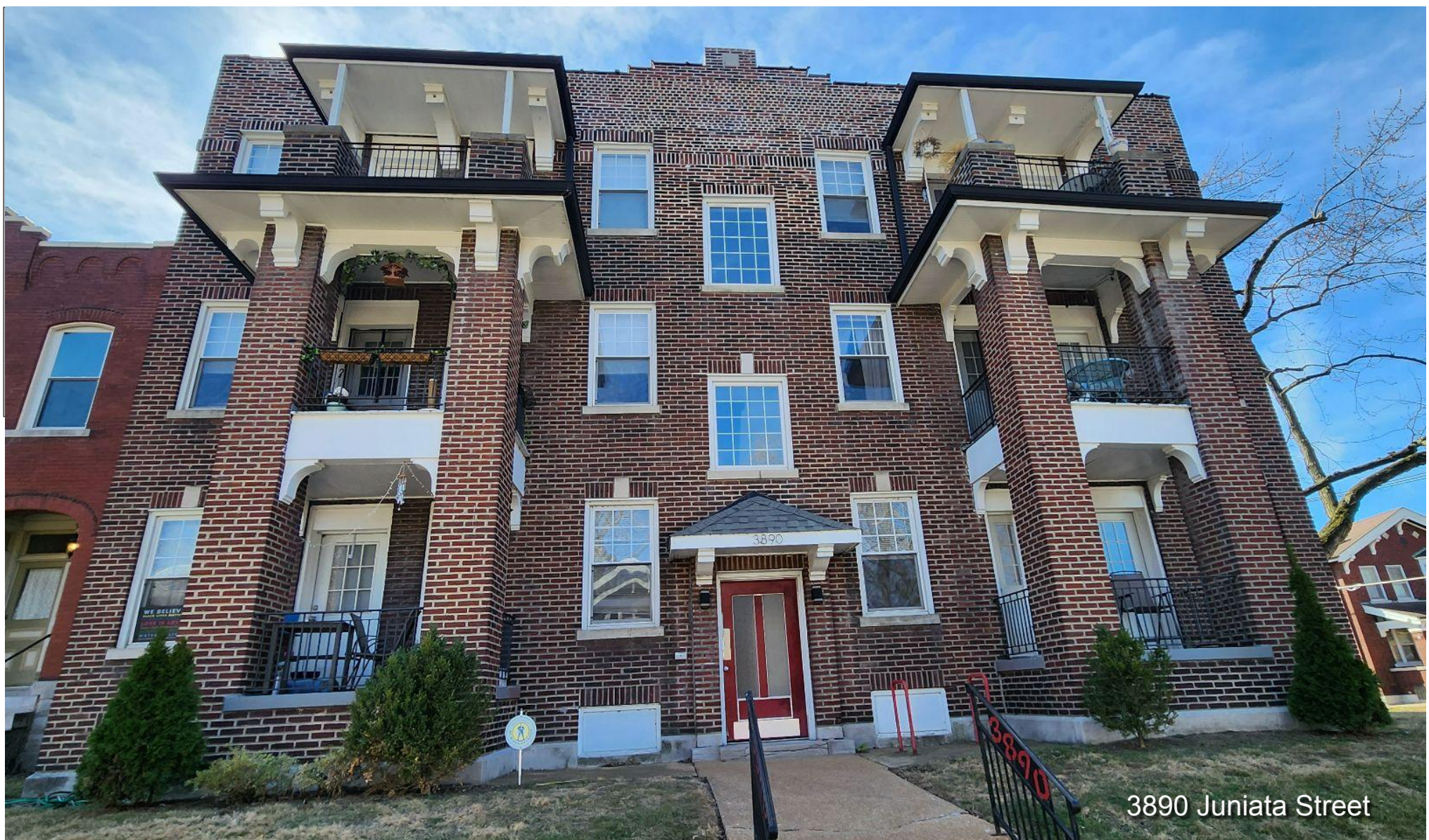




Six Property Portfolio in South City

Five 4-Families and One 6-Family Located in Great Locations in South City - Can Be Purchased Together or Separately



3890 Junjata Street



4930-32 Kemper Avenue



4950-52 Kemper Avenue



4934-36 Kemper Avenue



4955 Finkman Street

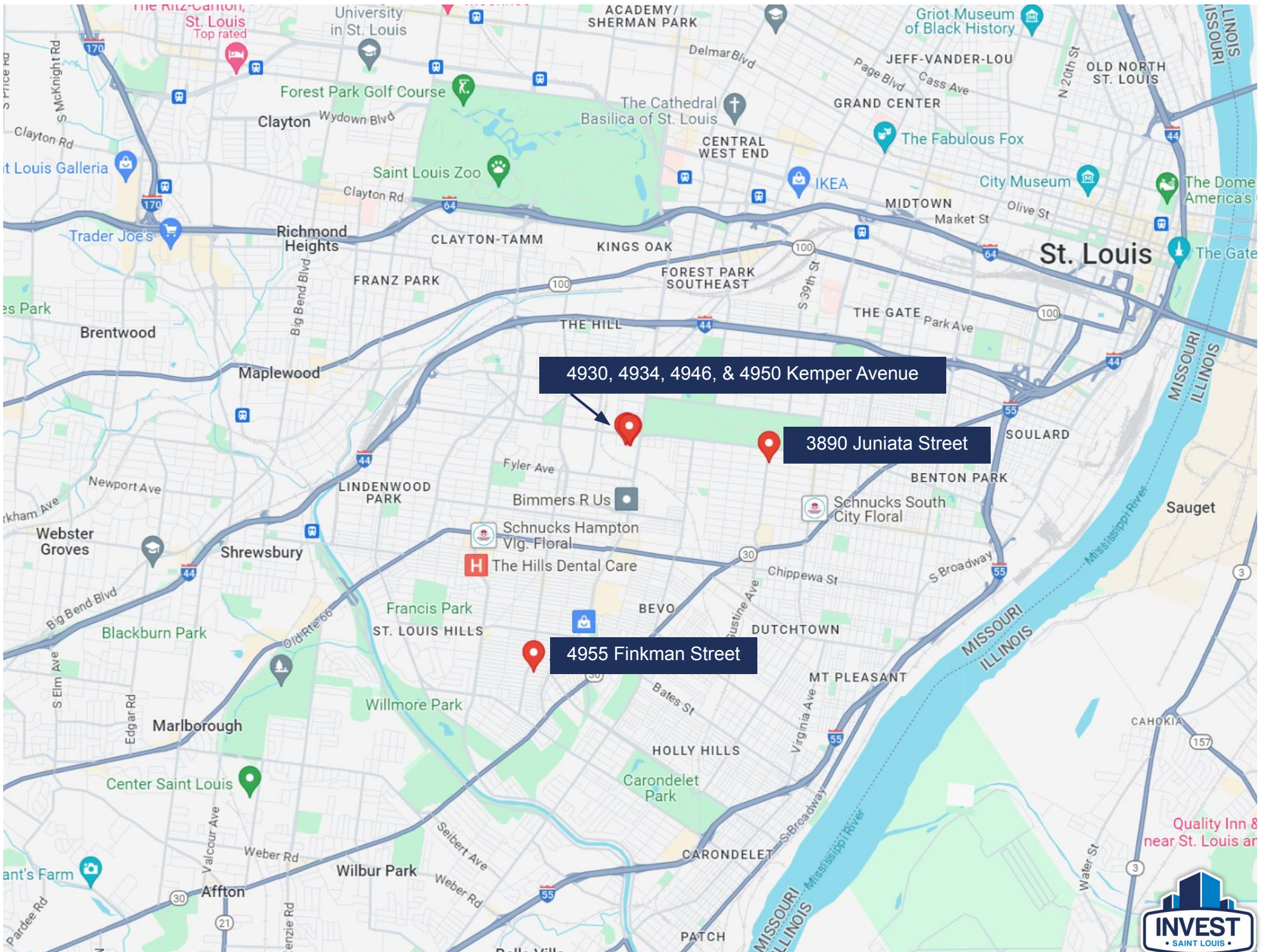


4946-48 Kemper Avenue

Portfolio Overview

- ◇ Opportunity to purchase a portfolio of multi-family properties located in great locations in the Southwest Garden, Tower Grove South, and Princeton Heights neighborhoods.
- ◇ There are (5) 4-families in the portfolio and (1) 6-family. The buildings can be purchased altogether, in groups, or individually.
- ◇ There is value-add potential with each of these properties. Some buildings have rents that can be raised as-is and with additional updates.
- ◇ 3890 Juniata is a large 6-family with 2-bedroom units in Tower Grove South.
- ◇ There are 4 buildings located on the same block of Kemper Avenue, only a couple of blocks from Tower Grove Park.
- ◇ 4930-32 Kemper has not been updated and is priced for someone to create equity and raise rents with cosmetic updates.
- ◇ 4946-48 Kemper and 4950-52 Kemper have a number of units that have been recently updated and leased out.
- ◇ 4934-36 Kemper was updated approximately 4 years ago with rents that could be raised as-is over time.
- ◇ 4955 Finkman is under contract.





