

## 5923 S Kingshighway Blvd

Updated Brick Duplex in Princeton Heights

### Asking Price

\$265,000



**No. of Buildings:**

1

**Units:**

2

**Unit Mix:**

2 - Two Bedrooms, One Bathroom

**Address:**

5923 South Kingshighway Blvd, St Louis, Missouri 63109

**Summary:**

Updated brick duplex in South City's Princeton Heights, just half a mile from Christy Park, offers two distinct units with lots of character. The duplex generates \$25,800 annually, with the first-floor unit renting for \$1,050/month and the upstairs unit at \$1,100/month.



**Invest St. Louis**  
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**Kyle Blake**

Agent

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# INVESTMENT OVERVIEW

**Asking Price:** \$265,000

Updated brick duplex in South City's Princeton Heights, just half a mile from Christy Park, offers two distinct units with lots of character.

The first-floor unit has one large bedroom, a small bedroom/office, and a private deck. The upstairs unit features two large bedrooms and one bathroom.

Both units include refinished hardwood floors, central air and heat, new vinyl windows (2020), original stain glass windows, and walk-in closets with French doors. Tenants have access to basement laundry facilities.

The property sits on a large corner lot including a fenced-in backyard and a 21×19 detached garage.

The duplex generates \$25,800 annually, with the first-floor unit renting for \$1,050/month (lease ends 12/31/24) and the upstairs unit at \$1,100/month (lease ends 3/31/25).

This combination of modern updates and steady rental income makes it an appealing investment.



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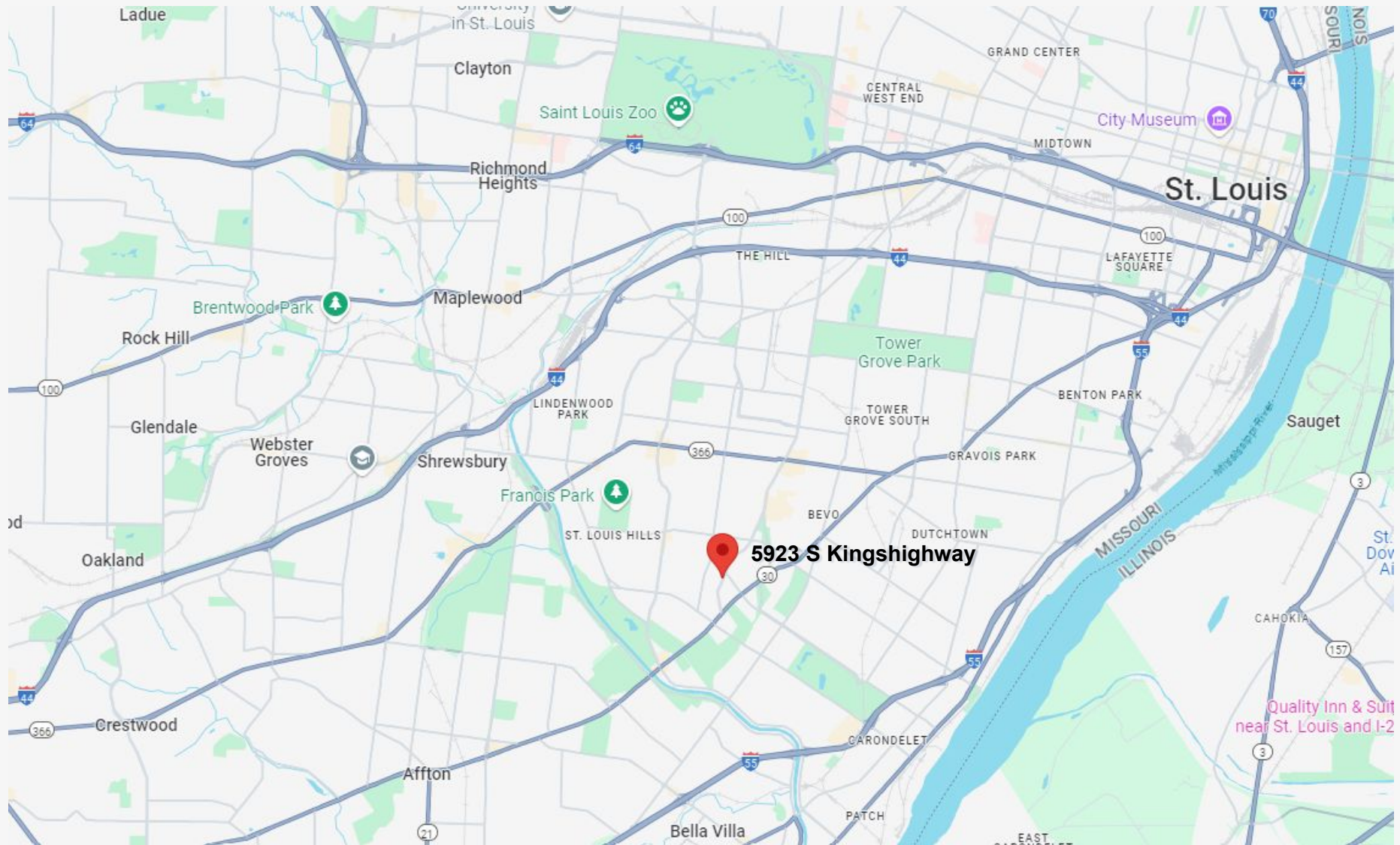
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# MAP



