

# 49 Unit Multi-Family Portfolio in Ste. Genevieve

753 Rozier Street & 655, 675, and 695 Portis Street









## Investment Highlights:

---

### **Well-Maintained Multi-Building Investment Portfolio in Ste. Genevieve**

This 49-unit portfolio comprises ten well-maintained brick buildings with pitched roofs, offering a mix of 1- and 2-bedroom units across two prime locations. Approximately 50% of the units have been updated within the past seven years, ensuring modern comforts for tenants. With central air in every unit, on-site storage rentals, off-street parking, and recently updated roofs (2015–2020), this property promises long-term appeal and low-maintenance ownership.

Explore the opportunity to add three additional basement units, increasing both income and value.

This portfolio offers a turnkey investment with consistent income, modern updates, and expansion potential in a desirable market. Don't miss out on this rare opportunity to own a high-performing property!



# Investment Highlights:

---

## Rozier Street Breakdown

### Units 7–18

- 3 buildings, 4 units per building.
- Twelve 2-bed/1-bath units (928 sq. ft. each).
- Washer/dryer hookups in every unit.
- Roof replaced in 2018.

### Units 19–25

- 1 building with 7 units (1-bed/1-bath, 522 sq. ft.).
- Coin-operated laundry facility on site.
- Roof replaced in 2018.

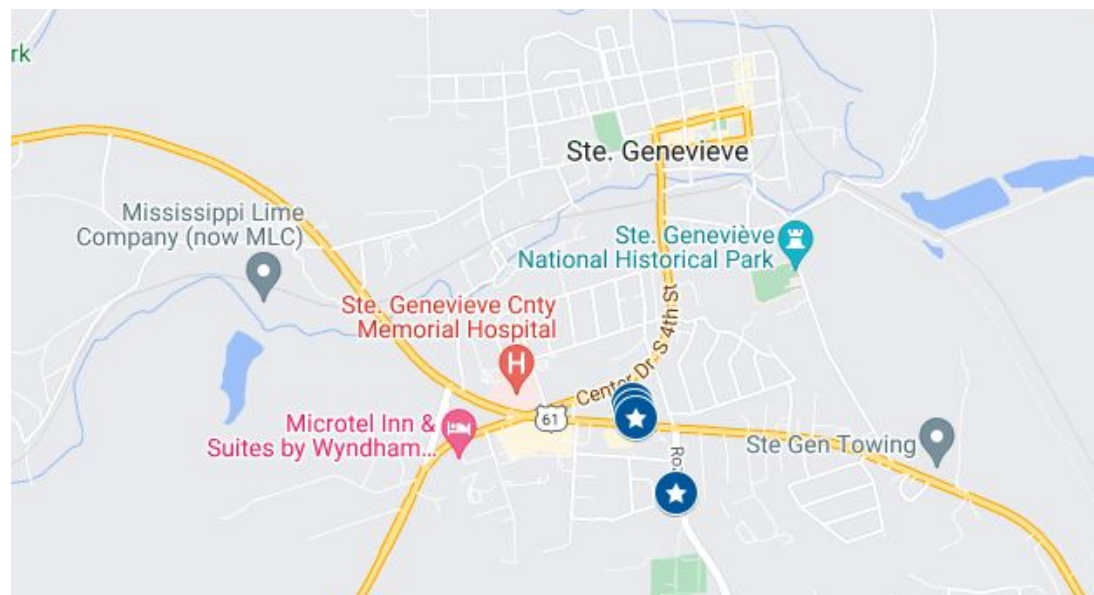
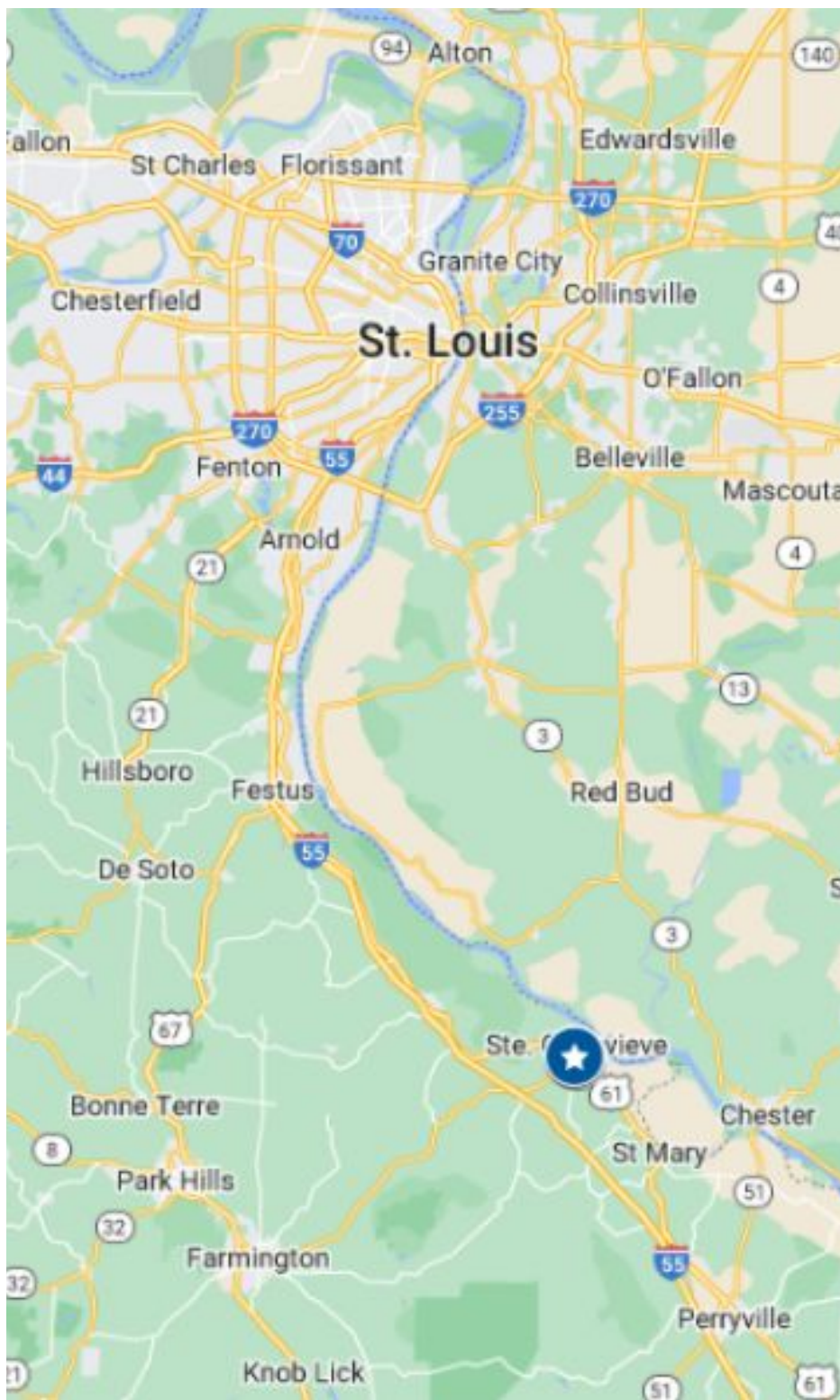
### Units 1–6