4930, 4934, 4946, & 4950 Kemper Avenue

3890 Juniata Street

4955 Finkman Street

Quality Inn & Suites near St. Louis



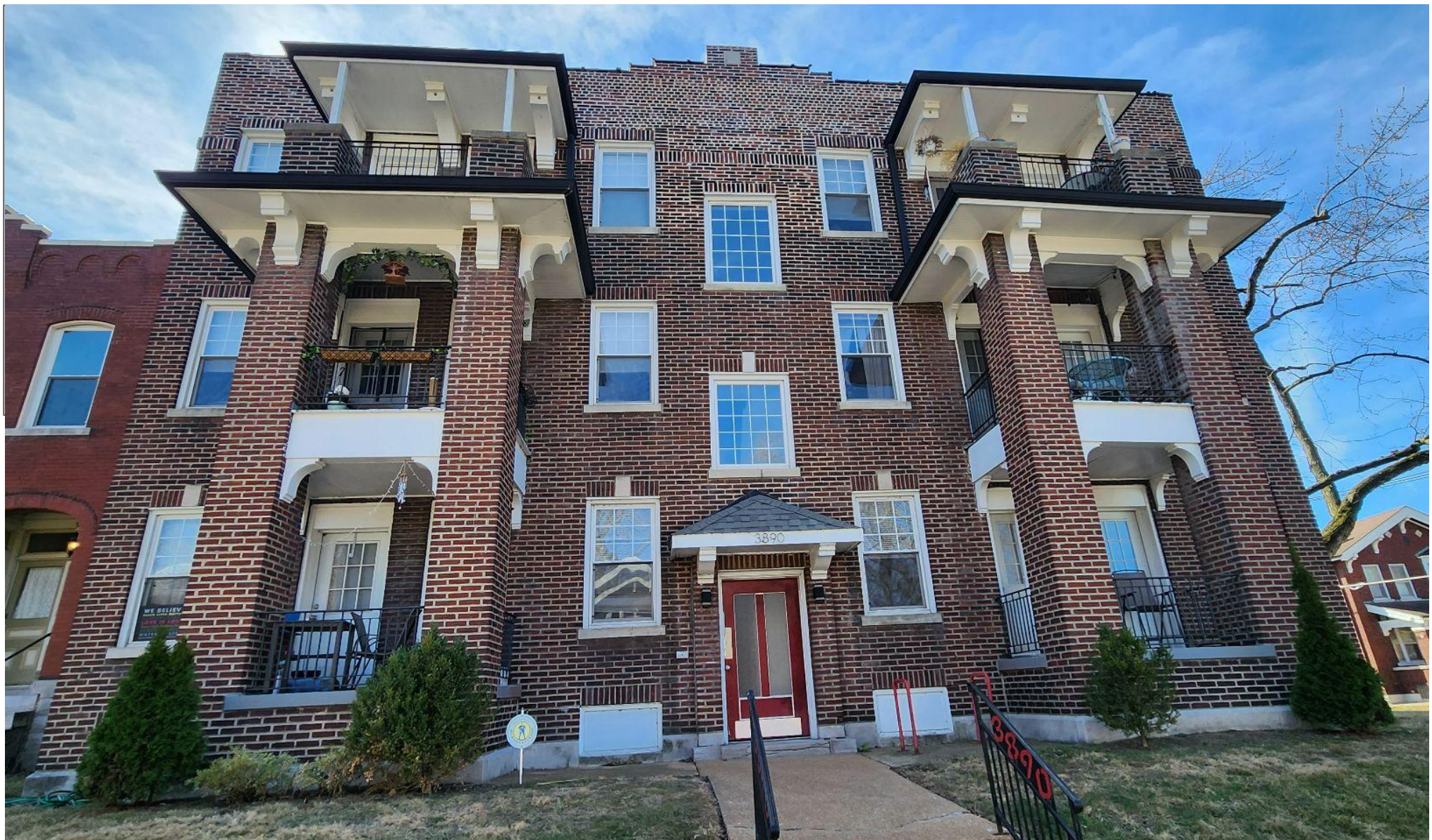
Four-Families Recently Sold Nearby

Address	Sales Price	Price Per Unit	Average Unit Rent Amount	Date Sold
4918 Potomac St., 63139	\$425,000	\$106,250	\$805	January 2024
4983 Mardel Ave., 63109	\$420,000	\$105,000	\$835	March 2024
5044 Lindenwood Ave., 63109	\$411,225	\$102,806	\$854	October 2023
4919 Lindenwood Ave., 63109	\$405,000	\$101,250	\$825	June 2023
4944 Mardel Ave., 63109	\$405,000	\$101,250	\$744	March 2024
3439 Lawn Ave., 63139	\$400,000	\$100,000	\$773	January 2024





3890 Juniata Street Saint Louis, Missouri 63116



Investment Summary - 3890 Juniata Street

- ◇ This well-maintained 6-family property is ideally situated in the desirable Tower Grove South neighborhood, just two blocks away from Tower Grove Park.
- ◇ With its close proximity to Tower Grove Park, this property offers residents easy access to outdoor recreational activities, including Food Truck Fridays and the Farmer's Market.
- ◇ Built in 1909, the building is 7,392 square feet.
- ◇ The building had a full TPO roof replacement in 2019.
- ◇ Each unit features approximately 900 square feet with 2 bedrooms and 1 bath.
- ◇ The building is fully occupied. Rents for 2 units were recently raised to \$1,200 a month, with the other 3 units due for a rent increase in the future.
- ◇ There is potential to increase rents, with similar-sized 2-bedroom apartments within a mile radius averaging rents at \$1,319.
- ◇ The closest comparable sale is a 6-family that sold at 3721 McDonald 63116. The 5,508-square-foot 6-family sold for \$975,000 with 1-bedroom units renting at \$1,100.
- ◇ The building is priced at \$750,000.
- ◇ A virtual tour of 3890 Juniata St is available here: <https://bit.ly/3890-Juniata>



Nearby Rentals for 2 Bed, 1 Bath Apartments Within 1 Mile:



3890 Juniata Street St. Louis, MO

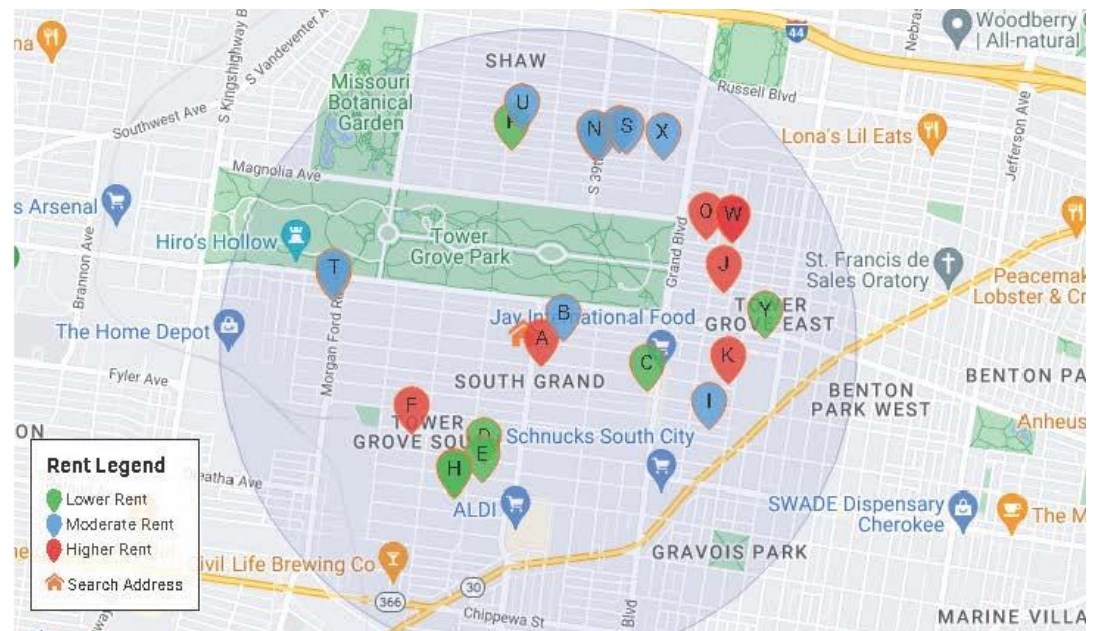
Results based on 30, 2-bedroom, single bath rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$1,319 ±3%	\$1,300	\$1,149	\$1,490

Summary Statistics

Sample Size	30
Sample Min	\$750
Sample Max	\$1,950
Sample Median	\$1,300
Sample Mean	\$1,319
Sample Standard Deviation	\$253
25th - 75th Percentile	\$1,149 - 1,490
10th - 90th Percentile	\$996 - 1,643
5th - 95th Percentile	\$904 - 1,735



3890 Juniata Street - Rent Roll:

Unit	Bed / Bath Breakdown	Lease Type	Current Lease Rent Amount	As-Is Proforma Rent Amount	Proforma Rent Amount
1E	2 Bed, 1 Bath	Month-to-Month	\$900.00	\$1,200.00	\$1,319.00
2E	2 Bed, 1 Bath	Month-to-Month	\$1,000.00	\$1,200.00	\$1,319.00
3E	2 Bed, 1 Bath	Yearly Lease	\$1,200.00	\$1,200.00	\$1,319.00
1W	2 Bed, 1 Bath	Yearly Lease	\$1,200.00	\$1,200.00	\$1,319.00
2W	2 Bed, 1 Bath	Month-to-Month	\$1,000.00	\$1,200.00	\$1,319.00
3W	2 Bed, 1 Bath	Month-to-Month	\$900.00	\$1,200.00	\$1,319.00
Totals	n/a	n/a	\$6,200.00	\$7,200.00	\$7,914.00
Annualized	n/a	n/a	\$74,400.00	\$86,400.00	\$94,968.00

*Proforma rent amount is based on 30 2-bedroom, 1-bathroom apartment rentals seen within a 1 mile radius in the last 12 months. Information sourced from [Rentometer.com](https://rentometer.com).



