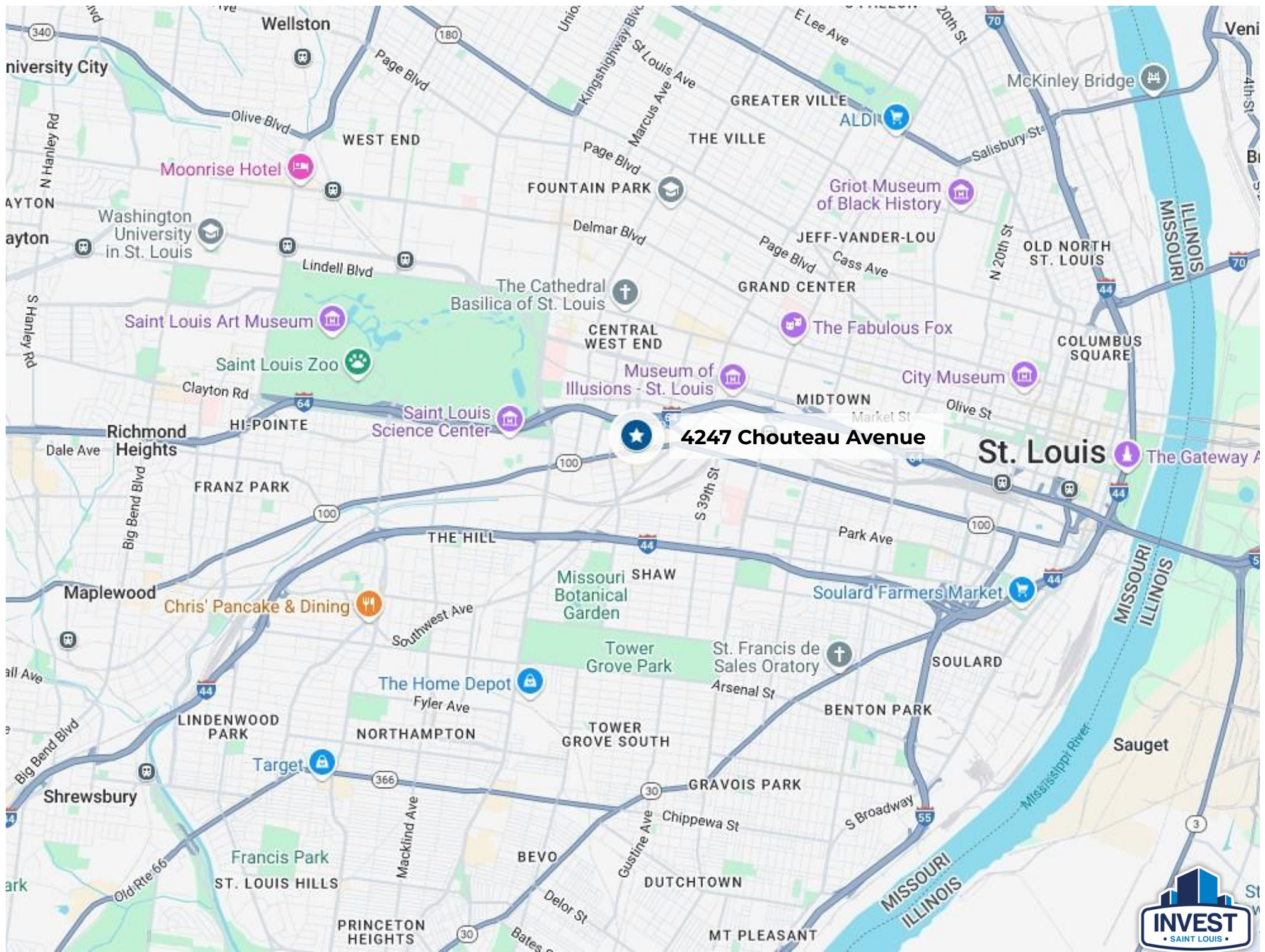




4247 Chouteau Avenue, St. Louis, Missouri 63110

Spacious Two-Story Home Located in the Heart of Forest Park Southeast





Investment Overview:

Historic Charm Meets Modern Living

This spacious 3-bedroom, 2.5-bathroom two-story brick home offers 2,112 square feet of living space and is situated on a 3,250 square foot lot in the heart of South City. Built in 1909, the property blends classic St. Louis architecture with modern potential, making it ideal for homeowners or investors seeking character and convenience.

Prime Location in Forest Park Southeast

Nestled in the desirable Forest Park Southeast neighborhood, this home offers unbeatable access to some of the city's top amenities. Just minutes away are Forest Park, Barnes-Jewish Hospital, St. Louis Children's Hospital, the Saint Louis Science Center, Missouri Botanical Garden, and St. Louis Community College.