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# RENT ROLL

Unit	Unit Size	Lease End Date	Current Lease Rent Amount	*Estimated Pro Forma Rent Amount
1	2 Bed, 1 Bath	12/31/24	\$1,050	\$1,356
2	2 Bed, 1 Bath	3/31/25	\$1,100	\$1,356
Totals	n/a	n/a	\$2,150	\$2,712
<b>Annualized</b>	<b>n/a</b>	<b>n/a</b>	<b>\$25,800</b>	<b>\$32,544</b>

\*The estimated pro forma rent amount is based on 23 two-bedroom, one-bathroom apartment rentals within 0.75 miles of the property over the past year. Information sourced from Rentometer.com.



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# NEARBY 2-BEDROOM, 1-BATHROOM APARTMENT RENTALS



## 5923 South Kingshighway Boulevard St. Louis, MO

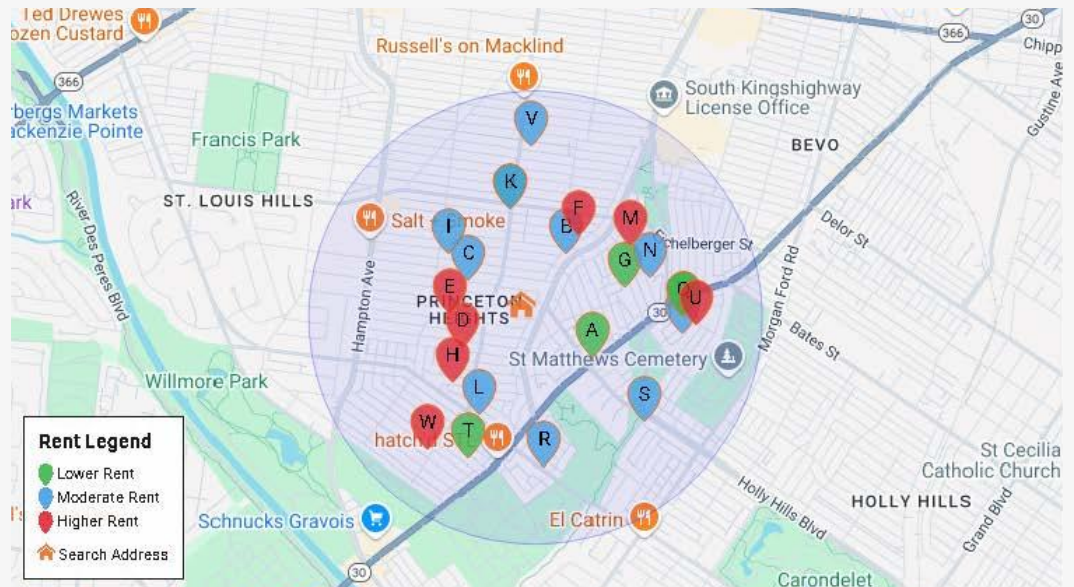
Results based on 23, 2-bedroom, single bath rentals seen within 12 months in a 0.75 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,356 ±4%	\$1,375	\$1,164	\$1,549

### Summary Statistics

Sample Size	23
Sample Min	\$850
Sample Max	\$1,950
Sample Median	\$1,375
Sample Mean	\$1,356
Sample Standard Deviation	\$285
25th – 75th Percentile	\$1,164 – 1,549
10th – 90th Percentile	\$991 – 1,721
5th – 95th Percentile	\$888 – 1,825



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# NEARBY DUPLEX SALES

Address	# of Units	Sales Price	Price Per Unit	Date Sold
5025 Rhodes Avenue, 63109	2	\$320,000	\$160,000	October 2023
4929 Lisette Avenue, 63109	2	\$300,000	\$150,000	June 2024
4916 Finkman Street, 63109	2	\$280,000	\$140,000	January 2024



