b>\$13,200</b>	<b>\$28,800</b>

\*Pro Forma Rent Amount based on 33 two-bedroom/one-bathroom apartment rentals seen within 12 months in a .75 mile radius. Information sourced from Rentometer.com.





## Nearby Duplex Sales:

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Address	Square Footage	Price Per Square Foot	Sale Price	Date Sold
3442 Arsenal Street, 63118	N/A	N/A	\$367,000	August 2024
3520-3522 Juniata Street, 63118	2,852	\$112	\$320,000	September 2024
3914 McDonald Avenue, 63116	2,496	\$120	\$299,900	December 2024
<b>Averages</b>	<b>2,674</b>	<b>\$116</b>	<b>\$328,967</b>	<b>N/A</b>





## 2 Bedroom / 1 Bathroom Apartment Rentals Nearby:



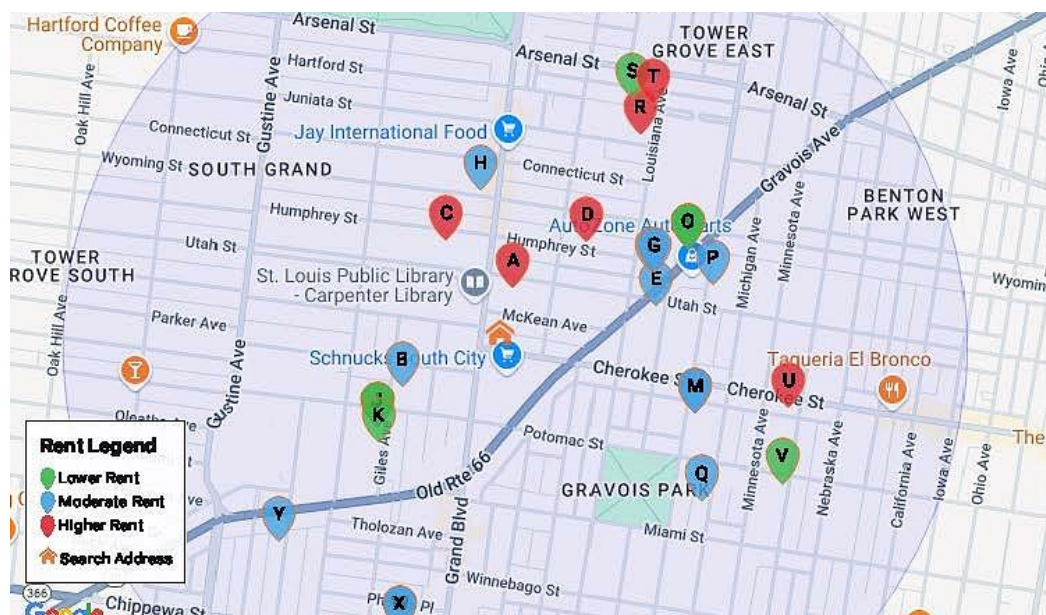
### 3523 Cherokee Street st. Louis, MO

Results based on 33, 2-bedroom, single bath Apartment rentals seen within 12 months in a 0.75 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,148 $\pm 3\%$	\$1,100	\$1,011	\$1,285

#### Summary Statistics

Sample Size	33
Sample Min	\$825
Sample Max	\$1,699
Sample Median	\$1,100
Sample Mean	\$1,148
Sample Standard Deviation	\$204
25th – 75th Percentile	\$1,011 – 1,285
10th – 90th Percentile	\$888 – 1,408
5th – 95th Percentile	\$814 – 1,482





## 2 Bedroom / 1 Bathroom Apartment Rentals Nearby:

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Address	Unit Size	Rent
3636 Humphrey Street, 63116	1,450	\$1,699
3441 Humphrey Street, 63118	1,400	\$1,495
3409-3411 Juniata Street, 63118	1,000	\$1,445
3530 Utah Street, 63118	975	\$1,295
3304 Utah Street, 63118	1,050	\$1,250
3238 S Compton Avenue, 63118	875	\$1,250
3460 Giles Avenue, 63116	1,000	\$1,200
3422 S Compton Avenue, 63118	812	\$1,200
3531 Michigan Avenue, 63118	1,200	\$1,200



