



7420 Commonwealth Avenue Maplewood, MO 63143

8 One-Bedroom Units + Studio & Commercial Space | High-Demand Investment



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TABLE OF CONTENTS

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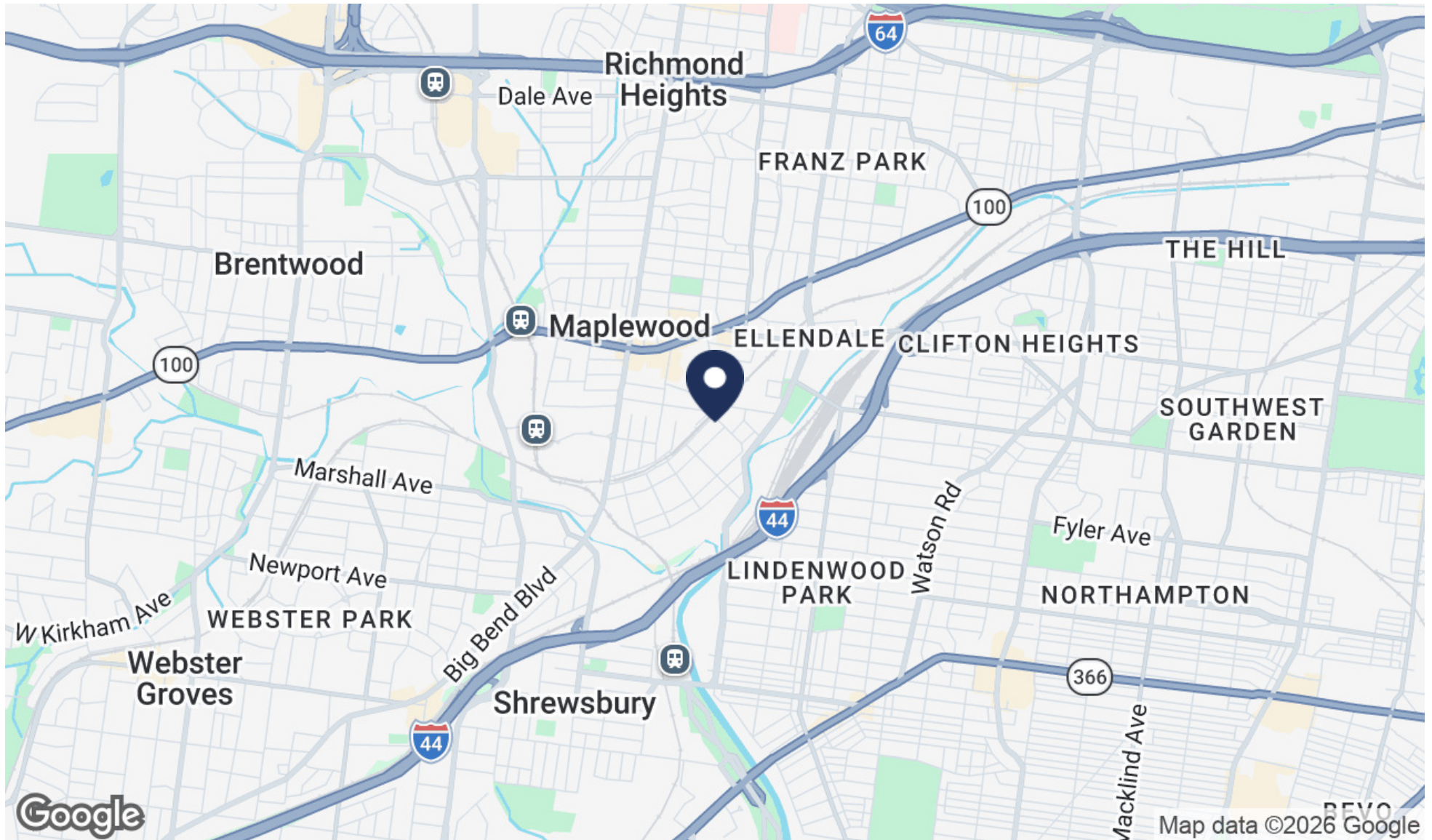
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TABLE OF CONTENTS