Surrounded by Vibrant, Connected Communities

Enjoy the energy and culture of nearby neighborhoods like the Central West End, Botanical Heights, Shaw, and The Hill. From trendy eateries and cafés to historic landmarks and green spaces, this central location connects you to the best of city living.

Room to Live, Work, and Grow

With 3 generously sized bedrooms and 2.5 bathrooms spread across two stories, this home offers room to stretch out. Whether you're entertaining guests, working from home, or raising a family, the layout supports a modern lifestyle.



Single-Family Home Sales Nearby:

Address	Bed / Bath Breakdown	Square Footage	Sales Price	Date Sold
4205 Norfolk Avenue	3 Beds / 3 Baths	2,200	\$479,000	February 2025
4207 Norfolk Avenue	3 Beds / 3 Baths	2,200	\$470,000	November 2024
4319 Gibson Avenue	3 Beds / 3 Baths	2,200	\$419,000	July 2024
4317 Gibson Avenue	3 Beds / 3 Baths	2,156	\$410,000	November 2024
4230 Norfolk Avenue	3 Beds / 3 Baths	1,580	\$405,000	May 2025
4140 Chouteau Avenue	3 Beds / 3 Baths	1,692	\$399,900	September 2024
4336 Arco Avenue	3 Beds / 3 Baths	1,996	\$392,000	August 2024
Averages	N/A	2,003	\$424,986	N/A



7-Year Pro Forma:

FINANCING CALCULATIONS							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Maintenance	0.0%	2.0%	2.0%	2.0%	2.5%	3.0%	3.0%
Property Appreciation	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Rental Appreciation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Tax/Insurance/HOA Appreciation	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Revenues							
Rental Income	\$ 26,160	\$ 26,945	\$ 27,753	\$ 28,586	\$ 29,443	\$ 30,327	\$ 31,236
Vacancy Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Rental Income	\$ 26,160	\$ 26,945	\$ 27,753	\$ 28,586	\$ 29,443	\$ 30,327	\$ 31,236
Expenses							
Property Taxes	\$ 3,283	\$ 3,332	\$ 3,382	\$ 3,433	\$ 3,485	\$ 3,537	\$ 3,590
Insurance	\$ 2,330	\$ 2,365	\$ 2,400	\$ 2,436	\$ 2,473	\$ 2,510	\$ 2,548
Property Mgmt	\$ 2,616	\$ 2,694	\$ 2,775	\$ 2,859	\$ 2,944	\$ 3,033	\$ 3,124
Lease Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance & Repairs	\$ -	\$ 539	\$ 555	\$ 572	\$ 736	\$ 910	\$ 937
Total Expenses	\$ 8,229	\$ 8,931	\$ 9,113	\$ 9,300	\$ 9,638	\$ 9,989	\$ 10,198
Net Operating Income (NOI)	\$ 17,931	\$ 18,014	\$ 18,640	\$ 19,286	\$ 19,805	\$ 20,337	\$ 21,038
Cash Flow							
NOI (Cash Available)	\$ 17,931	\$ 18,014	\$ 18,640	\$ 19,286	\$ 19,805	\$ 20,337	\$ 21,038
Mortgage	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969
Total Cash Flow	\$ 2,962	\$ 3,045	\$ 3,671	\$ 4,317	\$ 4,836	\$ 5,368	\$ 6,069
Loan Principal Payments	\$ 1,905	\$ 2,042	\$ 2,190	\$ 2,348	\$ 2,518	\$ 2,700	\$ 2,895
Appreciation	\$ 12,500	\$ 13,125	\$ 13,781	\$ 14,470	\$ 15,194	\$ 15,954	\$ 16,751
Total Return	\$ 17,366	\$ 18,212	\$ 19,642	\$ 21,135	\$ 22,548	\$ 24,022	\$ 25,715
Total ROI	31%	33%	35%	38%	40%	43%	46%
Average ROI						38%	
Estimated Value at Year 7						\$351,775.11	
Loan Paid Down over 7 Years						\$16,598.60	



