



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.



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

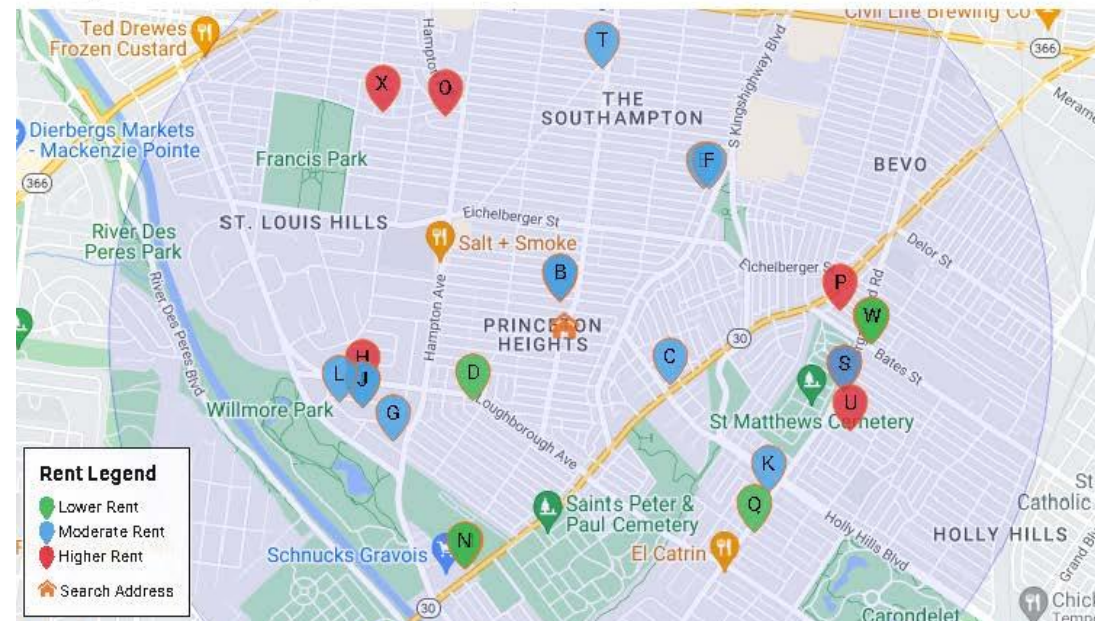
Results based on 25, single bedroom, single bath rentals seen within 12 months in a 1.50 mile radius.

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 |





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