3890 Juniata Street - Income and Expenses:

Income	Rents (Current Rent Roll Annualized)	\$ 74,400.00
	Annual Laundry Income	\$ 600.00
<hr/>		
	Total Income	\$ 75,000.00
Expense	Taxes	\$ 4,203.00
	Insurance	\$ 4,761.00
	Maintenance & Repairs	\$ 4,951.00
	Lawn Care	\$ 600.00
	Utilities - Water & Trash	\$ 2,624.00
	Utilities - Sewer	\$ 2,904.00
	Utilities - Electric	\$ 171.24
	<hr/>	
	Total Expenses	\$ 20,214.24
<hr/>		
	Net Income	\$ 54,785.76
	<i>per month</i>	<i>\$ 4,565.48</i>



3890 Juniata Street - Proforma:

As-Is Proforma with Rents Set at \$1,200

Income	Rents	\$ 86,400.00
	Annual Laundry Income	\$ 600.00
	5% Vacancy	\$ 4,320.00

Total Income	\$ 82,680.00
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Expense

Taxes	\$ 4,203.00
Insurance	\$ 4,761.00
Maintenance & Repairs	\$ 4,951.00
Lawn Care	\$ 600.00
Utilities - Water & Trash	\$ 2,624.00
Utilities - Sewer	\$ 2,904.00
Utilities - Electric	\$ 171.24

Total Expenses	\$ 20,214.24
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Net Income	\$ 62,465.76
<i>per month</i>	<i>\$ 5,205.48</i>

*Proforma with Property Updates and Rents Set at \$1,319

Income	Rents	\$ 94,968.00
	Annual Laundry Income	\$ 600.00
	5% Vacancy	\$ 4,748.40

Total Income	\$ 90,819.60
---------------------	---------------------

Expense	Taxes	\$ 4,203.00
	Insurance	\$ 4,761.00
	Maintenance & Repairs	\$ 4,951.00
	Lawn Care	\$ 600.00
	Utilities - Water & Trash	\$ 2,624.00
	Utilities - Sewer	\$ 2,904.00
	Utilities - Electric	\$ 171.24

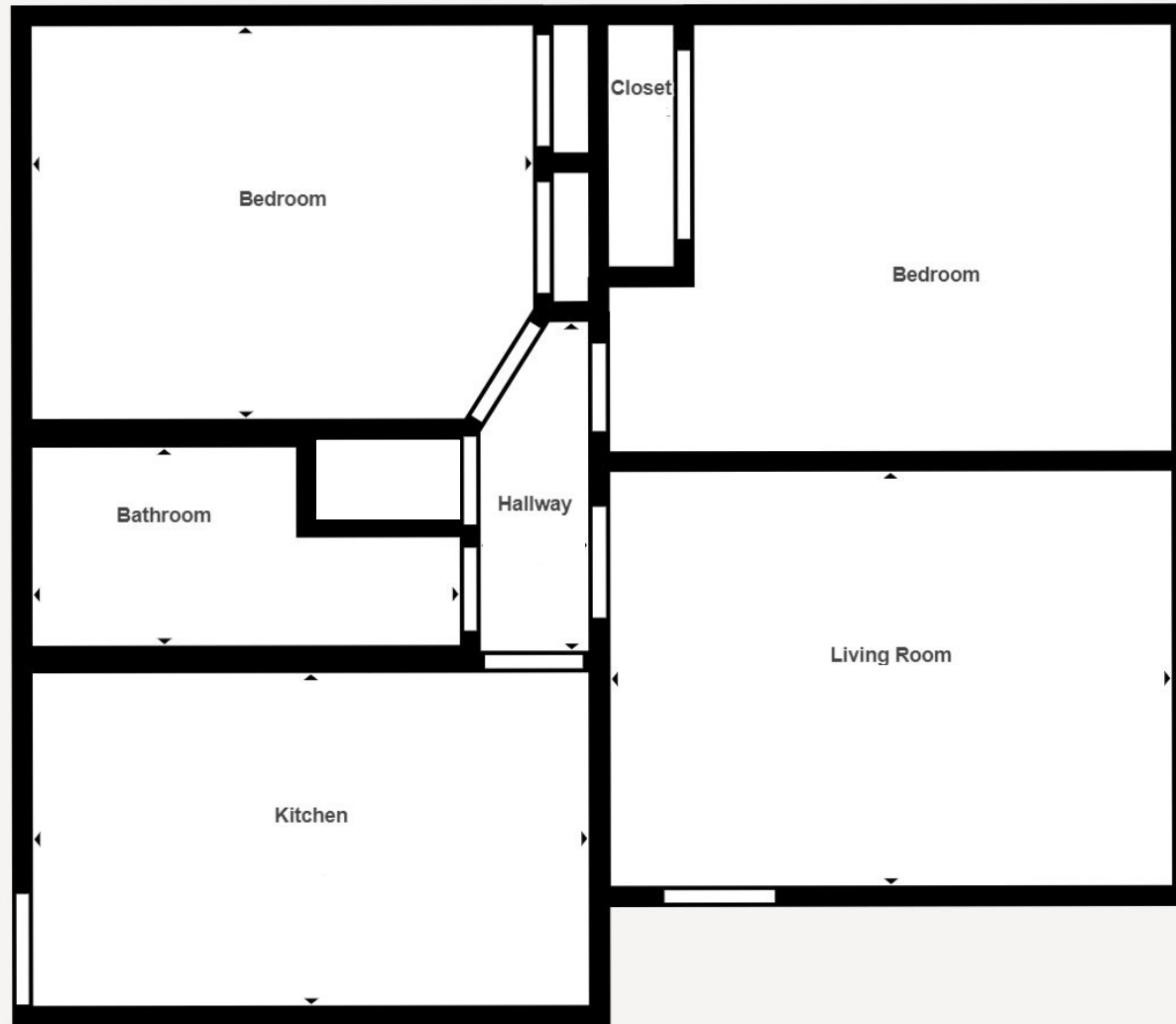
Total Expenses	\$ 20,214.24
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Net Income	\$ 70,605.36
<i>per month</i>	<i>\$ 5,883.78</i>

*Proforma rent amount is based on 30 2-bedroom, 1-bathroom apartment rentals seen within a 1 mile radius in the last 12 months. Information sourced from Rentometer.com.



3890 Juniata Street Floor Plan:





3890 Junjata St



3890 Junjata St



3890 Junjata St



3890 Junjata St



3890 Juniata St



3890 Juniata St



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3890 Junjata St



3890 Junjata St



3890 Junjata St



3890 Junjata St



3890 Junjata St



4946-4948 Kemper Avenue Saint Louis, Missouri 63139



Investment Summary - 4946-4948 Kemper Avenue

- ◇ This four-family property on Kemper Avenue in Southwest Garden is located less than a quarter mile from Tower Grove Park.
- ◇ Built in 1942, the building features 1-bedroom, 1-bathroom units, 2,760 square feet, with off-street parking.
- ◇ The property has recently been updated with modern bathrooms featuring sliding glass doors, tile, and vanities, vinyl windows, and new flooring in the kitchens.
- ◇ The building has central heating and cooling, a 3-4 year old roof, and almost all new plumbing and electrical systems.
- ◇ Additionally, the building has hardwood flooring, laundry facilities, and storage units in the basement.
- ◇ There is potential to increase rents with similar-sized 1-bedroom apartments within a mile radius averaging rents at \$1,010.
- ◇ Three apartments were recently leased, with one apartment left vacant for showings.
- ◇ This building is priced at \$420,000.
- ◇ A virtual tour of 4946-48 Kemper Ave is available here:
<https://bit.ly/4946-Kemper>



Nearby Rentals for 1 Bed, 1 Bath Apartments Within 1 Mile:



Kemper Avenue St. Louis, MO

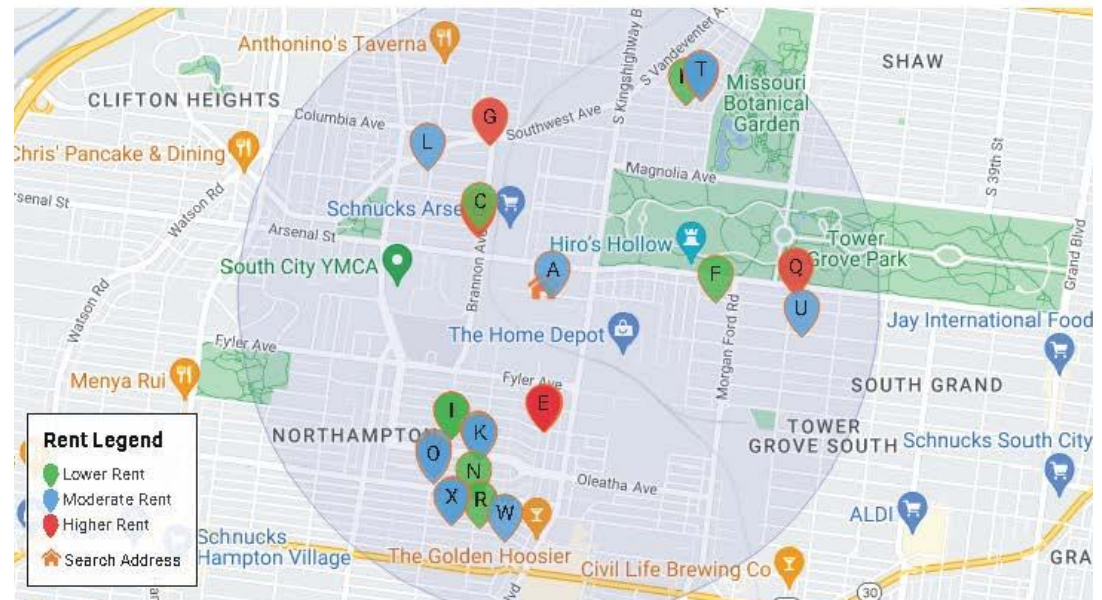
Results based on 24, single bedroom, single bath rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,010 $\pm 6\%$	\$924	\$813	\$1,207

