



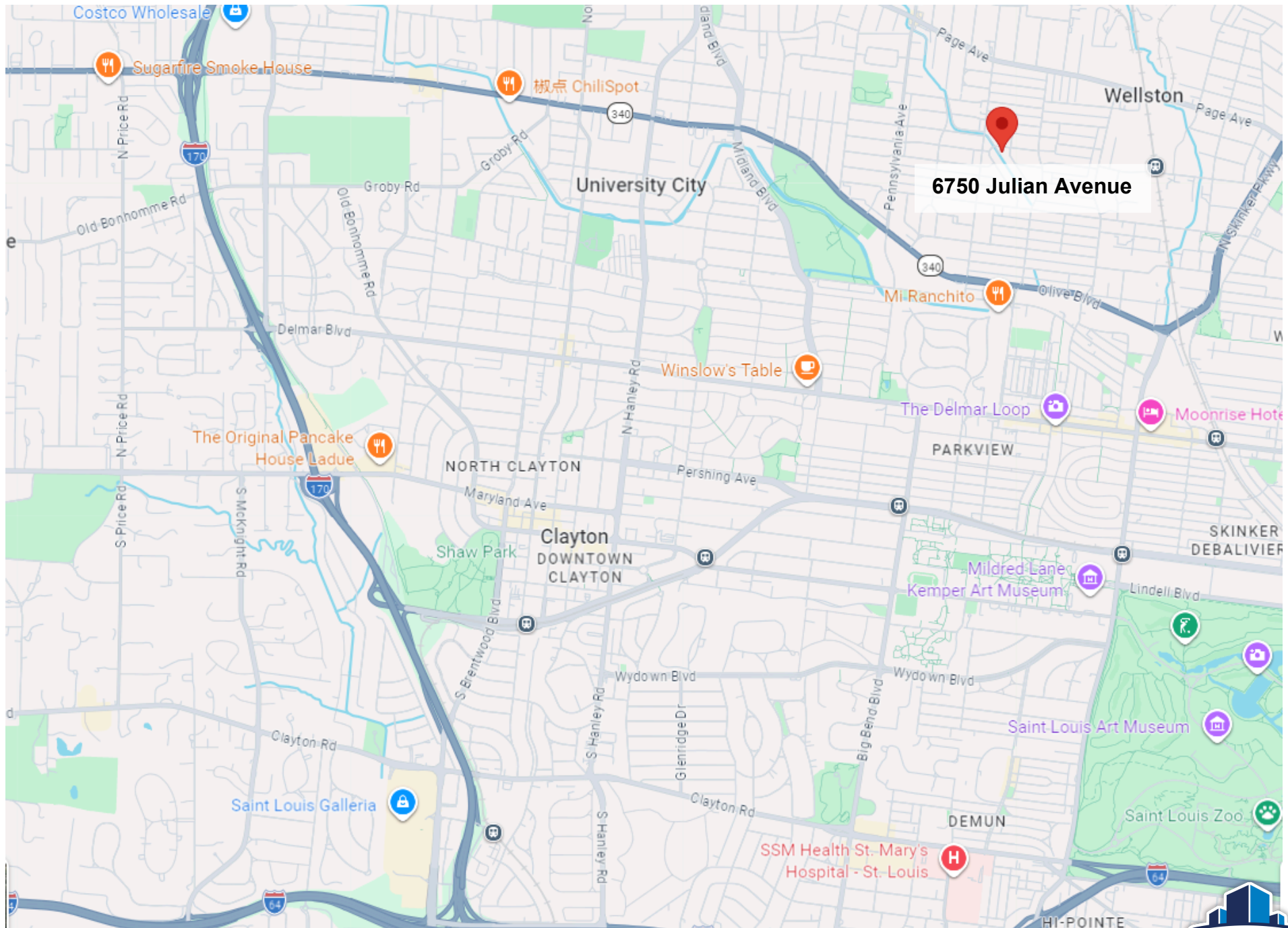
# **6750 Julian Ave, St. Louis, MO 63130**

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Renovated & Move-In Ready University City Home Now Available







## Property Overview:

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**Beautifully Renovated U City Home:** Nestled on a quiet street in University City, this move-in-ready home offers a perfect blend of modern updates and classic charm, surrounded by friendly neighbors and close to the U City Loop, Forest Park, and Downtown Clayton.

