



**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

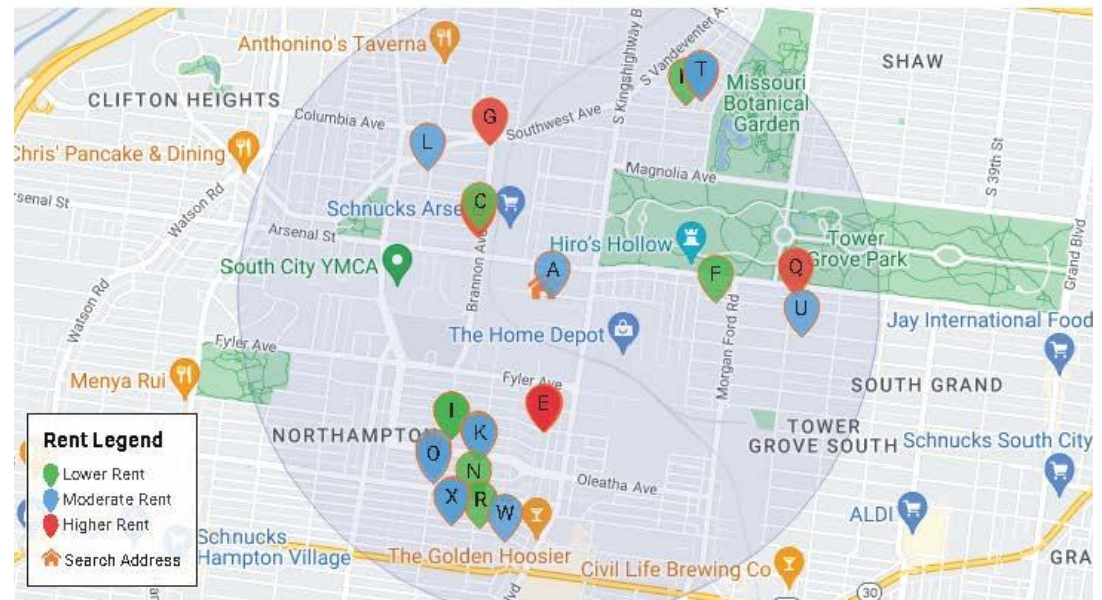
Results based on 24, single bedroom, single bath rentals seen within 12 months in a 1.00 mile radius.

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 End	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	April 2025	\$875.00	\$875.00	\$1,010.00
1W	1 Bed, 1 Bath	March 2025	\$875.00	\$875.00	\$1,010.00
2W	1 Bed, 1 Bath	April 2025	\$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](https://www.rentometer.com).

**Unit being left vacant to show.

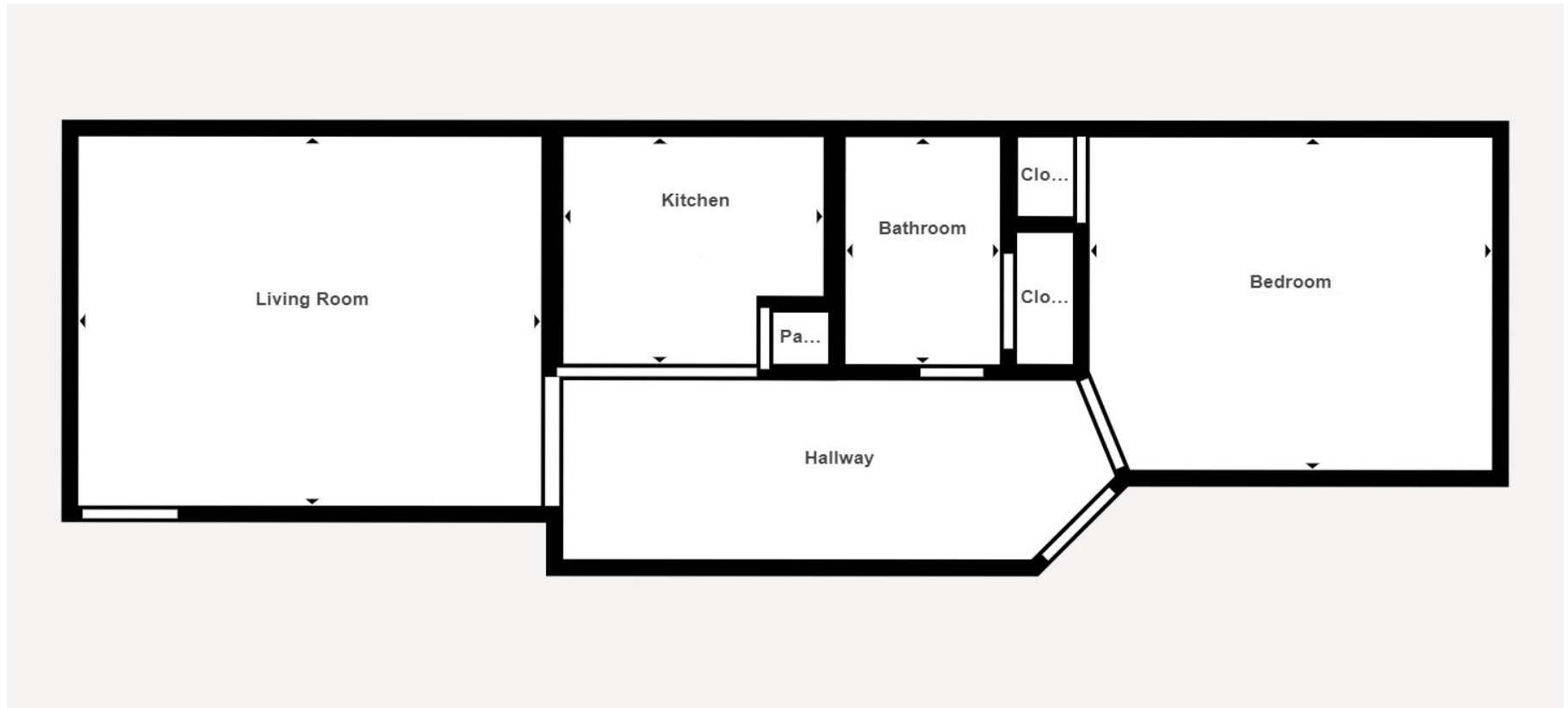


4950-4952 Kemper Avenue - Income, Expenses, and Proforma:

		<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



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