Summary Statistics

Sample Size	24
Sample Min	\$650
Sample Max	\$1,600
Sample Median	\$924
Sample Mean	\$1,010
Sample Standard Deviation	\$293
25th - 75th Percentile	\$813 - 1,207
10th - 90th Percentile	\$636 - 1,385
5th - 95th Percentile	\$530 - 1,491



4946-4948 Kemper Avenue - Rent Roll:

Unit	Bed / Bath Breakdown	Lease Type	Current Lease Rent Amount	Lease Amount If Fully Rented	Proforma Rent Amount
1E	1 Bed, 1 Bath	Yearly Lease	\$875.00	\$875.00	\$1,010.00
2E**	1 Bed, 1 Bath	Vacant	Vacant	\$875.00	\$1,010.00
1W	1 Bed, 1 Bath	Yearly Lease	\$875.00	\$875.00	\$1,010.00
2W	1 Bed, 1 Bath	Yearly Lease	\$875.00	\$875.00	\$1,010.00
Totals	n/a	n/a	\$2,625.00	\$3,500.00	\$4,040.00
Annualized	n/a	n/a	\$31,500.00	\$42,000.00	\$48,480.00

*Proforma rent amount is based on 24 1-bedroom, 1-bathroom apartment rentals seen within a 1 mile radius in the last 12

**Unit being left vacant to show.

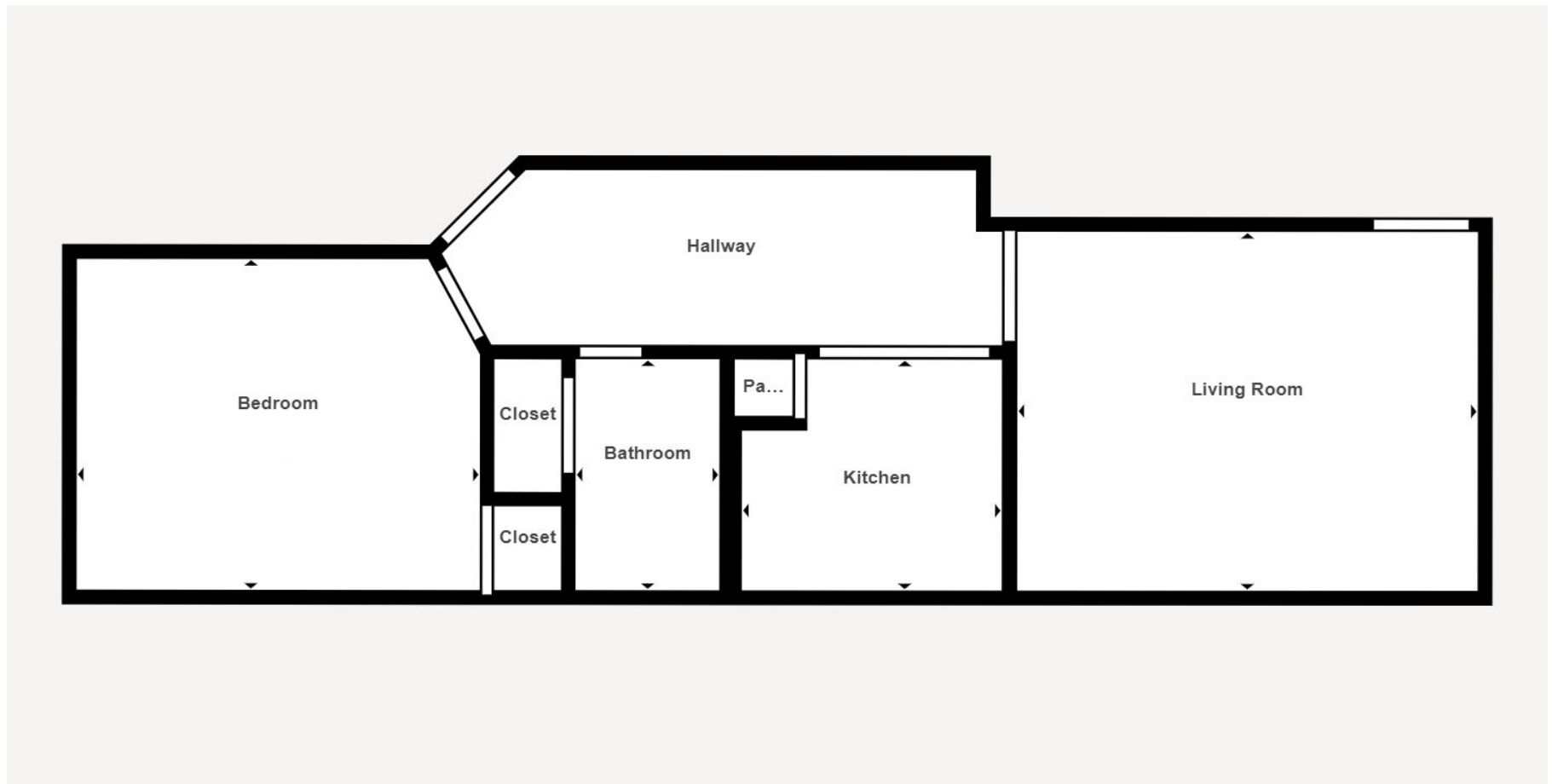


4946-4948 Kemper Avenue - Income, Expenses, and Proforma:

Income	Rents (Current Rent Roll Annualized)	\$ 31,500.00	Proforma		
			Income	Rents	\$ 48,480.00
				5% Vacancy	\$ 2,424.00
	Total Income	\$ 31,500.00		Total Income	\$ 46,056.00
Expense	Taxes	\$ 2,208.00	Expense	Taxes	\$ 2,208.00
	Insurance	\$ 1,465.00		Insurance	\$ 1,465.00
	Maintenance & Repairs	\$ 2,955.00		Maintenance & Repairs	\$ 2,955.00
	Lawn Care	\$ 540.00		Lawn Care	\$ 540.00
	Utilities - Water & Trash	\$ 1,668.00		Utilities - Water & Trash	\$ 1,668.00
	Utilities - Sewer	\$ 2,016.00		Utilities - Sewer	\$ 2,016.00
	Total Expenses	\$ 10,852.00		Total Expenses	\$ 10,852.00
	Net Income	\$ 20,648.00		Net Income	\$ 35,204.00
	<i>per month</i>	<i>\$ 1,720.67</i>		<i>per month</i>	<i>\$ 2,933.67</i>



4946-4948 Kemper Avenue Floor Plan:





4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



4946-48 Kemper Ave



**4950-4952 Kemper Avenue
Saint Louis, Missouri 63139**



Investment Summary - 4950-4952 Kemper Avenue

- ◇ This four-family property on Kemper Avenue is located in Southwest Garden, less than a quarter of a mile from Tower Grove Park.
- ◇ Built in 1943, the building comprises 2,760 square feet with off-street parking.
- ◇ All units feature 1-bedroom and 1-bathroom layouts.
- ◇ The property has been recently updated with modern bathrooms featuring sliding glass doors, tile, and vanities, vinyl windows, and new flooring in the kitchens.
- ◇ The building has some updated electric and plumbing, central heating and cooling with 8-9 year old HVAC systems, hardwood flooring, laundry facilities, and storage units in the basement. A full roof replacement was done in 2021.
- ◇ With property updates, there is potential to increase rents with similar-sized 1-bedroom apartments within a mile radius averaging rents at \$1,010.
- ◇ Three units have recently been rented, with one unit left vacant for showings.
- ◇ This building is ideal for owner occupancy with potential for FHA financing.
- ◇ The building is priced at \$420,000.
- ◇ A virtual tour of 4950-52 Kemper Ave is available here:
<https://bit.ly/4950-Kemper>



Nearby Rentals for 1 Bed, 1 Bath Apartments Within 1 Mile:



Kemper Avenue St. Louis, MO

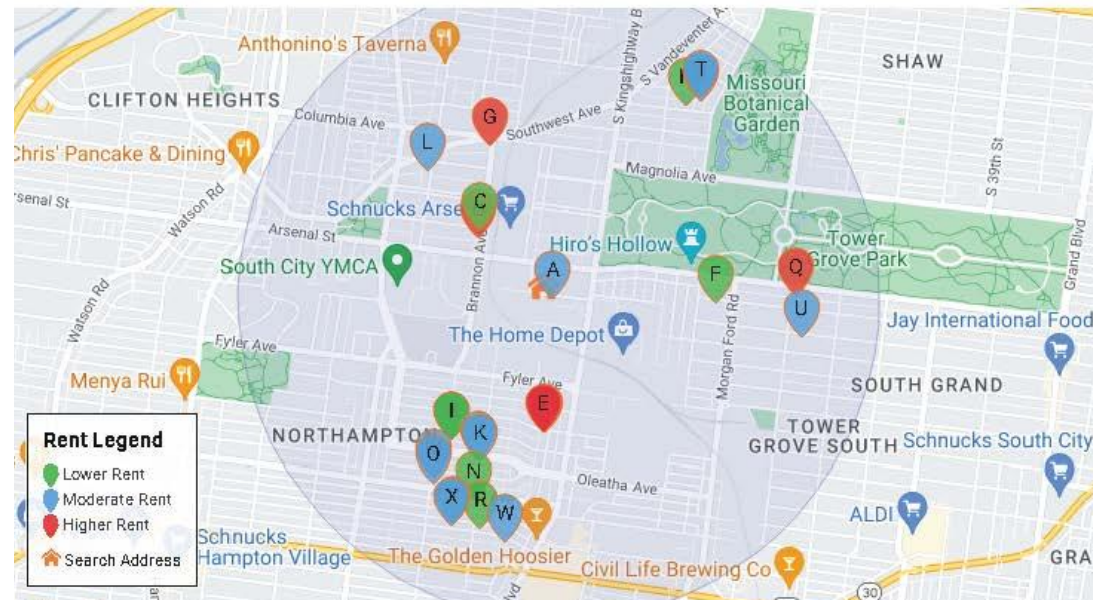
Results based on 24, single bedroom, single bath rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,010 $\pm 6\%$	\$924	\$813	\$1,207