**Modern Kitchen & Stylish Updates:** The home was renovated at the end of 2024. The kitchen shines with quartz countertops, all-new stainless steel appliances, a new garbage disposal, updated cabinet hardware, and a fresh backsplash. The bathroom has been completely remodeled with a modern finish, and a new washer/dryer was added.

**Convenience:** Stay connected with WiFi-controlled locks, thermostat, and alarm, adding seamless technology to your daily routine.

**Added Living Space Potential:** A semi-finished, dry basement provides the potential to expand your living area. **Furnished Option Available:** Option to purchase fully furnished, for primary living or would be a great option for a turn-key furnished rental. Price includes furnishings, the price is negotiable if there is not interest in the home being furnished.

**A Virtual Tour is Available of the Home:** <https://bit.ly/6750-Julian>



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### **Extensive Upgrades Include:**

- The updated bathroom features a new tub surround, vanity, flooring, lighting, and shower kit.
- New windows, 2" blinds were installed on the main level, along with fresh landscaping and a new garage door.
- Home includes a new furnace in 2024, flue pipe and return, with a 5-year-old rebuilt condenser in 2025.
- Fresh paint throughout the main level, the basement, the exterior, and the garage. Refinished hardwood floors, all-new lighting, fans.
- There is a new exterior side door, front screen door, and updated door hardware, and new garage door.
- The roof is approximately 5 years old, the sewer lateral has been replaced.
- WiFi-controlled smart locks, thermostat, and alarm.
- All of the furnishings to be a fully functional furnished rental are included in the price. Please inquire for specifics about what is included without furniture.
- Furnishings were purchased for use in 2025 and used for the first time as a fully furnished rental.
- Two king-size memory foam mattresses with new headboards and frames, and one queen-size memory foam mattress with headboard and frame.





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- Faux leather couch and chair, coffee table, four new area rugs, kitchen table with seating, and all new bedding with comforters.
- Four nightstands with bedroom lamps and a 55-inch smart TV with stand.
- Electric sit/stand desk with leather desk chair — ideal for remote work professionals.
- Fully equipped kitchen with air fryer, coffee maker, utensils, cookware, and towels included.
- Basement gym setup with equipment.
- The property was leased furnished in 2025. There were two tenants in 2025, both were doctors.
- There is a high demand for furnished single family homes, as the home is located near Washington University, and also the Barnes-Jewish Hospital complex.

### **Prime Location – Distances from 6750 Julian:**

- The Loop – 1.2 miles
- Washington University – 1.6 miles
- Forest Park – 1.9 miles
- Clayton – 2.6 miles
- Barnes–Jewish Hospital – 4.1 miles



# INCOME, EXPENSES & PROFORMA – Laclede Avenue

## PRO FORMA INCOME & EXPENSES

	Monthly	Yearly
Rent:	\$1,895	\$22,740
Utility Charge:	\$275	\$3,300
<b>Total Income:</b>	<b>\$2,170</b>	<b>\$26,040</b>
5% Vacancy Allowance:	\$109	\$1,302
<b>Income (After 5% Vacancy):</b>	<b>\$2,062</b>	<b>\$24,738</b>

## Investment Snapshot

- 8.3% Cap Rate
- \$380/month positive cash flow
- 12% Cash-on-Cash Return
- Strong income-to-expense ratio
- Conservative 5% vacancy built in

- *Net annual income with expenses and vacancy included \$15,735 (8.3% cap rate)*
- *Net monthly income with expenses and vacancy included \$1,311*
- *Net monthly income with expenses, vacancy, and mortgage payment included \$380*
- *Net annual income with expenses, vacancy, and mortgage payment included \$4,560*
- *Cash on cash return 12%*

Expense	Monthly	Annual
AT&T Internet	\$55.00	\$660
Taxes	\$147.90	\$1,775
Insurance	\$84.33	\$1,012
Flood Insurance	\$108.25	\$1,299
Trash	\$19.90	\$238.80
Sewer	\$50.13	\$601.60
Electric	\$110.61	\$1,327.34
Gas	\$78.22	\$938.64
Maintenance/Repairs	\$45.80	\$550
Lawn/Landscaping	\$33.33	\$400
Cleaning	\$16.66	\$200
<b>Total Operating Expenses</b>	<b>\$750.00</b>	<b>\$9,002.38</b>