LOCATION MAP	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
SALE COMPS	6
SALE COMPS MAP & SUMMARY	7
RENT COMPS	8
RENT COMPS	9
INCOME, EXPENSES & PRO FORMA	10
ADDITIONAL PHOTOS	11
ADDITIONAL PHOTOS	12
LISTING AGENT	13

LOCATION MAP



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

7420 Commonwealth Ave is a well-maintained multifamily asset featuring eight 1-bedroom, 1-bath units, one studio unit, and a 1,440 SF lower-level commercial suite, ideally located in the highly desirable Maplewood submarket. The property offers immediate, stable cash flow with all residential units fully leased, along with clear upside through strategic rent increases and lease-up of the commercial space.

Recent capital improvements—including a 50-year metal roof, new vinyl windows, and composite entry doors—help minimize near-term capital expenditure and enhance long-term durability.

Current apartment rents are approximately 20% below market, supported by comparable one-bedroom units within a 1.5-mile radius over the past year, presenting a strong value-add opportunity. The lower-level commercial space is well-suited for a contractor's warehouse/office and is projected to achieve approximately \$1,920/month (\$16/SF) based on market rents.

Additional revenue opportunities include leasing storage units and monetizing off-street parking, further enhancing the asset's income potential.

LOCATION DESCRIPTION

Discover the vibrant community surrounding the property in Maplewood, MO. Known for its rich history and eclectic charm, Maplewood is a thriving destination for residents and visitors alike. Enjoy an array of trendy boutiques, artisanal eateries, and bustling nightlife options just moments from the location. With convenient access to nearby attractions like the Maplewood Square and Sutton Loop Park, residents can enjoy a dynamic urban lifestyle. For multifamily and high-rise investors, Maplewood offers an exciting opportunity to be part of a dynamic and growing community with a unique blend of modern amenities and small-town charm.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Eight 1-bedroom, 1-bath units, one studio unit, and a commercial space with strong rental demand
- Additional commercial/studio suite (~1,440 SF)
- Market-supported rent upside
- Individually metered utilities (gas/electric)
- Central A/C in units
- Coin laundry income opportunity
- Secured tenant storage (6x10 per unit)
- Outdoor BBQ/common area
- 4 off-street parking spaces
- Full brick construction
- Recent major capital improvements completed

SALE COMPS



7420 COMMONWEALTH AVENUE

7420 Commonwealth Avenue, Maplewood, MO 63143

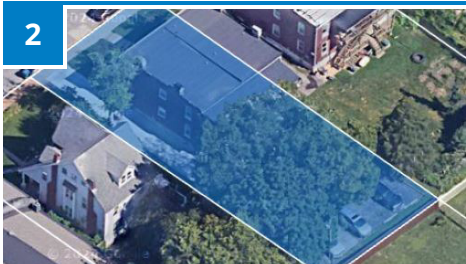
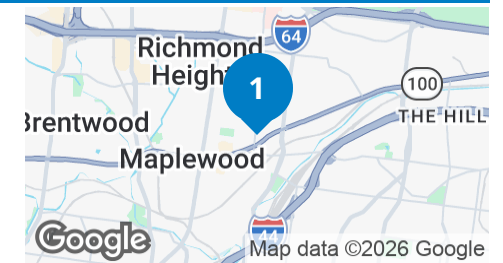
Price:	\$1,200,000	Bldg Size:	6,720 SF
Lot Size:	8,712 SF	No. Units:	10
Year Built:	1964	Price/SF:	\$178.57
Price/Unit:	\$120,000		



2516 BELLEVUE AVE

Maplewood, MO 63143

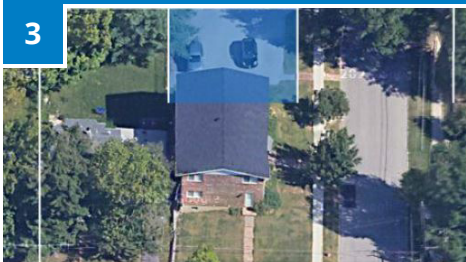
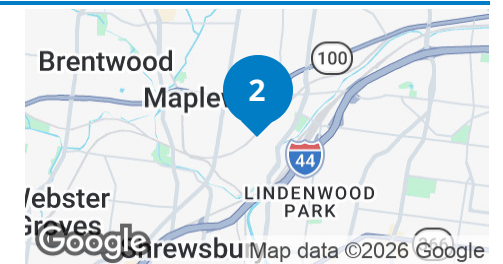
Price:	\$568,575	Bldg Size:	3,960 SF
Lot Size:	6,752 SF	No. Units:	4
Year Built:	1924	Price/SF:	\$143.58
Price/Unit:	\$142,144		



