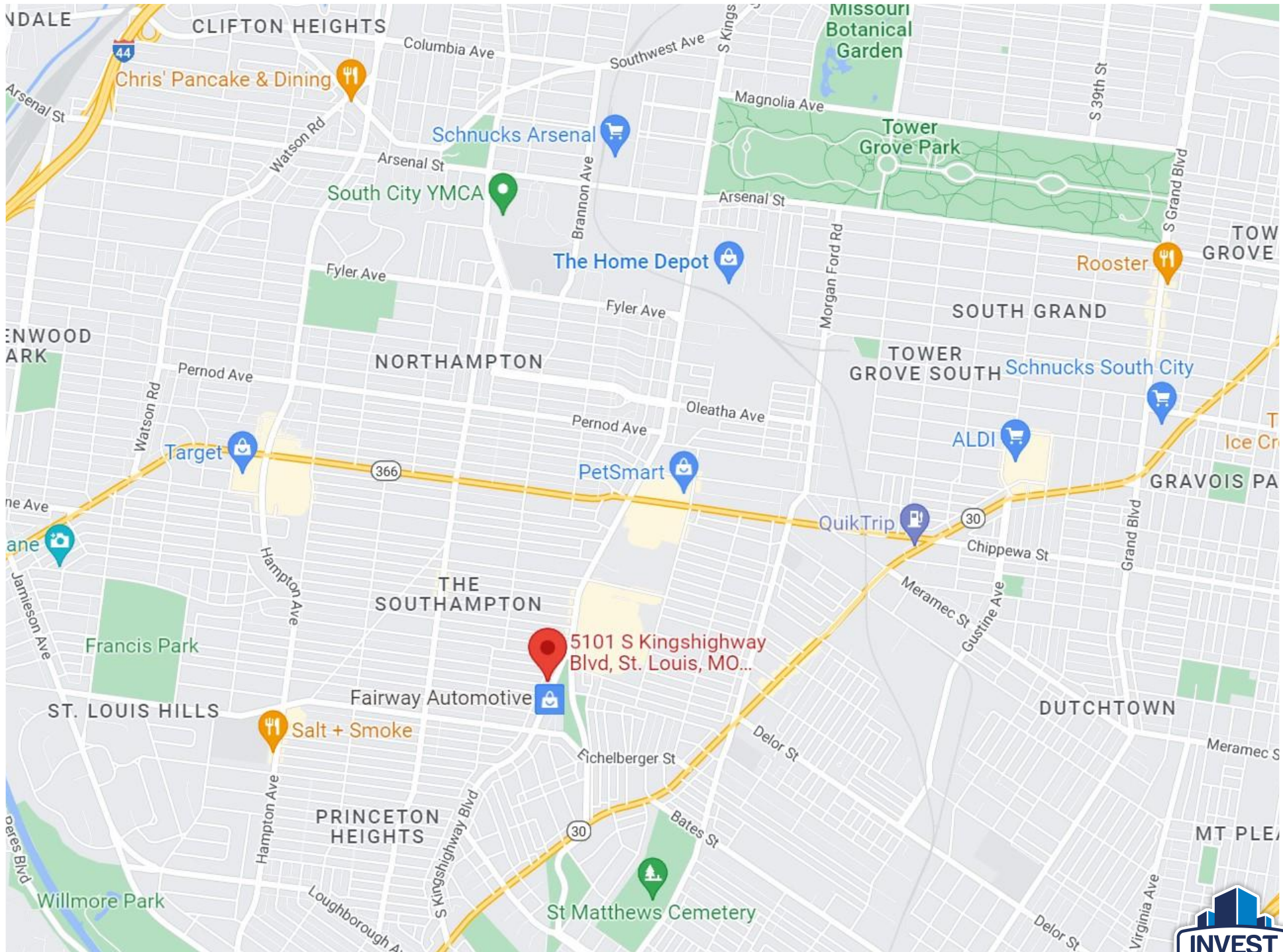




5101 S. Kingshighway Boulevard, St. Louis, MO 63109

**Rare Opportunity to Purchase a 19 Unit Complex
in the South Hampton Neighborhood**





5101 S Kingshighway Blvd, St. Louis, MO...



Investment Overview

- ◇ Well-maintained apartment complex located in the South Hampton neighborhood, across the street from Christy Park and a half mile from a \$72M apartment development that has broken ground.
- ◇ The seller has just completed recently adding central heating in the apartments which will significantly reduce heating costs, will increase rent potential in the future, and adds value to the building.
- ◇ Built in 1928, this building has beautiful architectural detail including terrazzo floors in the common areas.
- ◇ There is a value-add component to the property with many rents below market. Nearby similar 1-bedroom apartments are renting for as much as \$995.
- ◇ Owner has raised rents of some non updated units to \$885 a month.
- ◇ 9 apartments have been recently updated, with 1 unit has been partially updated.
- ◇ The owner is now charging \$40 to new tenants or renewal for internet. There are some units that have not been charged for internet yet.
- ◇ There is now additional income from the common laundry area in the basement.
- ◇ Building has updated electric panels and exterior service.
- ◇ Storage units are available for tenants, with the potential to add additional storage in the basement.
- ◇ There is some pvc plumbing, pex plumbing is being added to renovated units.
- ◇ There are 3 commercial spaces rented on the first floor.
- ◇ Virtual walkthrough tours of two units are available here: <https://bit.ly/3wXgsur> & <https://bit.ly/3wQaknR>



Recent Multi-Family Sales:

| Address | # of Units | Sales Price | Price Per Unit | Date Sold |
|-----------------------------|------------|-------------|----------------|----------------|
| 6401 Lindenwood Pl, 63109 | 18 | \$3,085,000 | \$171,389 | January 2024 |
| 5320 Brannon Ave, 63109 | 22 | \$3,025,000 | \$137,500 | August 2023 |
| 3217 Russell Blvd, 63104 | 28 | \$2,805,000 | \$100,178 | October 2023 |
| 5451 Arsenal St, 63139 | 17 | \$1,700,000 | \$100,000 | September 2023 |
| 2334 Tower Grove Ave, 63110 | 12 | \$1,575,000 | \$131,250 | March 2023 |
| 7201 Hampton Ave, 63109 | 6 | \$940,000 | \$156,667 | August 2023 |



Rent Comparables:

| Address | Size | Approximate Sq. Ft. | Rent |
|----------------------------|----------------|--------------------------------|-------------|
| 6265 Gravois Ave, 63116 | 1 Bed / 1 Bath | 800 Sq. Ft. | \$950 |
| 4955 Lindenwood Ave, 63109 | 1 Bed / 1 Bath | 800 Sq. Ft. | \$995 |
| 5855 Nottingham Ave, 63109 | 1 Bed / 1 Bath | 640 Sq. Ft. | \$925 |
| 4983 Oleatha Ave, 63139 | 1 Bed / 1 Bath | 780 Sq. Ft. | \$900 |
| 4918 Potomac St, 63139 | Studio | 750 Sq. Ft. | \$850 |
| 3800 Hampton Ave, 63109 | Studio | 489 Sq. Ft. | \$850 |
| 3604 Delor St, 63116 | Studio | 600 Sq. Ft. | \$695 |



Rent Roll - 5101 S. Kingshighway, 63109

| Unit | Size | Lease End Date | Current Lease Rent Amount | Proforma Rent Amount As-Is | Proforma Rent Amount Renovated |
|------------|--------------|----------------|---------------------------|----------------------------|--------------------------------|
| 10 | 1 Bed/1 Bath | Month-to-Month | \$850.00 | \$895.00 | \$995.00 |
| 11* ** | 1 Bed/1 Bath | 6/15/2024 | \$920.00 | \$960.00 | \$995.00 |
| 12** *** | 1 Bed/1 Bath | 6/1/2025 | \$890.00 | \$925.00 | \$995.00 |
| 14** | Studio | 5/31/2024 | \$795.00 | \$845.00 | \$845.00 |
| 15** | 1 Bed/1 Bath | 2/1/2025 | \$865.00 | \$960.00 | \$995.00 |
| 16** *** | 1 Bed/1 Bath | 9/1/2024 | \$935.00 | \$960.00 | \$995.00 |
| 17* ** *** | 1 Bed/1 Bath | 9/1/2024 | \$935.00 | \$985.00 | \$995.00 |
| 18 | 1 Bed/1 Bath | 5/31/2024 | \$850.00 | \$895.00 | \$995.00 |
| 21* *** | 1 Bed/1 Bath | 6/1/2025 | \$915.00 | \$895.00 | \$995.00 |
| 22* | 1 Bed/1 Bath | 10/1/2024 | \$875.00 | \$895.00 | \$995.00 |
| 23* ** *** | 1 Bed/1 Bath | 7/1/2024 | \$935.00 | \$960.00 | \$995.00 |
| 24 | Studio | 6/1/2025 | \$700.00 | \$745.00 | \$845.00 |
| 25** | 1 Bed/1 Bath | 3/1/2025 | \$890.00 | \$960.00 | \$995.00 |
| 26** *** | 1 Bed/1 Bath | 6/1/2025 | \$890.00 | \$960.00 | \$995.00 |
| 27**** | 1 Bed/1 Bath | 10/1/2024 | \$850.00 | \$895.00 | \$995.00 |
| 28 | 1 Bed/1 Bath | Month-to-Month | \$850.00 | \$895.00 | \$995.00 |
| 5101 SK | Commercial | 8/31/2025 | \$850.00 | \$850.00 | \$950.00 |
| 5102 SK | Commercial | Month-to-Month | \$750.00 | \$700.00 | \$850.00 |
| 5103A | Commercial | Month-to-Month | \$350.00 | \$700.00 | \$850.00 |
| Totals | N/A | N/A | \$15,895.00 | \$16,880.00 | \$18,270.00 |
| Annualized | N/A | N/A | \$190,740.00 | \$202,560.00 | \$219,240.00 |