3 Bedroom / 2 Bathroom House Rentals Nearby:



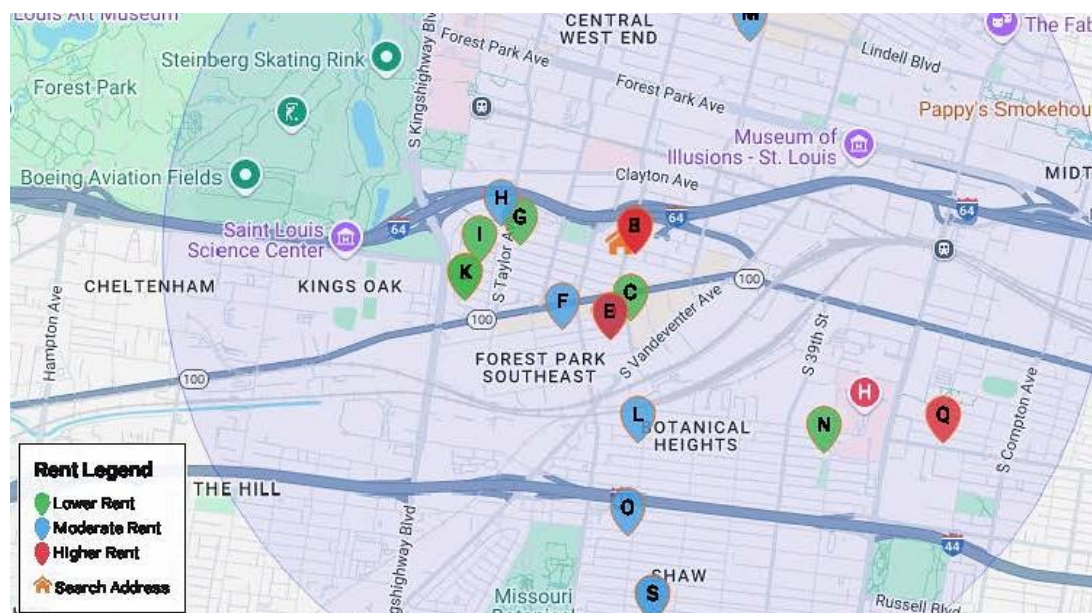
4247 Chouteau Avenue St. Louis, MO

Results based on 18, 3-bedroom, 1½ or more bath House rentals seen within 12 months in a 1.50 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,723 $\pm 4\%$	\$2,550	\$2,429	\$3,018

Summary Statistics

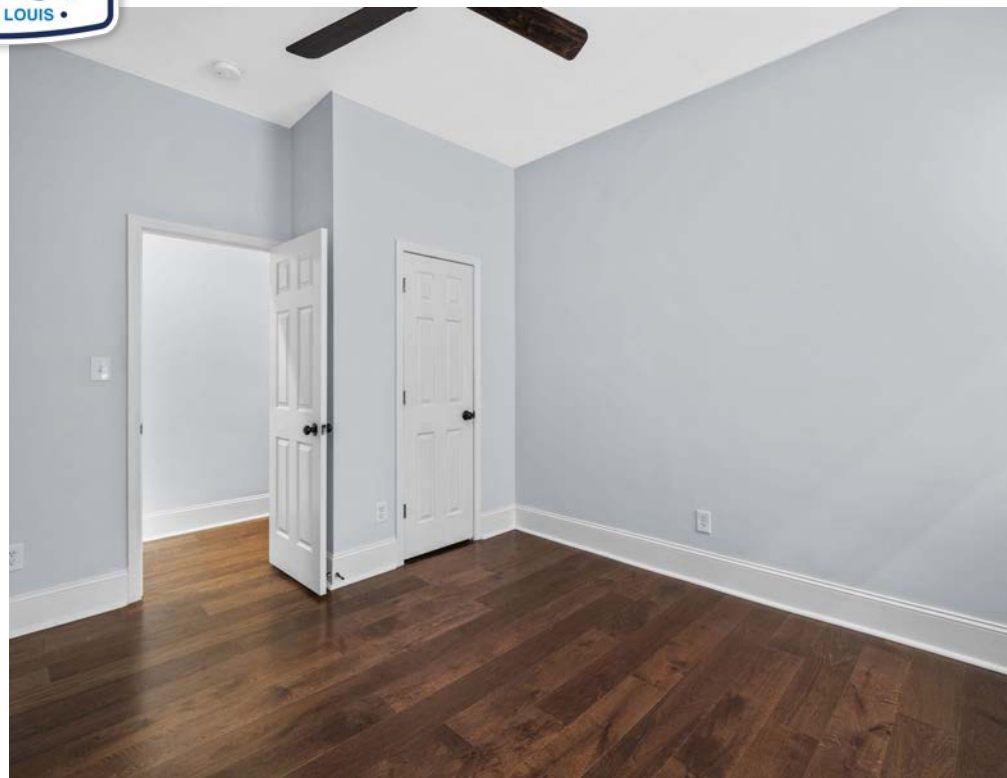
Sample Size	18
Sample Min	\$2,100
Sample Max	\$3,587
Sample Median	\$2,550
Sample Mean	\$2,723
Sample Standard Deviation	\$437
25th – 75th Percentile	\$2,429 – 3,018
10th – 90th Percentile	\$2,164 – 3,283
5th – 95th Percentile	\$2,005 – 3,441

















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.

4247 Chouteau Avenue

Spacious Two-Story Home Located in
the Heart of Forest Park Southeast

Priced at

\$399,000

Contact:



Matt Guignon

Agent

(314) 707-8314 Phone

Matt@InvestSTL.com