Summary Statistics

Sample Size	24
Sample Min	\$650
Sample Max	\$1,600
Sample Median	\$924
Sample Mean	\$1,010
Sample Standard Deviation	\$293
25th - 75th Percentile	\$813 - 1,207
10th - 90th Percentile	\$636 - 1,385
5th - 95th Percentile	\$530 - 1,491



4950-4952 Kemper Avenue - Rent Roll:

Unit	Bed / Bath Breakdown	Lease Type	Current Lease Rent Amount	Lease Amount If Fully Rented	Proforma Rent Amount
1E**	1 Bed, 1 Bath	Vacant	Vacant	\$875.00	\$1,010.00
2E	1 Bed, 1 Bath	Yearly Lease	\$875.00	\$875.00	\$1,010.00
1W	1 Bed, 1 Bath	Yearly Lease	\$875.00	\$875.00	\$1,010.00
2W	1 Bed, 1 Bath	Yearly Lease	\$875.00	\$875.00	\$1,010.00
Totals	n/a	n/a	\$2,625.00	\$3,500.00	\$4,040.00
Annualized	n/a	n/a	\$31,500.00	\$42,000.00	\$48,480.00

*Proforma rent amount is based on 24 1-bedroom, 1-bathroom apartment rentals seen within a 1 mile radius in the last 12 months. Information sourced from Rentometer.com.

**Unit being left vacant to show.

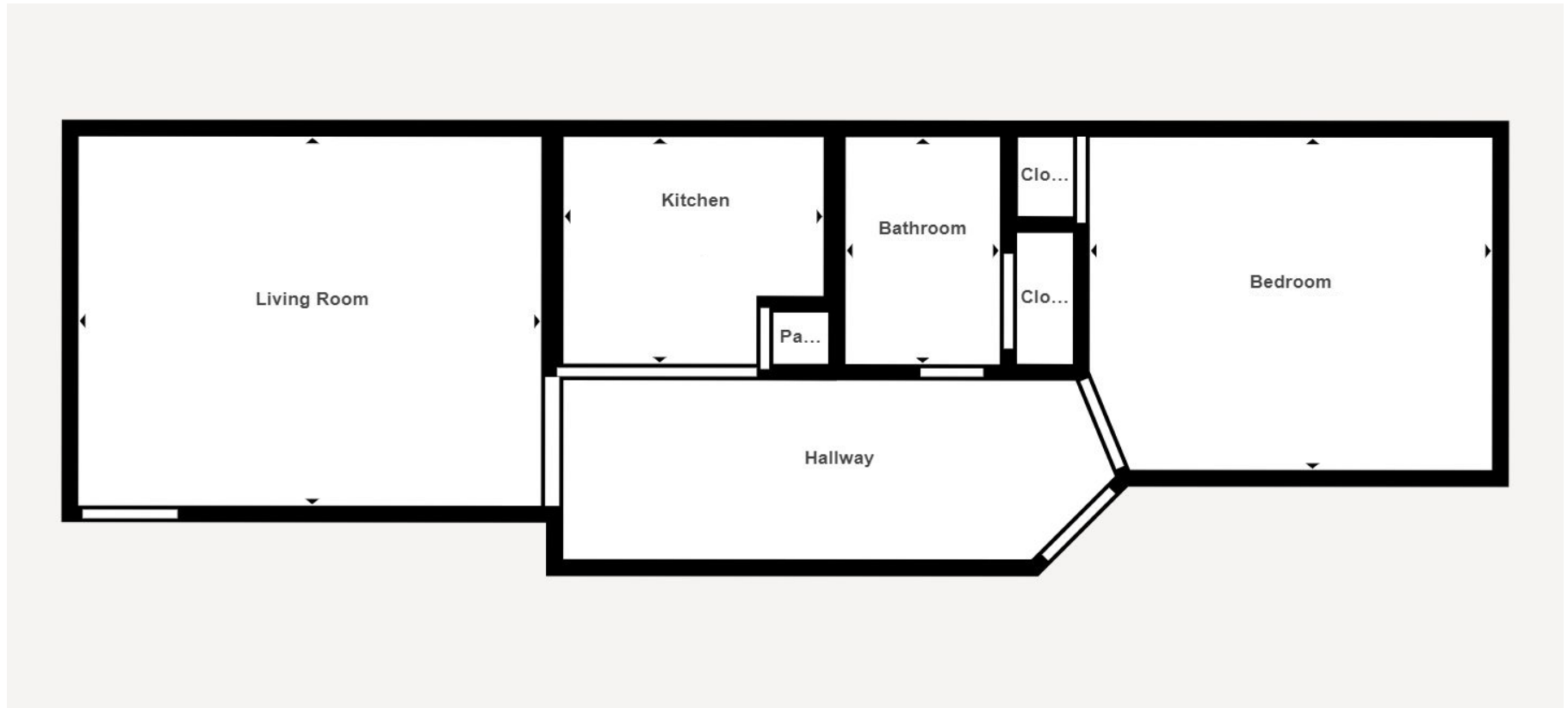


4950-4952 Kemper Avenue - Income, Expenses, and Proforma:

		<i>Proforma</i>			
Income	Rents (Current Rent Roll Annualized)	\$ 31,500.00	Income	Rents	\$ 48,480.00
				5% Vacancy	\$ 2,424.00
	Total Income	\$ 31,500.00		Total Income	\$ 46,056.00
Expense	Taxes	\$ 2,014.00	Expense	Taxes	\$ 2,014.00
	Insurance	\$ 1,419.00		Insurance	\$ 1,419.00
	Maintenance & Repairs	\$ 1,110.00		Maintenance & Repairs	\$ 1,110.00
	Lawn Care	\$ 540.00		Lawn Care	\$ 540.00
	Utilities - Water & Trash	\$ 1,760.00		Utilities - Water & Trash	\$ 1,760.00
	Utilities - Sewer	\$ 2,004.00		Utilities - Sewer	\$ 2,004.00
	Total Expenses	\$ 8,847.00		Total Expenses	\$ 8,847.00
	Net Income	\$ 22,653.00		Net Income	\$ 37,209.00
	<i>per month</i>	\$ 1,887.75		<i>per month</i>	\$ 3,100.75



4950-4952 Kemper Avenue Floor Plan:





4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



4950-52 Kemper Ave



**4934-4936 Kemper Avenue
Saint Louis, Missouri 63139**



Investment Summary - 4934-4936 Kemper Avenue

- ◇ This four-family property on Kemper Avenue is located in the Southwest Gardens neighborhood, less than a quarter of a mile from Tower Grove Park.
- ◇ Built in 1942, the building boasts 2,760 square feet of living space, with off-street parking in the rear.
- ◇ Fully occupied 1-bedroom, 1-bathroom units were updated just four years ago with modern bathrooms featuring sliding glass doors, tile, and vanities, vinyl windows, and new flooring in the kitchens.
- ◇ The building has updated electric, central heating and cooling, hardwood flooring, laundry facilities, and storage units in the basement. A full roof replacement was done in 2019.
- ◇ There is potential to increase rents in the future, with similar-sized 1-bedroom apartments within a mile radius averaging rents at \$1,010.
- ◇ This building is priced at \$359,000.
- ◇ A virtual tour of 4934-36 Kemper Ave is available here:
https://bit.ly/4936_Kemper



Nearby Rentals for 1 Bed, 1 Bath Apartments Within 1 Mile:



Kemper Avenue St. Louis, MO

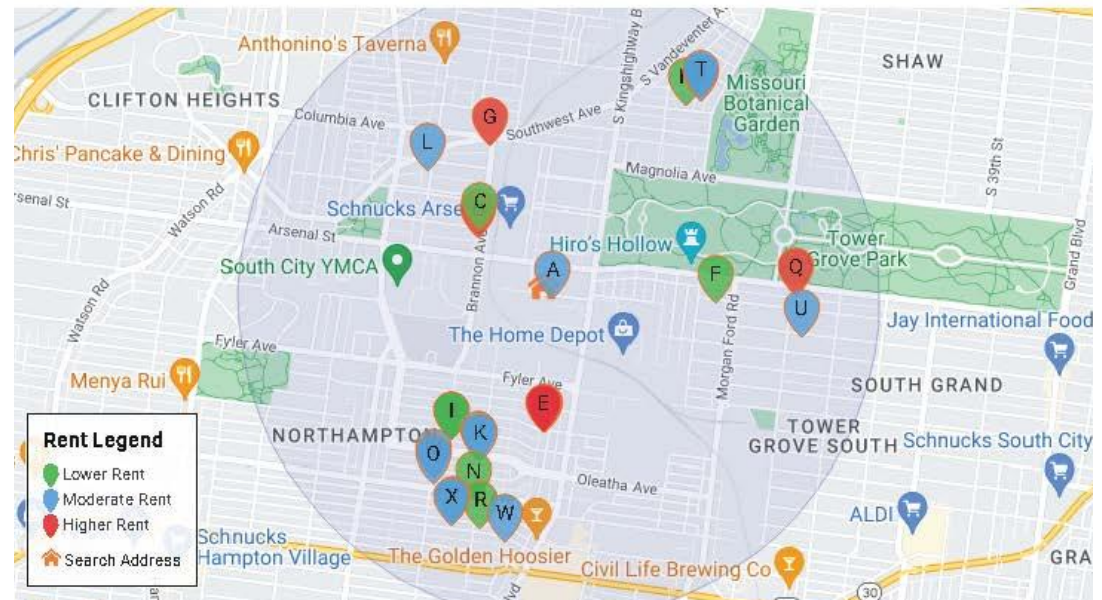
Results based on 24, single bedroom, single bath rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,010 $\pm 6\%$	\$924	\$813	\$1,207