* Units 11, 17, 21, 22, and 23 include pet fees. The pet fee is \$25 per month.

** Units 11, 12, 14, 15, 16, 17, 23, 25, and 26 have been renovated.

*** Units 12, 16, 17, 21, 23, and 26 include internet fees. The internet fee is \$40 per month.

**** Unit 27 is partially renovated.



Income, Expenses, & Proforma - 5101 S. Kingshighway, 63109

| | | | <i>Proforma As-Is Rents</i> | | | <i>Proforma Renovated Rents</i> | | |
|-----------------|---|-------------------|-----------------------------|-----------------------|-------------------|---------------------------------|-----------------------|-------------------|
| Income | Rents (Based on Current Annualized Rent Roll) | \$ 190,740 | Income | Rents | \$ 202,560 | Income | Rents | \$ 219,240 |
| | Coin Laundry Income | \$ 1,560 | | Coin Laundry Income | \$ 1,560 | | Coin Laundry Income | \$ 1,560 |
| | | | | 5% Vacancy | \$ 10,128 | | 5% Vacancy | \$ 10,962 |
| | Total Income | \$ 192,300 | | Total Income | \$ 193,992 | | Total Income | \$ 209,838 |
| Expenses | Maintenance | \$ 5,000 | Expenses | Maintenance | \$ 5,000 | Expenses | Maintenance | \$ 5,000 |
| | Insurance | \$ 7,800 | | Insurance | \$ 7,800 | | Insurance | \$ 7,800 |
| | Taxes | \$ 6,113 | | Taxes | \$ 6,113 | | Taxes | \$ 6,113 |
| | Utilities - Electric | \$ 650 | | Utilities - Electric | \$ 650 | | Utilities - Electric | \$ 650 |
| | Utilities - Gas | \$ 2,000 | | Utilities - Gas | \$ 2,000 | | Utilities - Gas | \$ 2,000 |
| | Utilities - Sewer | \$ 3,000 | | Utilities - Sewer | \$ 3,000 | | Utilities - Sewer | \$ 3,000 |
| | Utilities - Water | \$ 1,643 | | Utilities - Water | \$ 1,643 | | Utilities - Water | \$ 1,643 |
| | Utilities - Trash | \$ 960 | | Utilities - Trash | \$ 960 | | Utilities - Trash | \$ 960 |
| | Total Expenses | \$ 27,166 | | Total Expenses | \$ 27,166 | | Total Expenses | \$ 27,166 |
| | Net Income | \$ 165,134 | | Net Income | \$ 166,826 | | Net Income | \$ 182,672 |
| | <i>per month</i> | \$ 13,761 | | <i>per month</i> | \$ 13,902 | | <i>per month</i> | \$ 15,223 |