3336 GREENWOOD BLVD

Maplewood, MO 63143

Price:	\$783,037	Bldg Size:	3,780 SF
Lot Size:	9,300 SF	No. Units:	4
Year Built:	1906	Price/SF:	\$207.15
Price/Unit:	\$195,759		



7703 JEROME AVE

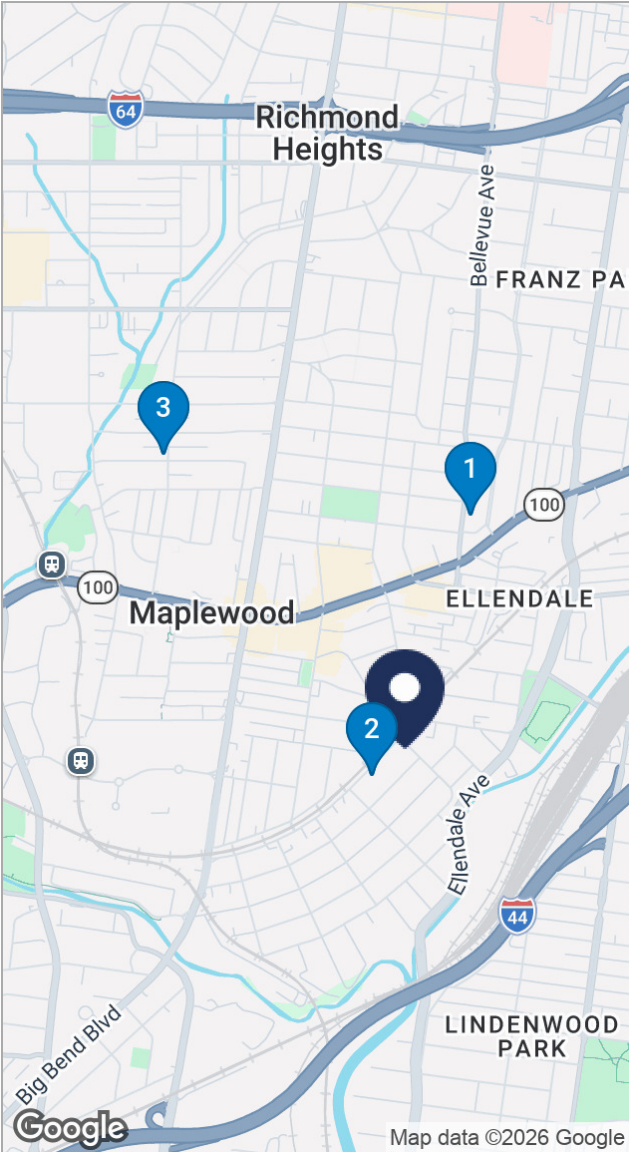
Maplewood, MO 63143

Price:	\$620,000	Bldg Size:	3,328 SF
Lot Size:	7,000 SF	No. Units:	4
Year Built:	1950	Price/SF:	\$186.30
Price/Unit:	\$155,000		



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/SF	PRICE/UNIT
★	7420 Commonwealth Avenue 7420 Commonwealth Avenue Maplewood, MO 63143	\$1,200,000	6,720 SF	10	\$178.57	\$120,000
1	2516 Bellevue Ave Maplewood, MO 63143	\$568,575	3,960 SF	4	\$143.58	\$142,144
2	3336 Greenwood Blvd Maplewood, MO 63143	\$783,037	3,780 SF	4	\$207.15	\$195,759
3	7703 Jerome Ave Maplewood, MO 63143	\$620,000	3,328 SF	4	\$186.30	\$155,000
	AVERAGES	\$657,204	3,689 SF	4	\$179.01	\$164,301



