



3521
utah street
st. louis, mo 63118

turnkey
6-unit
building

all
2 bd / 1 ba
units



PROPERTY DESCRIPTION

Salient is pleased to present this opportunity to own a fully updated, 6-family in the heart of Tower Grove East. The property consists of 6, 2 bed/1 bath units with off-street parking and a fenced in backyard. Units have been completely updated throughout with high end finishes, new kitchens with new stainless steel appliances, in unit washer/dryer and central heating and cooling. Plumbing and electric have also been updated. Rents are below market with a proven concept of achieving \$1,420/mo.

PROPERTY HIGHLIGHTS

- Freshly renovated building completed in 2022
- Updated electric/plumbing/HVAC
- Proven concept to bump rents to \$1,420
- Walkable to South Grand business district & Tower Grove Park
- Off-street parking
- All sizable 2 bed/1 bath units w/ in unit laundry
- Great Opportunity for Short Term Rentals w/ Proximity to SLU Medical

OFFERING SUMMARY

Sale Price:	\$895,000
Number of Units:	6
Lot Size:	8,415 SF
Building Size:	6,824 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	18,618	85,128	176,647
Total Population	34,598	155,438	317,296
Average HH Income	\$53,353	\$58,222	\$58,759



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TOWER GROVE EAST LOCATION DESCRIPTION

3521-3525 Utah is located in South St. Louis City and more specifically Tower Grove East. The property is just minutes away from South Grand Business District, SLU Hospital and Tower Grove Park making this an excellent opportunity for airBnB, traveling nurses, or other short term rentals.

Tower Grove East is a vibrant south St. Louis City neighborhood steeped in history, grounded in community and rich in both architecture and flora. The neighborhood features the dynamic South Grand dining and shopping district, which boasts dozens of restaurants and numerous shops offering local and international goods. Tower Grove Park is a vast urban arboretum with walking/running paths, pavilions and picnic sites, tennis courts, a farmers market and more.

Multifamily investors have been very active in the capital markets in South St. Louis City, making it one of the most heavily traded apartment submarkets in the region over the past several years. Annual sales volume has averaged \$61.6 million over the past five years, and the 12-month high in investment volume hit \$146 million over that stretch. In the past 12 months specifically, \$66.9 million worth of assets sold.



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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
3521	2	1	1,100 SF	-	-	\$1,420	\$1.29
3521-A	2	1	1,100 SF	\$1,395	\$1.27	\$1,420	\$1.29
3523	2	1	1,100 SF	\$1,395	\$1.27	\$1,420	\$1.29
3523-A	2	1	1,100 SF	\$1,395	\$1.27	\$1,420	\$1.29
3525	2	1	1,100 SF	\$1,420	\$1.29	\$1,420	\$1.29
3525-A	2	1	1,100 SF	\$1,420	\$1.29	\$1,420	\$1.29
TOTALS			6,600 SF	\$7,025	\$6.39	\$8,520	\$7.74
AVERAGES			1,100 SF	\$1,405	\$1.28	\$1,420	\$1.29