5101 S. Kingshighway - Unit 12 Floor Plan



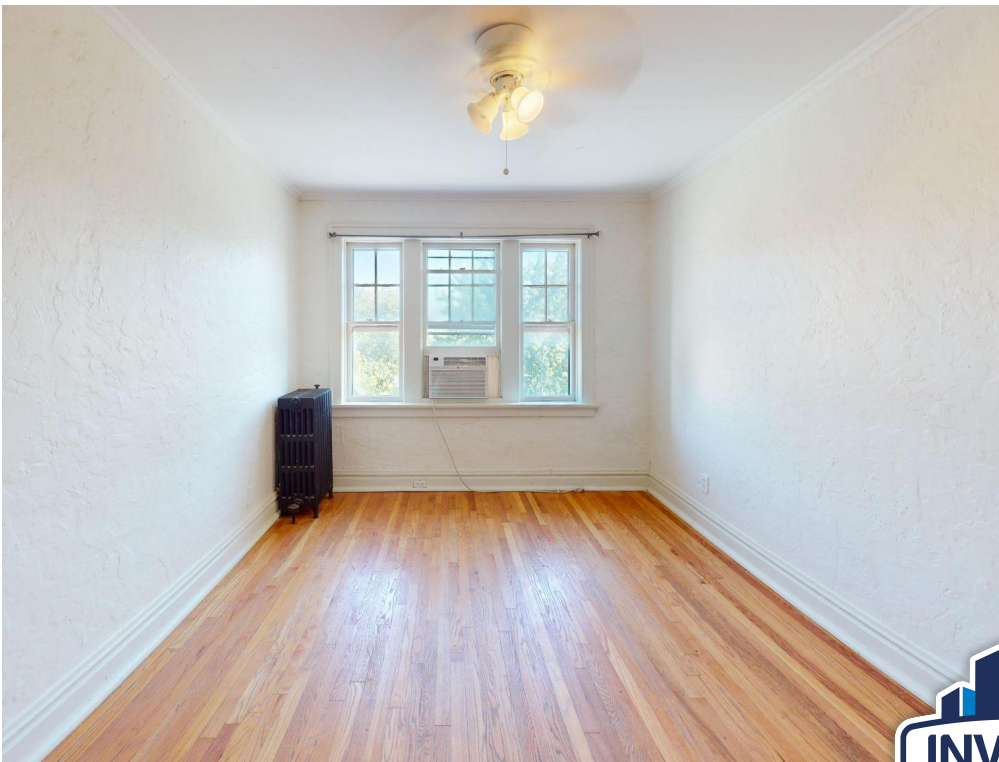
5101 S. Kingshighway - Unit 21 Floor Plan



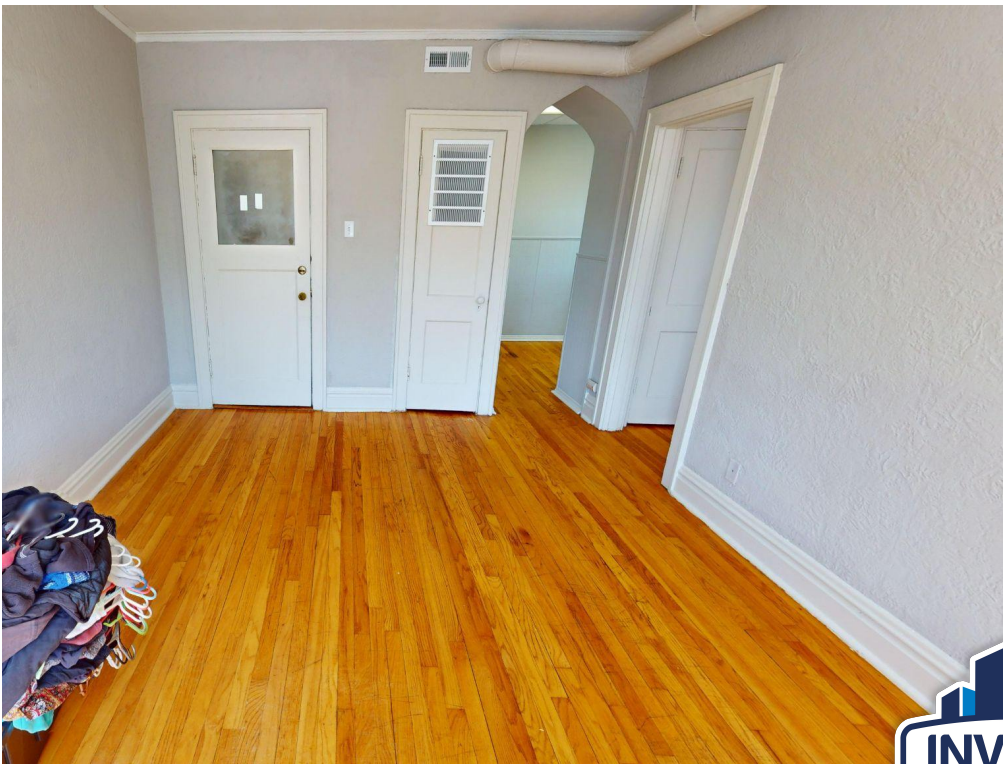
5101 S. Kingshighway - Unit 26 Floor Plan



















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Priced at:

\$1,650,000

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