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# PROPERTY PHOTOS



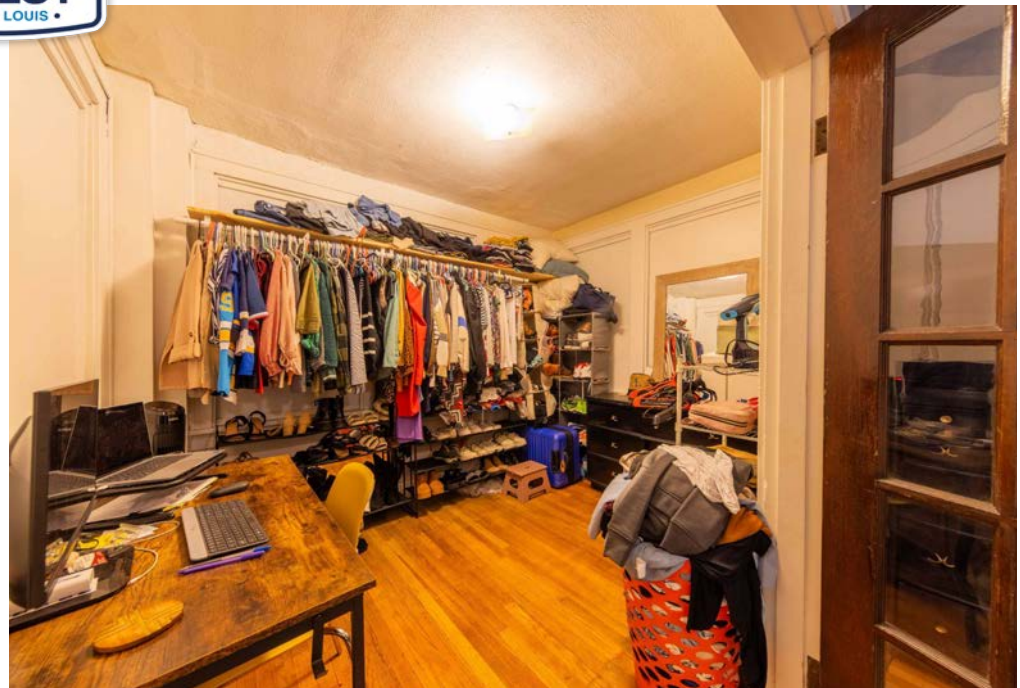


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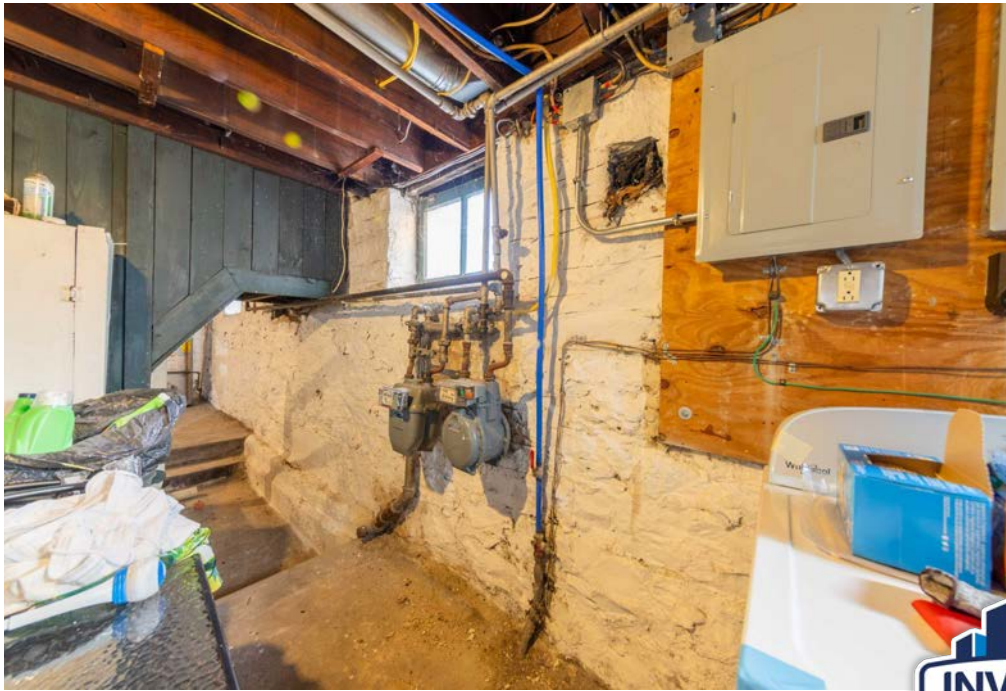


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## Contact:

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