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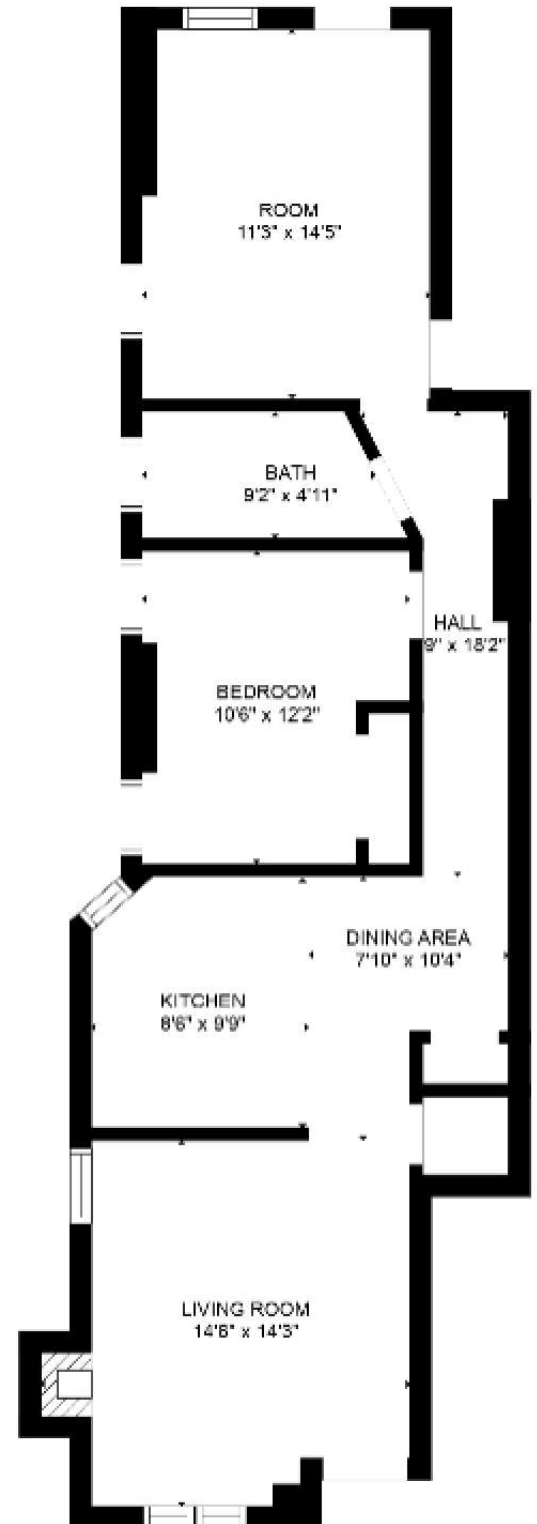
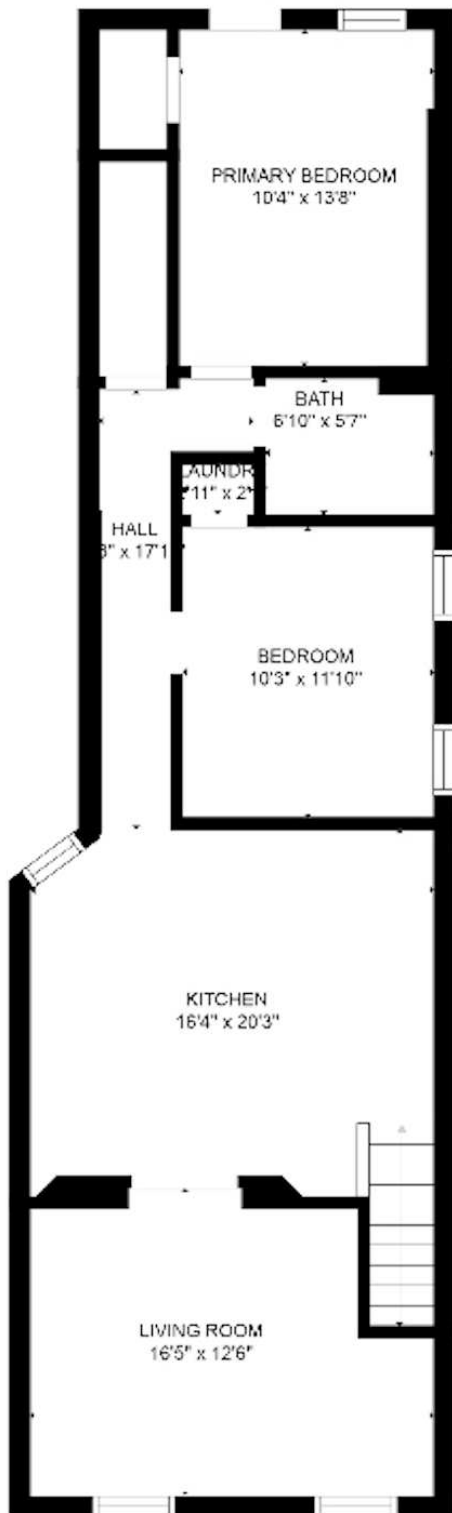
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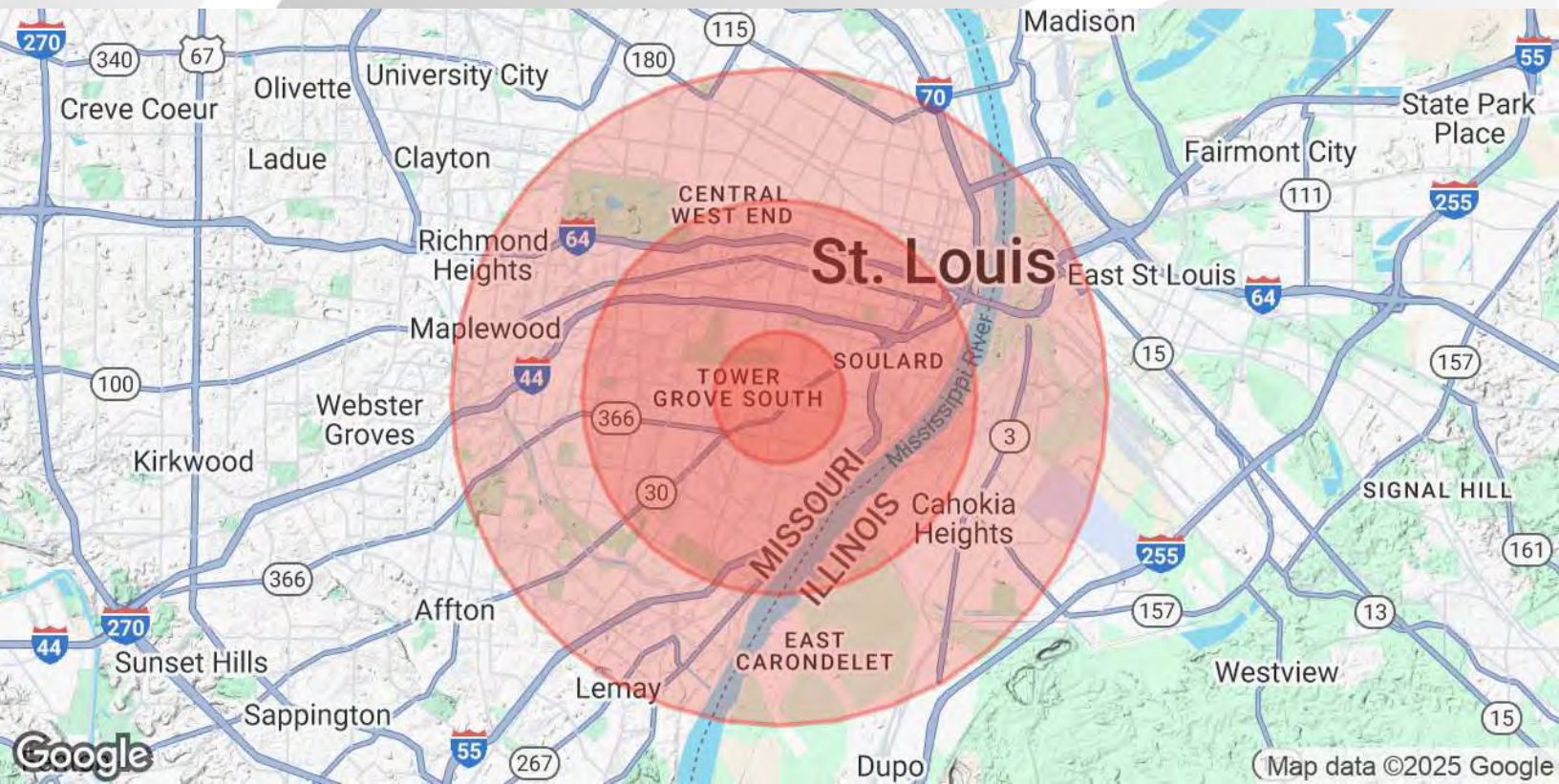
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	34,598	155,438	317,296
Average Age	34.4	35.7	36.9
Average Age (Male)	34.3	34.9	35.6
Average Age (Female)	34.4	36.5	38.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	18,618	85,128	176,647
# of Persons per HH	1.9	1.8	1.8
Average HH Income	\$53,353	\$58,222	\$58,759
Average House Value	\$145,430	\$161,246	\$165,232

2020 American Community Survey (ACS)



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