Summary Statistics

Sample Size	24
Sample Min	\$650
Sample Max	\$1,600
Sample Median	\$924
Sample Mean	\$1,010
Sample Standard Deviation	\$293
25th - 75th Percentile	\$813 - 1,207
10th - 90th Percentile	\$636 - 1,385
5th - 95th Percentile	\$530 - 1,491



4934-4936 Kemper Avenue - Rent Roll:

Unit	Bed / Bath Breakdown	Lease Type	Current Lease Rent Amount	Proforma Rent Amount
1E	1 Bed, 1 Bath	Month-to-Month	\$775.00	\$1,010.00
2E	1 Bed, 1 Bath	Month-to-Month	\$720.00	\$1,010.00
1W	1 Bed, 1 Bath	Month-to-Month	\$775.00	\$1,010.00
2W	1 Bed, 1 Bath	Month-to-Month	\$775.00	\$1,010.00
Totals	n/a	n/a	\$3,045.00	\$4,040.00
Annualized	n/a	n/a	\$36,540.00	\$48,480.00

*Proforma rent amount is based on 24 1-bedroom, 1-bathroom apartment rentals seen within a 1 mile radius in the last 12 months. Information sourced from [Rentometer.com](https://rentometer.com).

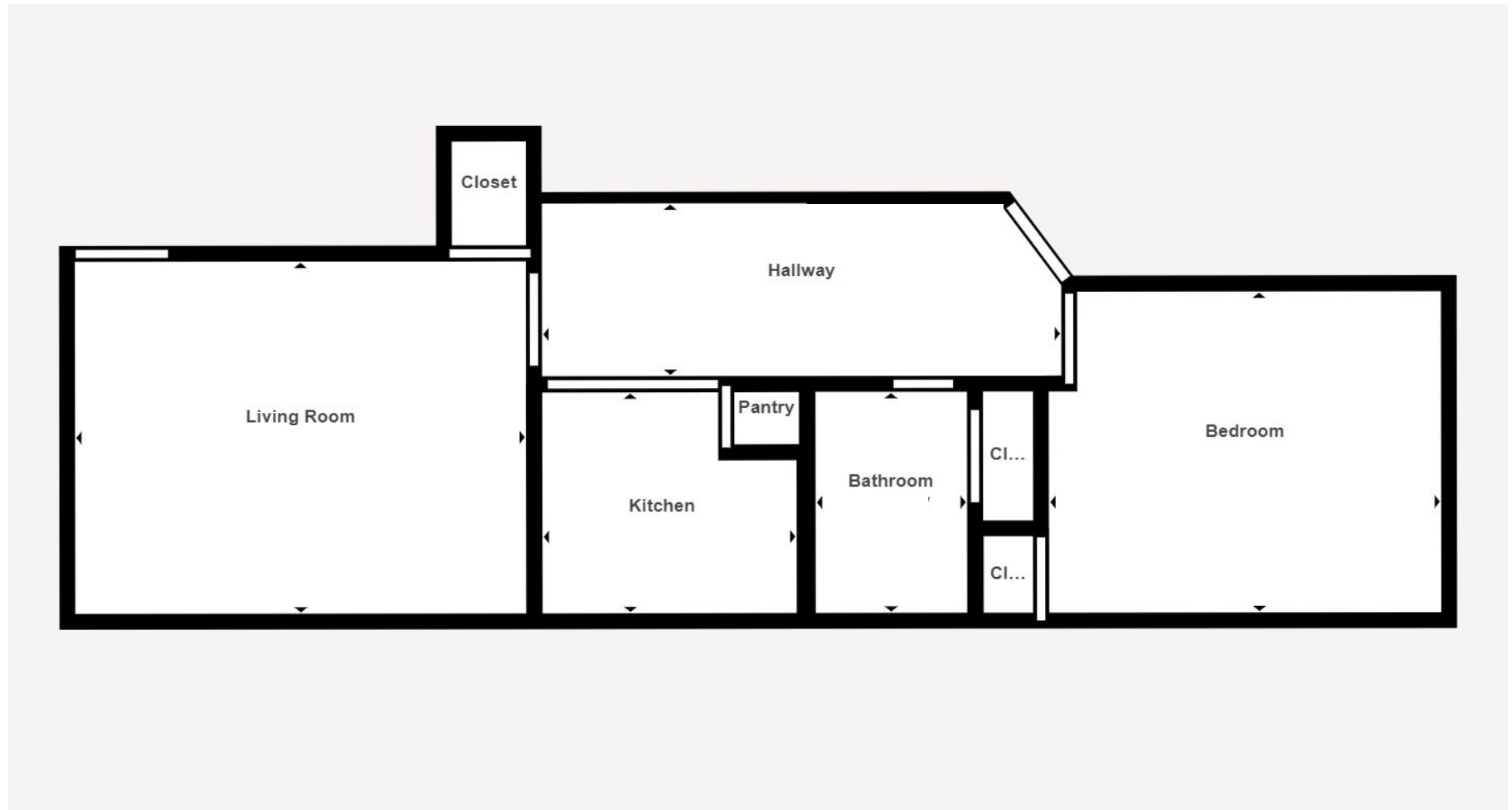


4934-4936 Kemper Avenue - Income, Expenses, and Proforma:

Income	Rents (Current Rent Roll Annualized)	\$ 36,540.00	Proforma		
			Income	Rents	\$ 48,480.00
				5% Vacancy	\$ 2,424.00
	Total Income	\$ 36,540.00		Total Income	\$ 46,056.00
Expense	Taxes	\$ 2,204.00	Expense	Taxes	\$ 2,204.00
	Insurance	\$ 1,409.00		Insurance	\$ 1,409.00
	Maintenance & Repairs	\$ 1,800.00		Maintenance & Repairs	\$ 1,800.00
	Lawn Care	\$ 540.00		Lawn Care	\$ 540.00
	Utilities - Water & Trash	\$ 1,668.00		Utilities - Water & Trash	\$ 1,668.00
	Utilities - Sewer	\$ 1,896.00		Utilities - Sewer	\$ 1,896.00
	Total Expenses	\$ 9,517.00		Total Expenses	\$ 9,517.00
	Net Income	\$ 27,023.00		Net Income	\$ 36,539.00
	<i>per month</i>	<i>\$ 2,251.92</i>		<i>per month</i>	<i>\$ 3,044.92</i>



4934-4936 Kemper Avenue Floor Plan:





4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



4934-36 Kemper Ave



**4930-4932 Kemper Avenue
Saint Louis, Missouri 63139**



Investment Summary - 4930-4932 Kemper Avenue

- ◇ Located in the Southwest Gardens neighborhood, less than a quarter of a mile from Tower Grove Park.
- ◇ Built in 1942, the building spans 2,760 square feet.
- ◇ Each unit features 1 bedroom, 1 bathroom, with hardwood floors, and tile in the bathrooms.
- ◇ This building is not currently updated, providing an opportunity for renovation and improvement.
- ◇ The electric panels are updated and there is off street parking. One of the four units has HVAC. The building has hardwood flooring, laundry facilities, and storage units in the basement.
- ◇ With additional updates, there is the potential to increase rents. Similar sized 1-bedroom apartments average rent within a mile radius is \$998.
- ◇ Two apartments have been left vacant for showings and potential updates.
- ◇ This building is priced at \$275,000.
- ◇ A virtual tour of 4930-32 Kemper Ave is available here:
https://bit.ly/4930_Kemper



Nearby Rentals for 1 Bed, 1 Bath Apartments Within 1 Mile:



Kemper Avenue St. Louis, MO

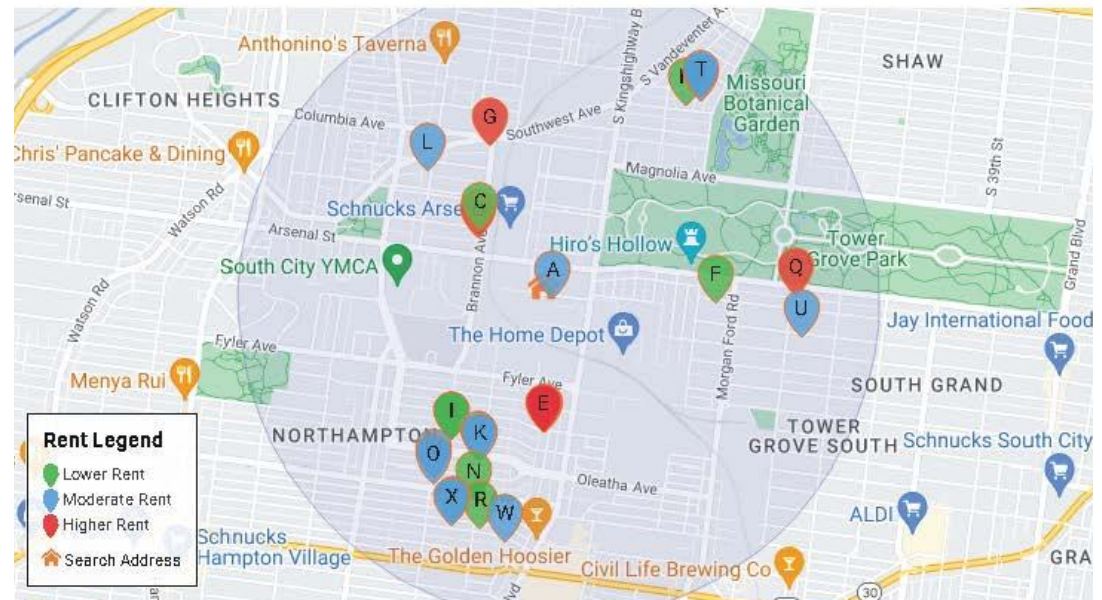
Results based on 24, single bedroom, single bath rentals seen within 12 months in a 1.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,010 $\pm 6\%$	\$924	\$813	\$1,207

Summary Statistics

Sample Size	24
Sample Min	\$650
Sample Max	\$1,600
Sample Median	\$924
Sample Mean	\$1,010
Sample Standard Deviation	\$293
25th - 75th Percentile	\$813 - 1,207
10th - 90th Percentile	\$636 - 1,385
5th - 95th Percentile	\$530 - 1,491



4930-4932 Kemper Avenue - Rent Roll:

Unit	Bed / Bath Breakdown	Lease Type	Current Lease Rent Amount	Lease Amount If Fully Rented	Proforma Rent Amount
1E**	1 Bed, 1 Bath	Vacant	Vacant	\$875.00	\$1,010.00
2E	1 Bed, 1 Bath	Yearly Lease	\$725.00	\$725.00	\$1,010.00
1W**	1 Bed, 1 Bath	Vacant	Vacant	\$875.00	\$1,010.00
2W	1 Bed, 1 Bath	Yearly Lease	\$700.00	\$700.00	\$1,010.00
Totals	n/a	n/a	\$1,425.00	\$3,175.00	\$4,040.00
Annualized	n/a	n/a	\$17,100.00	\$38,100.00	\$48,480.00

*Proforma rent amount is based on 24 1-bedroom, 1-bathroom apartment rentals seen within a 1 mile radius in the last 12 months. Information sourced from [Rentometer.com](https://rentometer.com).

**Units being left vacant to show.

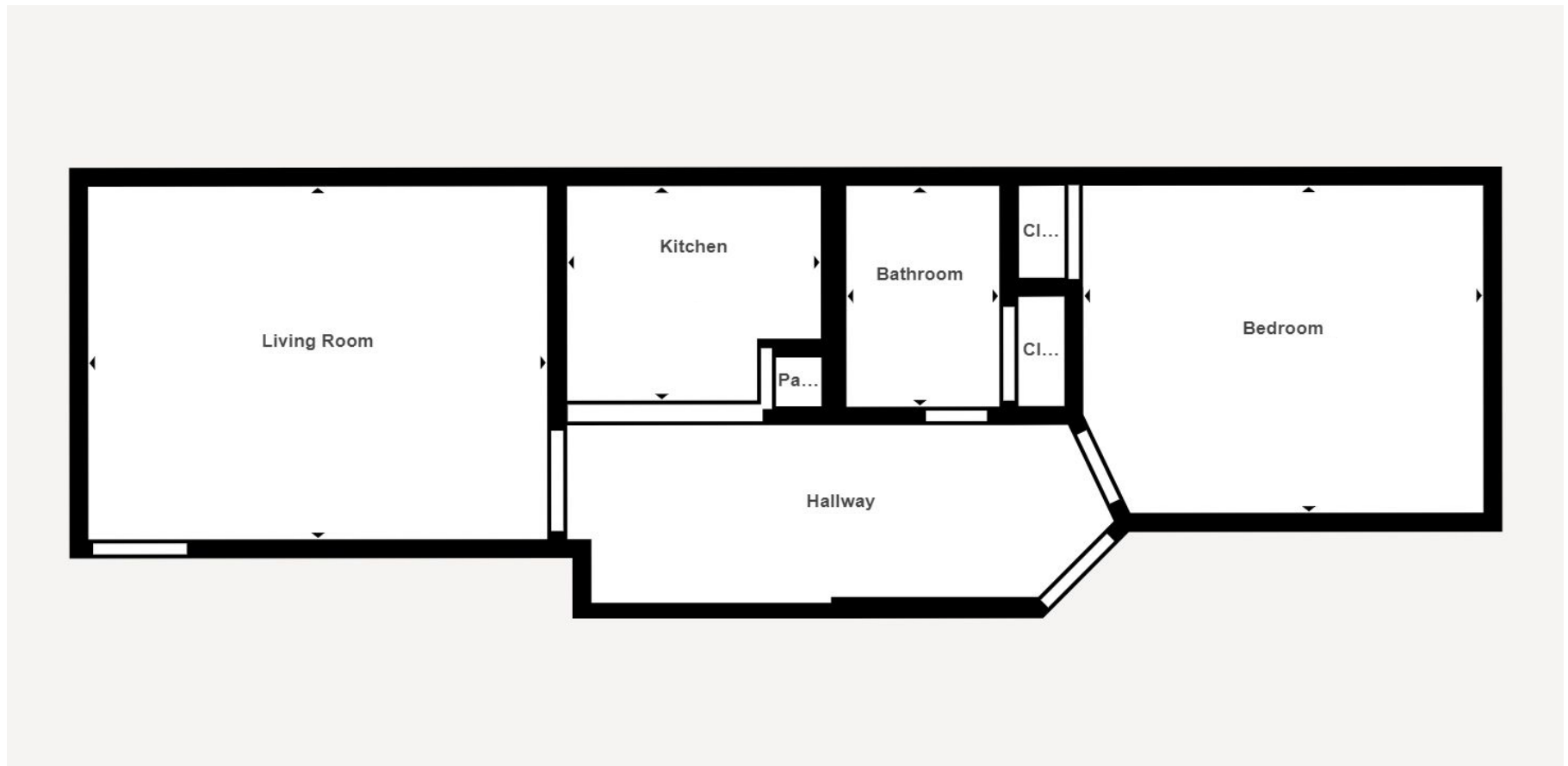


4930-4932 Kemper Avenue - Income, Expenses, and Proforma:

Income	Rents (Current Rent Roll Annualized)	\$ 17,100.00	Proforma		
			Income	Rents	\$ 48,480.00
				5% Vacancy	\$ 2,424.00
	Total Income	\$ 17,100.00		Total Income	\$ 46,056.00
Expense	Taxes	\$ 2,207.00	Expense	Taxes	\$ 2,207.00
	Insurance	\$ 1,411.00		Insurance	\$ 1,411.00
	Maintenance & Repairs	\$ 2,450.00		Maintenance & Repairs	\$ 2,450.00
	Lawn Care	\$ 540.00		Lawn Care	\$ 540.00
	Utilities - Water & Trash	\$ 1,760.00		Utilities - Water & Trash	\$ 1,760.00
	Utilities - Sewer	\$ 2,052.00		Utilities - Sewer	\$ 2,052.00
	Total Expenses	\$ 10,420.00		Total Expenses	\$ 10,420.00
	Net Income	\$ 6,680.00		Net Income	\$ 35,636.00
	<i>per month</i>	<i>\$ 556.67</i>		<i>per month</i>	<i>\$ 2,969.67</i>



4930-4932 Kemper Avenue Floor Plan:

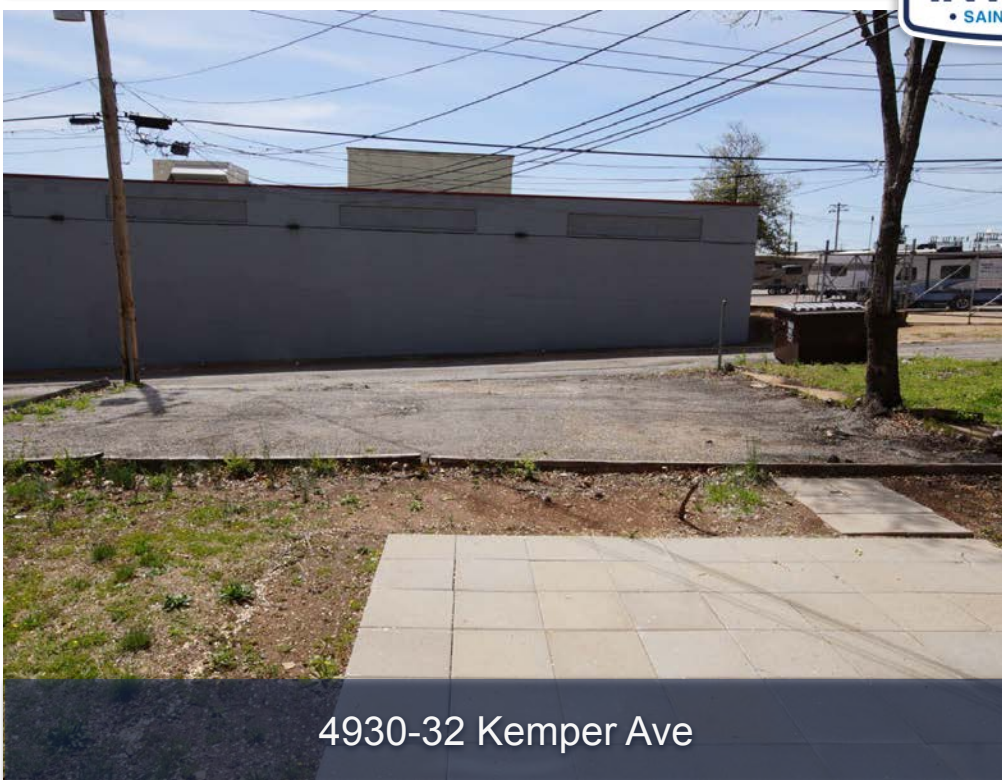




4930-32 Kemper Ave



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4930-32 Kemper Ave



4930-32 Kemper Ave



4955 Finkman Street Saint Louis, Missouri 63109



Investment Summary - 4955 Finkman Street (Newly Under Contract)

