



# FOR SALE

4-Family in  
Shaw's Garden

4622 Shenandoah Ave,  
St. Louis, MO 63110

4,148 Sq Ft - Fully Remodeled

## \$864,900



2203 S Big Bend Blvd # 100  
St. Louis, MO 63117  
[www.realtyexchangeweb.com](http://www.realtyexchangeweb.com)

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# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This is a confidential sales packet intended for your use in determining whether you wish to acquire the property herein:

**4622 SHENANDOAH AVE,  
ST. LOUIS, MO 63110**

The owner(s) have used their best efforts to provide accurate information. You are encouraged to make your own calculations according to the criteria you deem appropriate. The following information, charts, and projections are included for demonstration purposes only and are not in any way guaranteed.

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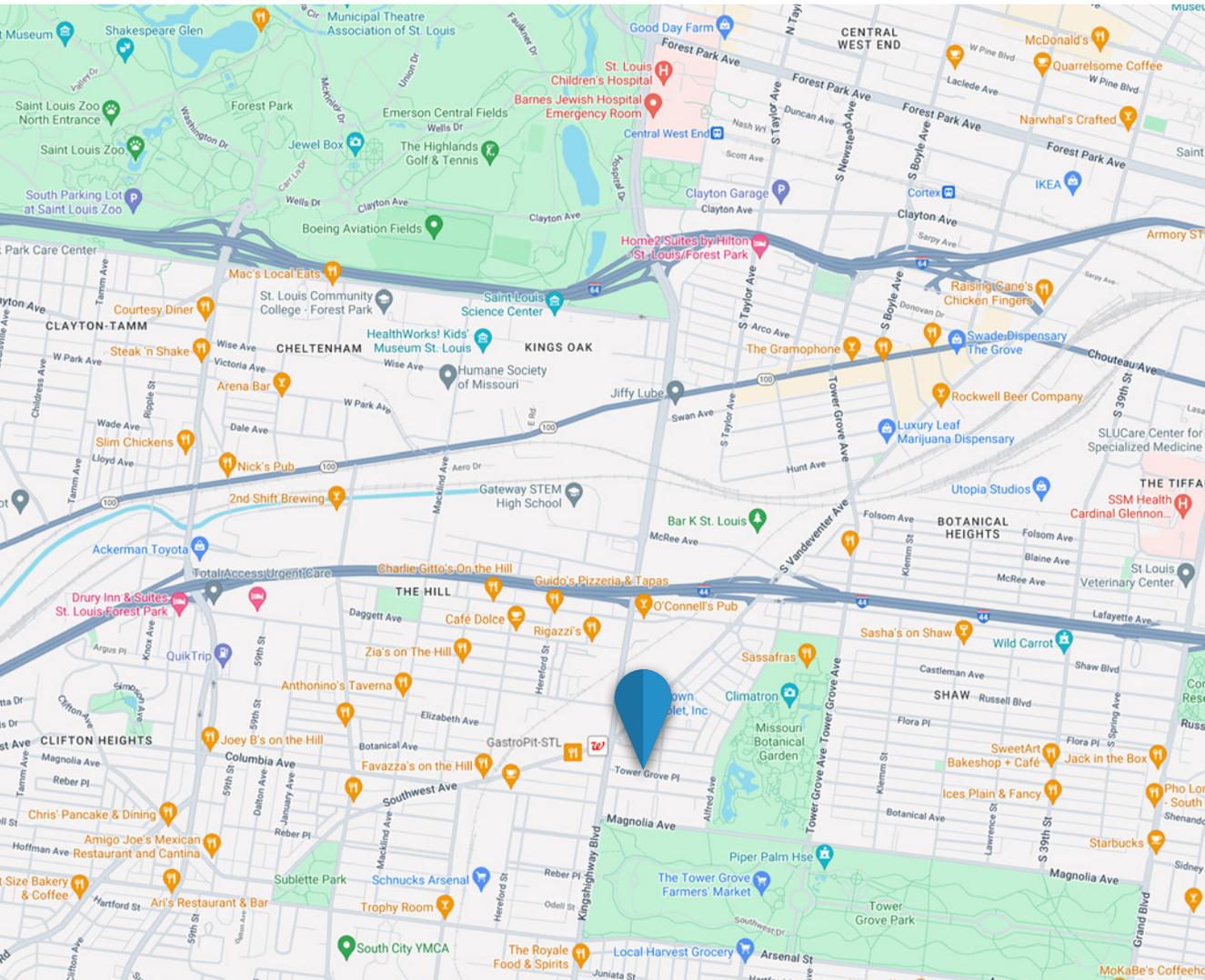


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# OVERVIEW



## SUMMARY

Stunning fully remodeled 4-family in Shaw's Garden featuring gorgeous 1,050 sqft 2 bedroom units! Located on the western edge of the Missouri Botanical Garden and Tower Grove Park. Tenants love this neighborhood and enjoy the close proximity to year round outdoor recreation, festivals and more. Lots of locally owned restaurants and businesses are just a quick walk or drive from home. Each unit has been meticulously updated while preserving the original character and charm from the 1920's! Fantastic open floor plan in the living room, dining room, and kitchen, plus 2 private bedrooms and a full bath down the hall. Stand out with brand new tenant desired extras including a large breakfast bar peninsula, a coffee bar, quartz countertops, luxury wide plank flooring, stainless steel appliances, all new light fixtures, a pantry, and lots of storage space. Tucked away on a wide, quiet street with plenty of guest parking and new concrete parking lot in the rear for tenants. The HVAC has been fully updated for each unit! Even the stairwells have been renovated with waterproof luxury vinyl plank flooring, for lasting durability. Occupancy permits will be passed and ready for the new owner to lease however they desire. Each unit should lease for \$1750/mo for long term rentals, \$2000/mo for mid term rentals, and up to \$3000/mo for short term rental - making income possibilities endless for the new owner.



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# FINANCIALS & FLOOR PLANS

## PRO FORMA INCOME / EXPENSES

### Pro Forma Income

Rent Ready / Occupancy Passed

Long Term Lease Option:

Unit 1E	\$1,795	\$21,540
Unit 1W	\$1,795	\$21,540
Unit 1W	\$1,795	\$21,540
Unit 2W	\$1,795	\$21,540
<b>Total</b>	<b>\$7,180</b>	<b>\$86,160 GOI</b>

### Landlord Expenses

Taxes	\$4,742
Insurance	\$3,000
Sewer	\$2,208
Water/Trash	\$1,760
<b>Total</b>	<b>\$11,710</b>
NOI	\$74,450/YR = 8.6% Cap Rate

## FLOOR PLANS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



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