RENT COMPS



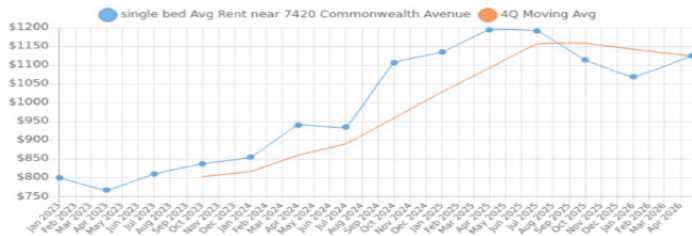
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Results based on 20, single bedroom, single bath Apartment rentals seen within 12 months in a 1.50 mile radius.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$1,125 <small>+8%</small>	\$935	\$841	\$1,408

Report generated: 23 Apr 2026

Historical Trend Line



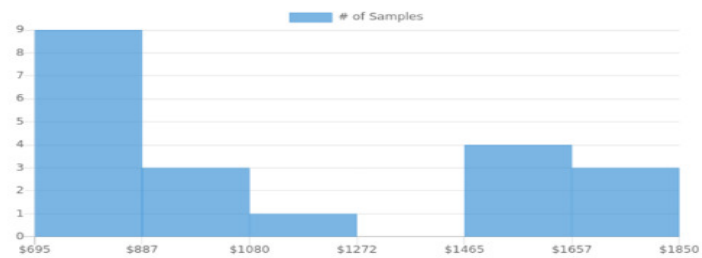
Average Rent by Bedroom Type



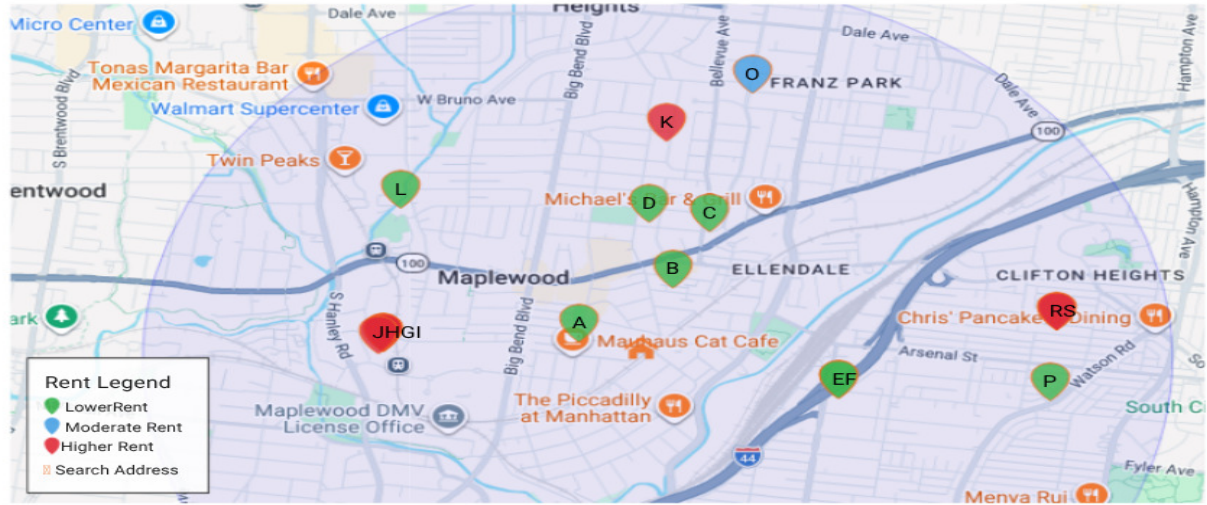
Summary Statistics

Sample Size	20
Sample Min	\$695
Sample Max	\$1,845
Sample Median	\$935
Sample Mean	\$1,125
Sample Standard Deviation	\$421
25th – 75th Percentile	\$841 – 1,408
10th – 90th Percentile	\$586 – 1,663
5th – 95th Percentile	\$433 – 1,816

