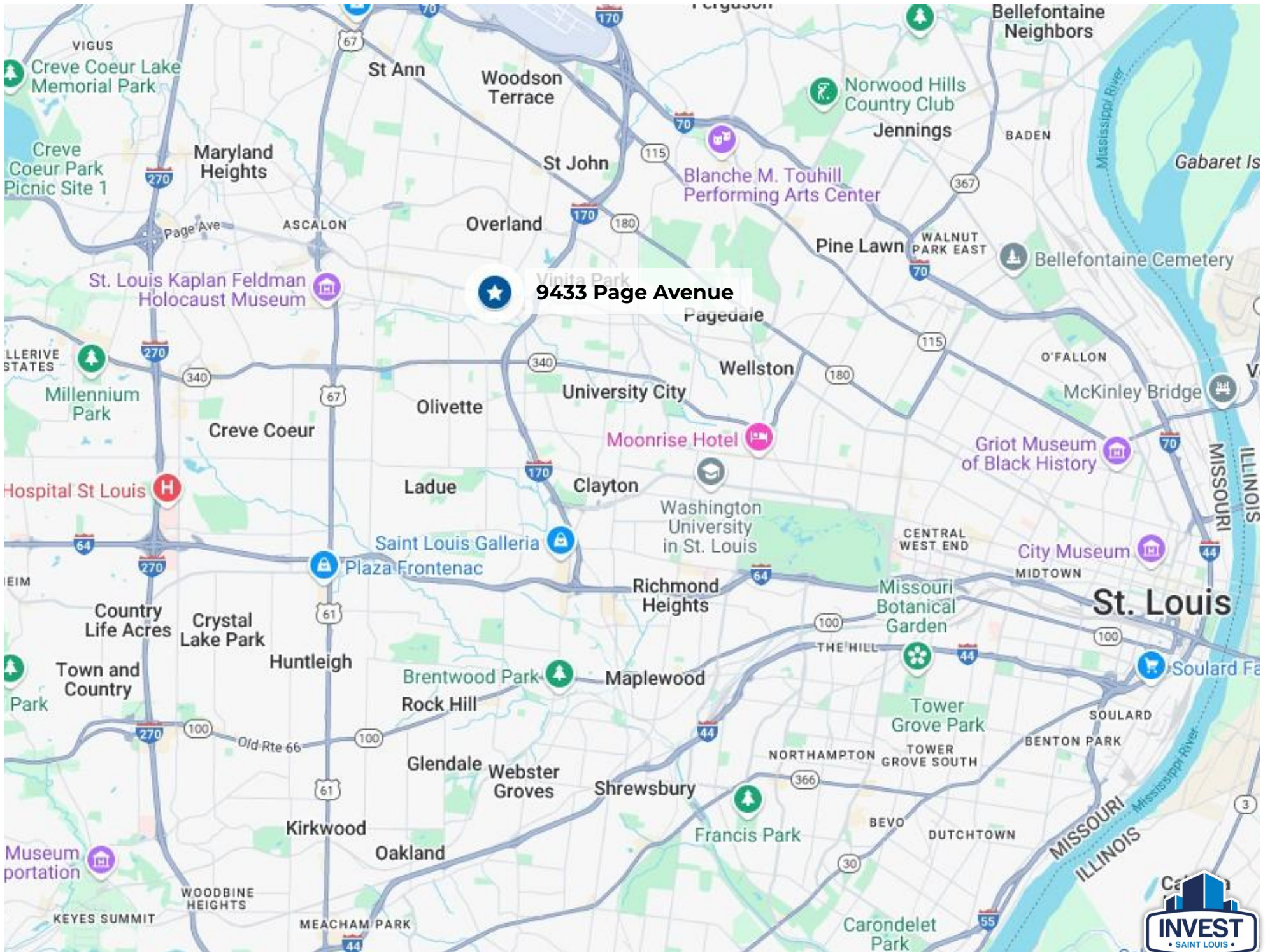




9433 Page Avenue, St. Louis, MO 63132

Value-Add Four-Family Opportunity Available in a Growing Location





Property Overview:

Basic Property Details:

- Brick Exterior
- Four 1-Bedroom, 1-Bathroom Units
- Building Size: 2,048 square feet
- Lot Size: 5,401 square feet (0.124 acres)
- Built: 1957
- No Basement

Property Overview:

This 4-family brick building offers a total of 2,048 sq. ft., with four 1-bedroom, 1-bathroom units—each approximately 512 sq. ft. Built in 1957 and situated on a 5,401 sq. ft. lot (0.124 acres), this property presents a strong footprint for a value-add investment.