- ◇ This charming 4-family property is located in the sought-after Princeton Heights neighborhood, near both Carondelet Park and Francis Park.
- ◇ Situated near two parks, this property offers a desirable location with easy access to outdoor recreational activities for tenants.
- ◇ Built in 1925, the building boasts 2,970 square feet of living space on a 5,714 square foot lot.
- ◇ The building had a full roof replacement in 2021.
- ◇ The units are designed in a shotgun style, featuring 1-bedroom, 1-bathroom layouts.
- ◇ These apartments are all currently vacant, offering the perfect opportunity to begin updates to the property if desired.
- ◇ The apartments could rent for \$872 as-is with a make-ready. With updates, there is the potential to increase rents to \$995 or more depending on updates. Similarly sized 1-bedroom apartments within a mile and a half radius have an average rent of \$872.
- ◇ This building is priced at \$325,000.
- ◇ A virtual tour of 4955 Finkman St is available here:

https://bit.ly/4955_Finkman



4955 Finkman Street Floor Plan:



4955 Finkman Street - Rent Roll:

Unit	Bed / Bath Breakdown	Lease End Date	Current Lease Rent Amount	As-Is Proforma Rent Amount	Proforma Rent Amount with Additional Updates
1E	1 Bed, 1 Bath	Vacant	Vacant	\$872.00	\$995.00
2E	1 Bed, 1 Bath	Vacant	Vacant	\$872.00	\$995.00
1W	1 Bed, 1 Bath	Vacant	Vacant	\$872.00	\$995.00
2W	1 Bed, 1 Bath	Vacant	Vacant	\$872.00	\$995.00
Totals	n/a	n/a	n/a	\$3,488.00	\$3,980.00
Annualized	n/a	n/a	n/a	\$41,856.00	\$47,760.00

*Proforma rent amount is based on 25 1-bedroom, 1-bathroom apartment rentals seen within a 1.5 mile radius in the last 12 months. Information sourced from [Rentometer.com](https://www.rentometer.com).



4955 Finkman Street - Proforma:

As-Is Proforma

Income	Rents (Vacant)	\$ 41,856.00
<hr/>		
	Total Income	\$ 41,856.00
Expense	Taxes	\$ 2,922.00
	Insurance	\$ 1,543.00
	Maintenance & Repairs	\$ 700.00
	Lawn Care	\$ 540.00
	Utilities - Water & Trash	\$ 1,664.00
	Utilities - Sewer	\$ 1,776.00
<hr/>		
	Total Expenses	\$ 9,145.00
<hr/>		
	Net Income	\$ 32,711.00
	<i>per month</i>	<i>\$ 2,725.92</i>

Proforma with Property Updates

Income	Rents	\$ 47,760.00
	5% Vacancy	\$ 2,388.00
<hr/>		
	Total Income	\$ 45,372.00
Expense	Taxes	\$ 2,922.00
	Insurance	\$ 1,543.00
	Maintenance & Repairs	\$ 700.00
	Lawn Care	\$ 540.00
	Utilities - Water & Trash	\$ 1,664.00
	Utilities - Sewer	\$ 1,776.00
<hr/>		
	Total Expenses	\$ 9,145.00
<hr/>		
	Net Income	\$ 36,227.00
	<i>per month</i>	<i>\$ 3,018.92</i>



Nearby Rentals for 1 Bed, 1 Bath Apartments Within 1.5 Miles:



4955 Finkman Street St. Louis, MO

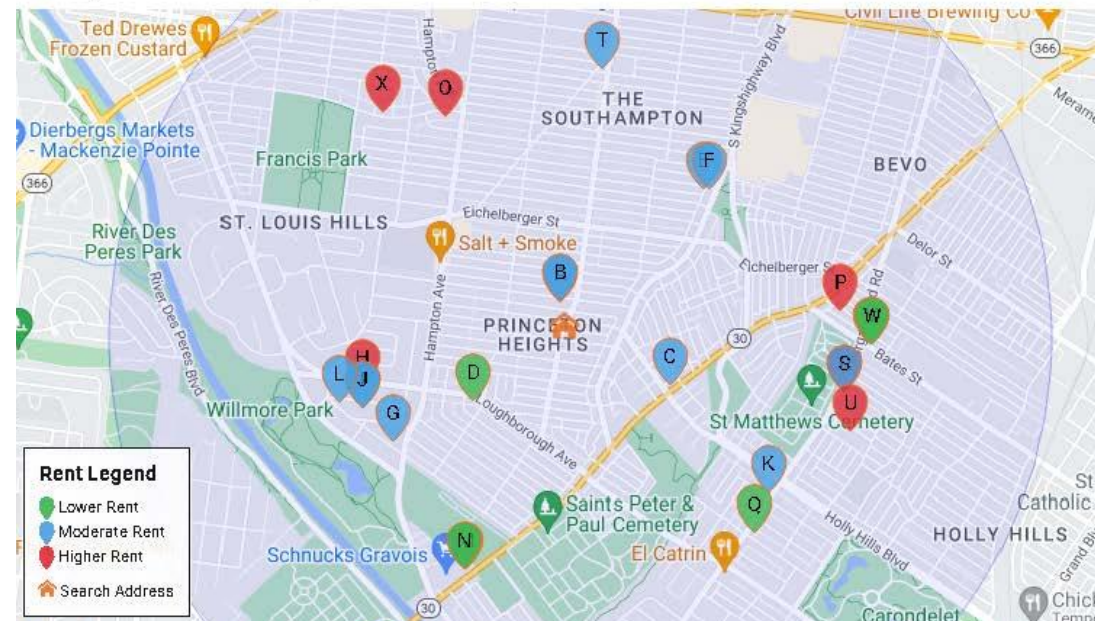
Results based on 25, single bedroom, single bath rentals seen within 12 months in a 1.50 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$872 ±3%	\$850	\$776	\$968

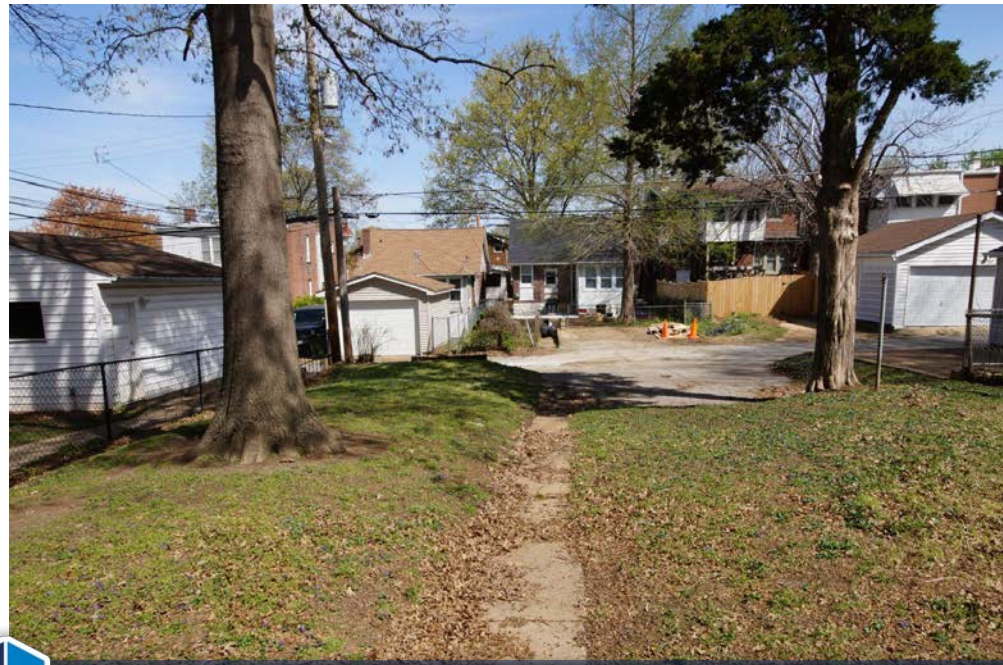
Summary Statistics

Sample Size	25
Sample Min	\$700
Sample Max	\$1,250
Sample Median	\$850
Sample Mean	\$872
Sample Standard Deviation	\$143
25th – 75th Percentile	\$776 – 968
10th – 90th Percentile	\$689 – 1,055
5th – 95th Percentile	\$637 – 1,107





4955 Finkman St



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Invest St. Louis

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*Invest St. Louis is a licensed real estate
brokerage in the state of Missouri.*

Disclaimer:

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Six Property Portfolio in South City

Priced at:

\$2,549,000

Paying Buyer Agents 2.5%

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Jordan@InvestSTL.com