Rent Distribution



RENT COMPS



Address	Distance	Rent	Size	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A 3019 Sutton Blvd, Maplewood, MO 63143	0.3 mi	\$795	525ft ²	\$1.51/ft ²	1 bed	1ba	Apartment	May 2025
B 7223 Anna Ave, Maplewood, MO 63143	0.36 mi	\$825	525ft ²	\$1.57/ft ²	1 bed	1ba	Apartment	Jun 2025
C 7166 Lyndover Pl, Maplewood, MO 63143	0.67 mi	\$750	600ft ²	\$1.25/ft ²	1 bed	1ba	Apartment	May 2025
D 7263 Lyndover Pl, Maplewood, MO 63143	0.69 mi	\$795	500ft ²	\$1.59/ft ²	1 bed	1ba	Apartment	May 2025
E 6828 Scanlan Ave, St. Louis, MO 63139	0.7 mi	\$750	400ft ²	\$1.88/ft ²	1 bed	1ba	Apartment	Dec 2025
F 6828 Scanlan Ave, St. Louis, MO 63139	0.7 mi	\$750	500ft ²	\$1.50/ft ²	1 bed	1ba	Apartment	Sep 2025
G 31 Sunnen Dr, Maplewood, MO 63143	1.03 mi	\$1,598	708ft ²	\$2.26/ft ²	1 bed	1ba	Apartment	May 2025
H 31 Sunnen Dr, Maplewood, MO 63143	1.03 mi	\$1,644	762ft ²	\$2.16/ft ²	1 bed	1ba	Apartment	Aug 2025
I 31 Sunnen Dr, Maplewood, MO 63143	1.03 mi	\$1,845	801ft ²	\$2.30/ft ²	1 bed	1ba	Apartment	May 2025
J 31 Sunnen Dr, Maplewood, MO 63143	1.04 mi	\$1,655	727ft ²	\$2.28/ft ²	1 bed	1ba	Apartment	Sep 2025
K 2111 Princeton Pl, Richmond Heights, MO 63117	1.1 mi	\$1,490	876ft ²	\$1.70/ft ²	1 bed	1ba	Apartment	Jul 2025

INCOME, EXPENSES & PRO FORMA

INCOME SUMMARY

1 Bedroom/1Bath Units (8 @ \$1,125)	\$108,000
Studio (@ \$975)	\$11,700
Commercial (@ \$1,920)	\$23,040
4 Storage Units (@ \$25 each)	\$1,200
4 Parking Spots (@\$25 each)	\$1,200
Vacancy Cost	(\$7,257)

GROSS INCOME

\$137,883

EXPENSES SUMMARY

Insurance	\$6,480
Property Taxes	\$9,220
Trash	\$1,320
Water	\$1,200
Sewer	\$1,140
Maintenance & REpairs	\$4,000
Landscaping	\$2,000

OPERATING EXPENSES

\$25,360

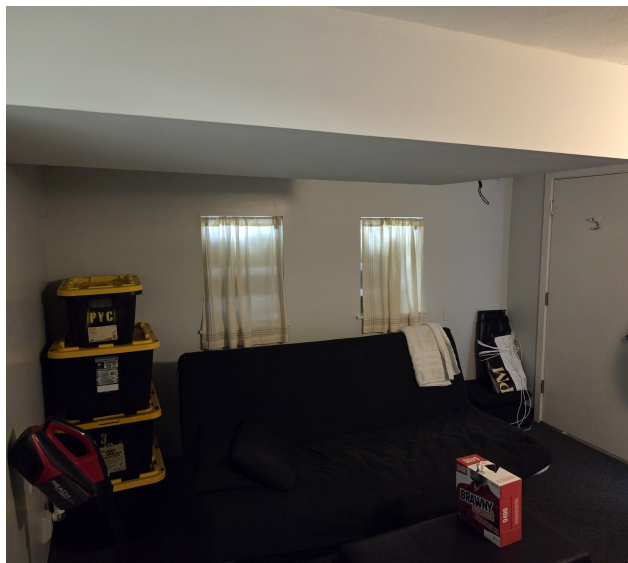
NET OPERATING INCOME

\$112,523

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LISTING AGENT



RANDY BASLER

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