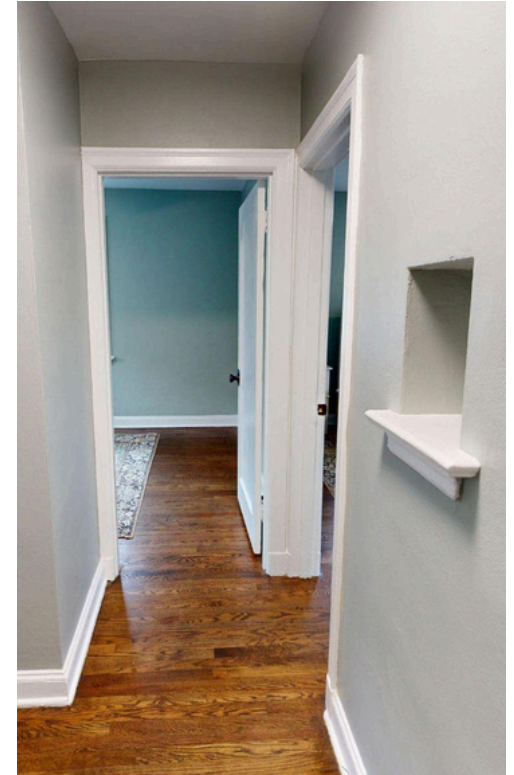




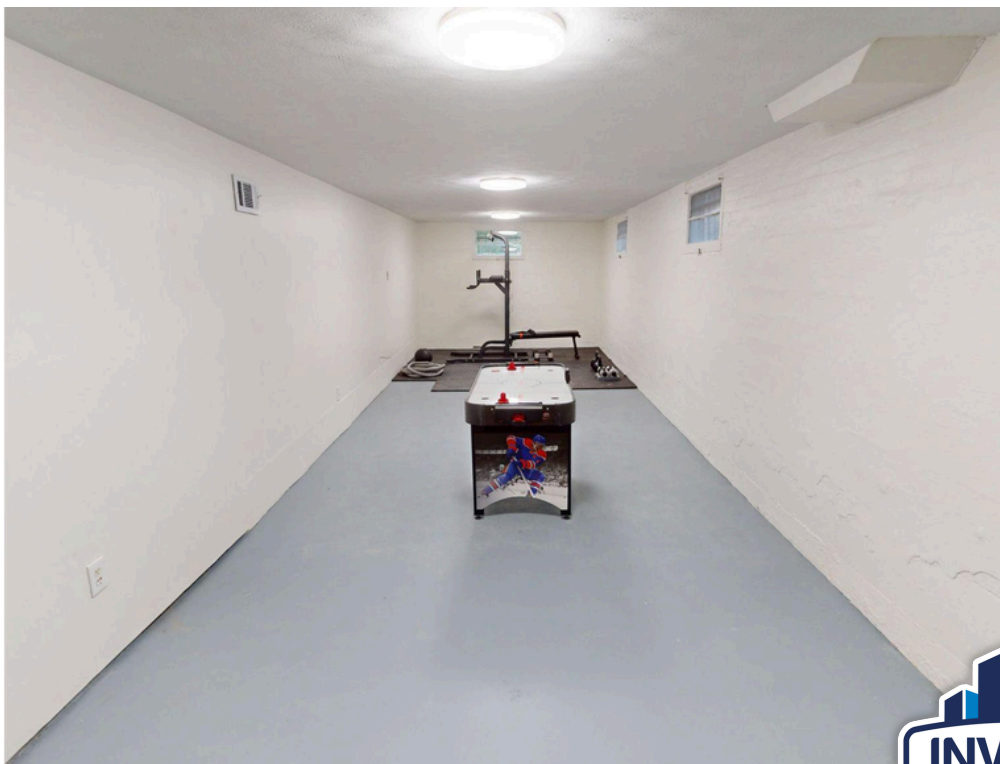




















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**6750 Julian Ave,  
St. Louis, MO 63130**

Renovated & Move-In Ready University City Home

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**Priced at**

**\$189,000**

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**The seller is a licensed real estate broker  
in the state of Missouri.**

**Contact:**

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