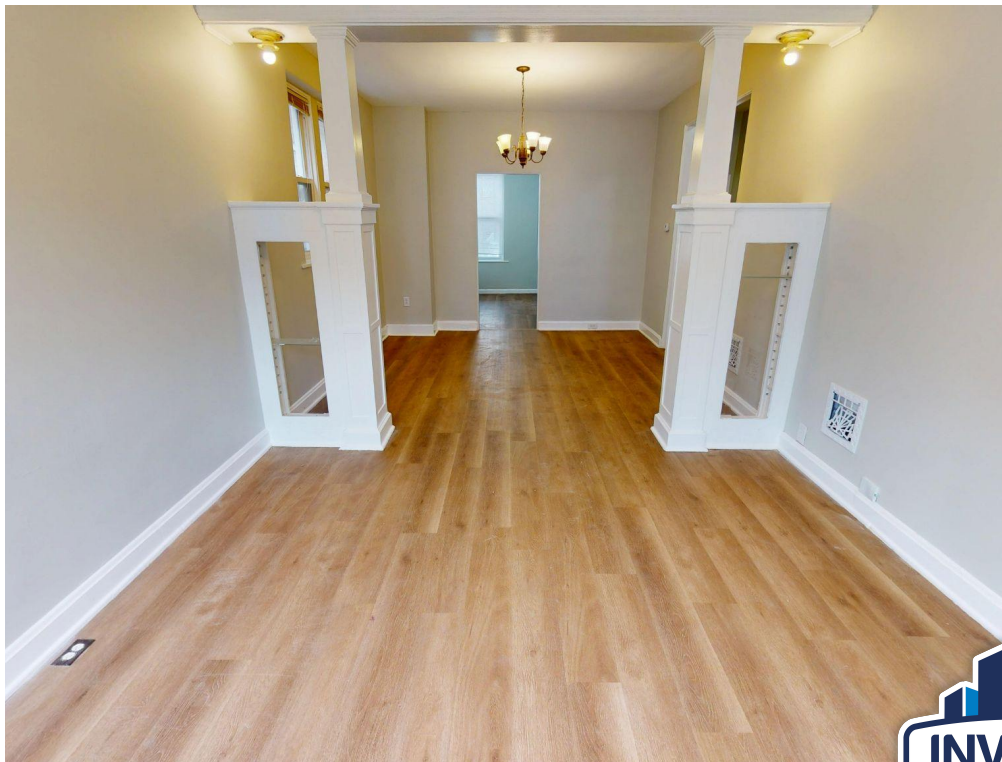


## Unit 1F Floor Plan - 3523 Cherokee Street:

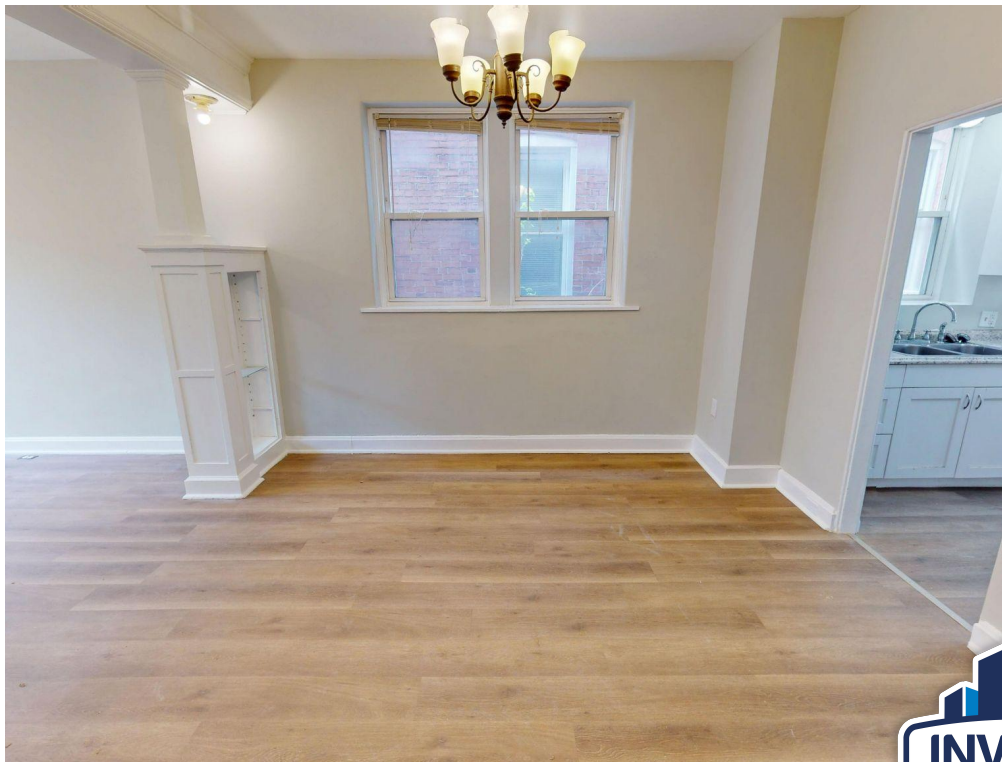
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Invest St. Louis is a licensed real estate  
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## 3523 Cherokee Street

Charming Duplex in the Heart of Tower Grove East

Priced at

# \$285,000

### Contact:

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