- 3 buildings, 2 units per building.
- Six 1-bed/1-bath units (540 sq. ft. each)
- Roof replaced in 2015.

## Portis Street Breakdown

- 24 units total (2-bed/1-bath, 672 sq. ft. each) across 3 buildings.
- Roofs replaced in 2020.
- Addresses include:
  - **655 Portis Street:** Units 1–8
  - **675 Portis Street:** Units 11–18 (laundromat and storage lockers in basement)
  - **695 Portis Street:** Units 21–28, plus Office Suite 30





## Portfolio - Income & Expenses:

---

### *Monthly Income & Expenses*

<b>Income</b>	Rent	\$ 29,884.00
	<b>Total Income</b>	<b>\$ 29,884.00</b>
<b>Expenses</b>	Taxes	\$ 1,333.00
	Insurance	\$ 1,464.00
	Maintenance	\$ 1,837.00
	Lawn Care	\$ 825.00
	Utilities - Gas	\$ 75.00
	Utilities - Electric	\$ 340.00
	Utilities - Water	\$ 2,159.00
	Utilities - Trash	\$ 506.00
<b>Total Expenses</b>		<b>\$ 8,539.00</b>
<b>Net Income</b>		<b>\$ 21,345.00</b>



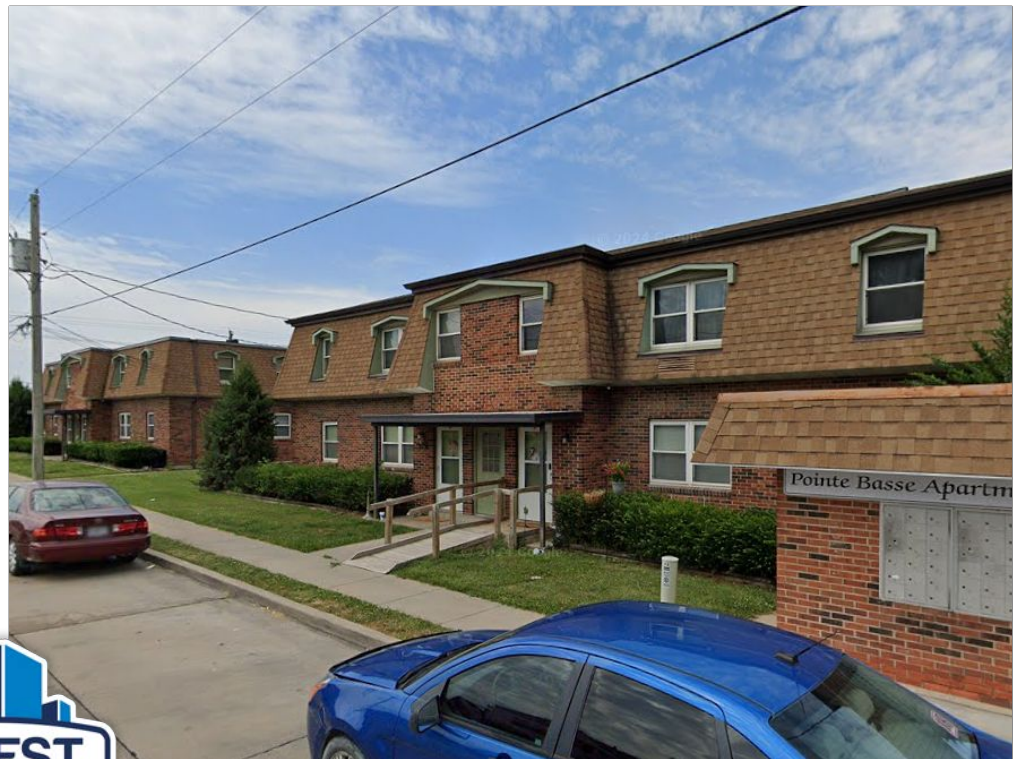








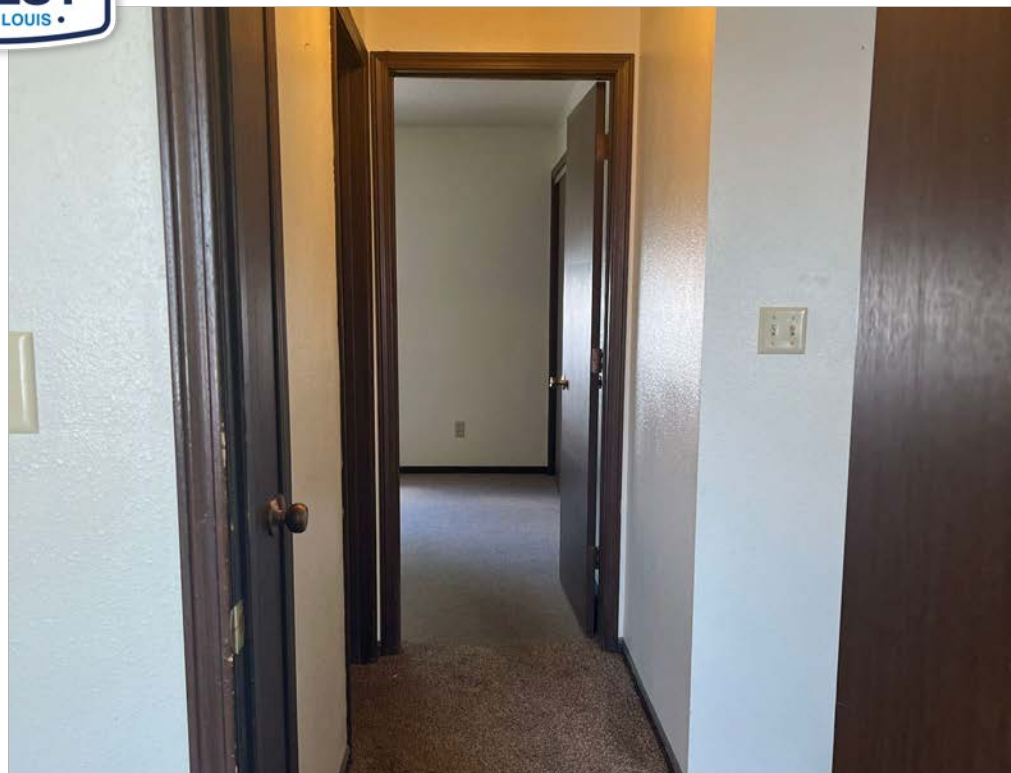








































2309 Thurman Avenue  
St. Louis, Missouri 63110

Office Phone: (314) 325-6201  
Website: [www.InvestSTL.com](http://www.InvestSTL.com)

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

**Disclaimer:**

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## **Ste. Genevieve 49-Unit Portfolio**

753 Rozier Street & 655, 675, and 695 Portis Street

Priced at

**\$3,050,000**

## **Contact:**

---



**Mike Shepherd**

Agent

(314) 662-6453 Phone

[MikeShepherd1968@gmail.com](mailto:MikeShepherd1968@gmail.com)