Value-Add Potential:

The building offers upside through repairs and upgrades. Units are in varying conditions. One occupied unit in rough condition, another in good condition, one vacant unit in good condition, and one vacant unit needing improvements. With renovations, this property can deliver increased rental income and long-term equity growth.

Mechanical Systems:

Heating via forced air gas. Cooling via wall/window units. The building is equipped with a gas water heaters and does not include a basement. The roof is approximately 4 years old.

Property Overview:

Location:

Located in Overland—an up-and-coming area of St. Louis—this property enjoys:

- **Convenient Access** to schools, supermarkets, and daily essentials.
- **Quiet, Peaceful Surroundings** with a relaxed atmosphere and public green spaces.
- **Diverse, Vibrant Community** with unique restaurants and small businesses.
- **Proximity to Key Submarkets** like Maryland Heights, Creve Coeur, Olivette, University City, and Clayton to the west and south.
- **Easy Commute to Lambert Airport**, located just north of the property.
- **Quick Highway Access**, with Interstate 170 less than half a mile away.
- **High Visibility and Convenience** on Page Avenue, offering tenants direct access to a wide range of shopping and dining options.

Media Supplements:

- Virtual Tour: 9433A (vacant); <https://my.matterport.com/show/?m=4Y1z6kmpFGH>
- Virtual Tour: 9433B (vacant); <https://my.matterport.com/show/?m=XZZdzgzUoiE>
- Media (includes 23min video walkthrough); <https://photos.app.goo.gl/VtzxkV2Qkt9Ud7NM8>
- Google Drive folder (includes estimates, leases, disclosures, and more) https://drive.google.com/drive/folders/1IPzF7zdzBGwLCsqsSLpqnRXJt_Wg7LxL?usp=sharing



Rent Roll:

Unit	Bed / Bath Breakdown	Unit Size	Lease End Date	Current Lease Rent Amount	Estimated Pro Forma Rent Amount
9433A	1 Bed, 1 Bath	512 SF	Vacant	Vacant	\$695
9433B	1 Bed, 1 Bath	512 SF	Vacant	Vacant	\$695
9433C	1 Bed, 1 Bath	512 SF	Month-to-Month	\$595	\$695
9433D	1 Bed, 1 Bath	512 SF	Month-to-Month	\$635	\$695
Totals	n/a	n/a	n/a	\$1,230	\$2,780
Annualized	n/a	n/a	n/a	\$14,760	\$33,360

Income, Expenses, & Pro Forma:

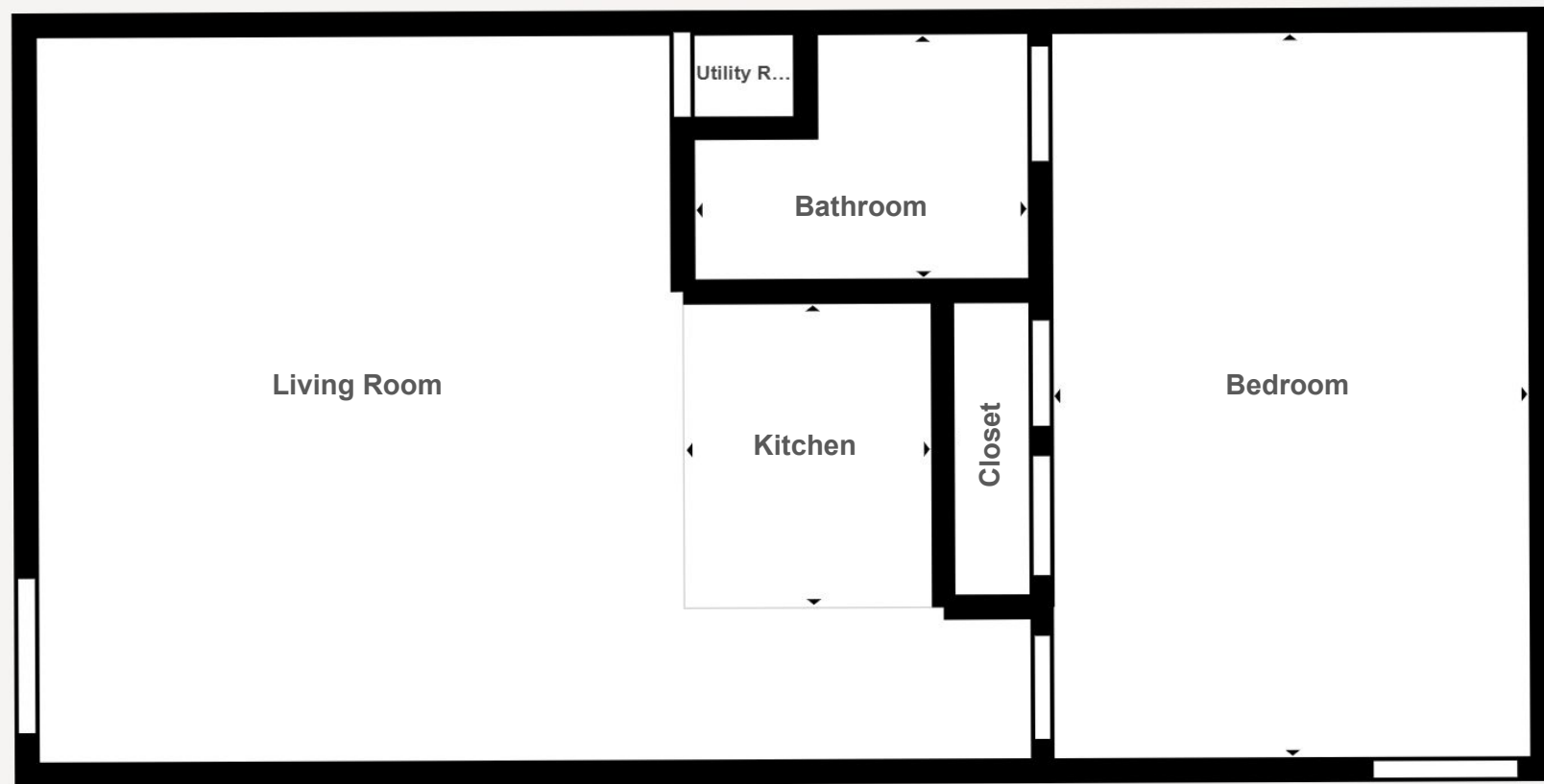
Current Rent Roll Annualized

Income	Rents	\$14,760
Total Income		\$14,760
Expense	Taxes	\$3,018
	Insurance	\$1,313
	Cleaning & Maintenance	\$1,200
	Management	\$1,402
	Lawn Care	\$443
	Utilities - Water/Trash	\$2,097
	Utilities - Sewer	\$658
Total Expenses		\$10,131
Net Income		\$4,629
<i>per month</i>		<i>\$386</i>

Pro Forma Estimate

Income	Rents	\$33,360
Total Income		\$33,360
Expense	Taxes	\$3,018
	Insurance	\$1,313
	Cleaning & Maintenance	\$1,200
	Management	\$1,402
	Lawn Care	\$443
	Utilities - Water/Trash	\$2,097
	Utilities - Sewer	\$658
Total Expenses		\$10,131
Net Income		\$23,229
<i>per month</i>		<i>\$1,936</i>

9433A Page Avenue – Floor Plan:



9433B Page Avenue - Floor Plan:

















2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201
Website: www.InvestSTL.com

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Disclaimer:

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9433 Page Avenue

Value-Add Four-Family in Overland, MO

Priced at

\$175,000

Contact:



Patrick Kavanagh

Broker

(314) 884-8685

patrick@investSTL.com