

Desloge Multi-Family Portfolio

113 Units Available Now in Desloge, Missouri



Investment Highlights:

Explore this prime investment portfolio in Desloge, MO, featuring a diverse range of residential units across three well-maintained properties. With a total of 112 units—including townhouses, one- and two-bedroom apartments, and a double-wide mobile home—this portfolio offers immediate rental income potential with modern updates, on-site amenities, and strong occupancy appeal.

Recent improvements to HVAC, roofing, and unit interiors ensure minimal deferred maintenance. Positioned in a desirable area and close to local amenities, this portfolio presents a unique opportunity for long-term returns and growth.

204 North Washington Street / 1310 Abby Lane – 48 Units

- Located in Desloge, MO, this 48-unit property features a mix of 12 one-bedroom (580 sq ft) and 36 two-bedroom units (900 sq ft) across two-story buildings totaling approximately 36,752 sq ft.
- Each unit includes a 4x8 storage area, and the complex was built in 1995/1996.
- Recent upgrades include new HVAC in 20% of the units within the past three years.
- Original copper and PVC plumbing are intact, and roofs were replaced about five years ago.
- On-site laundry facilities are available for tenants' convenience.



Investment Highlights:

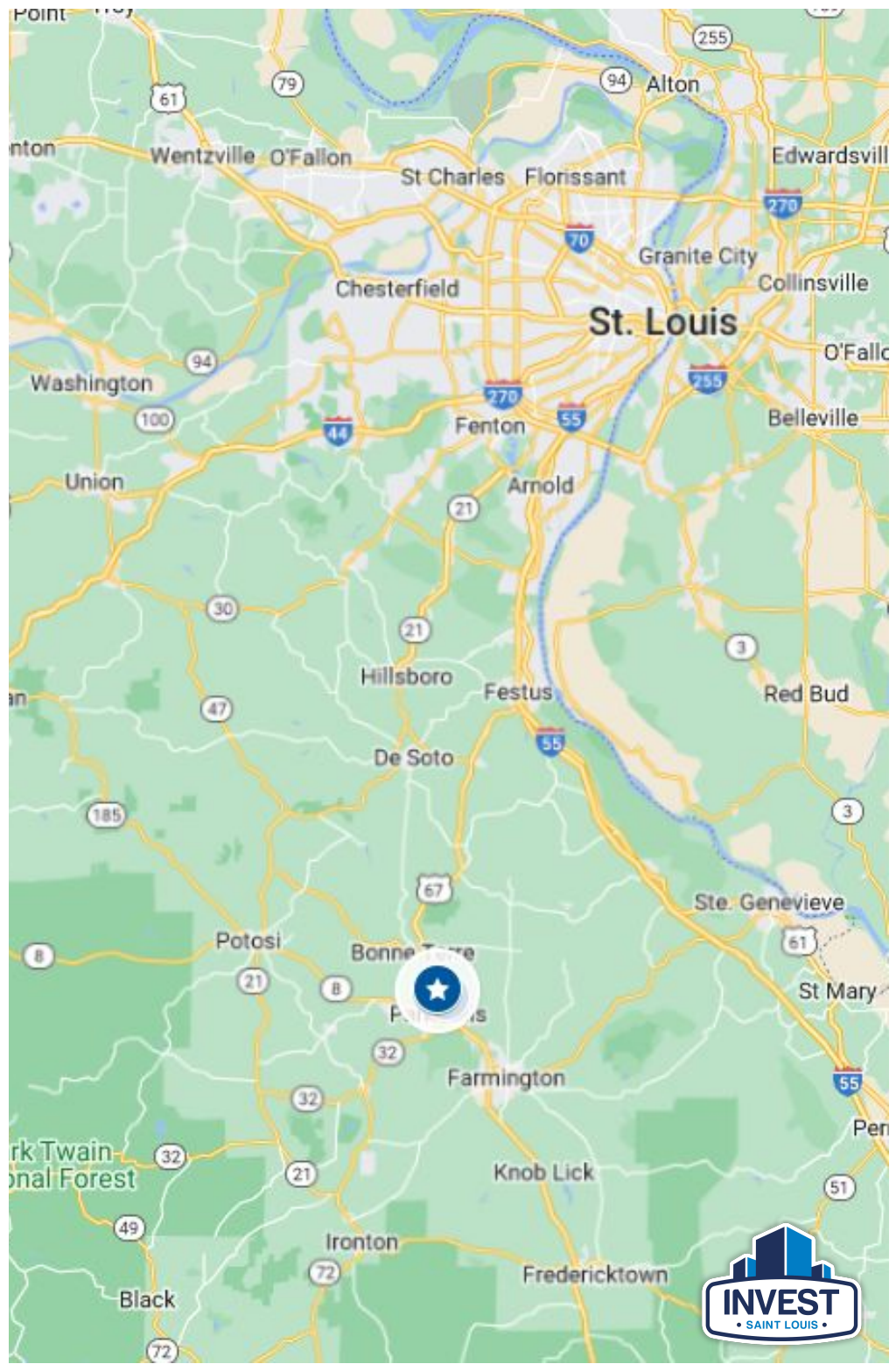
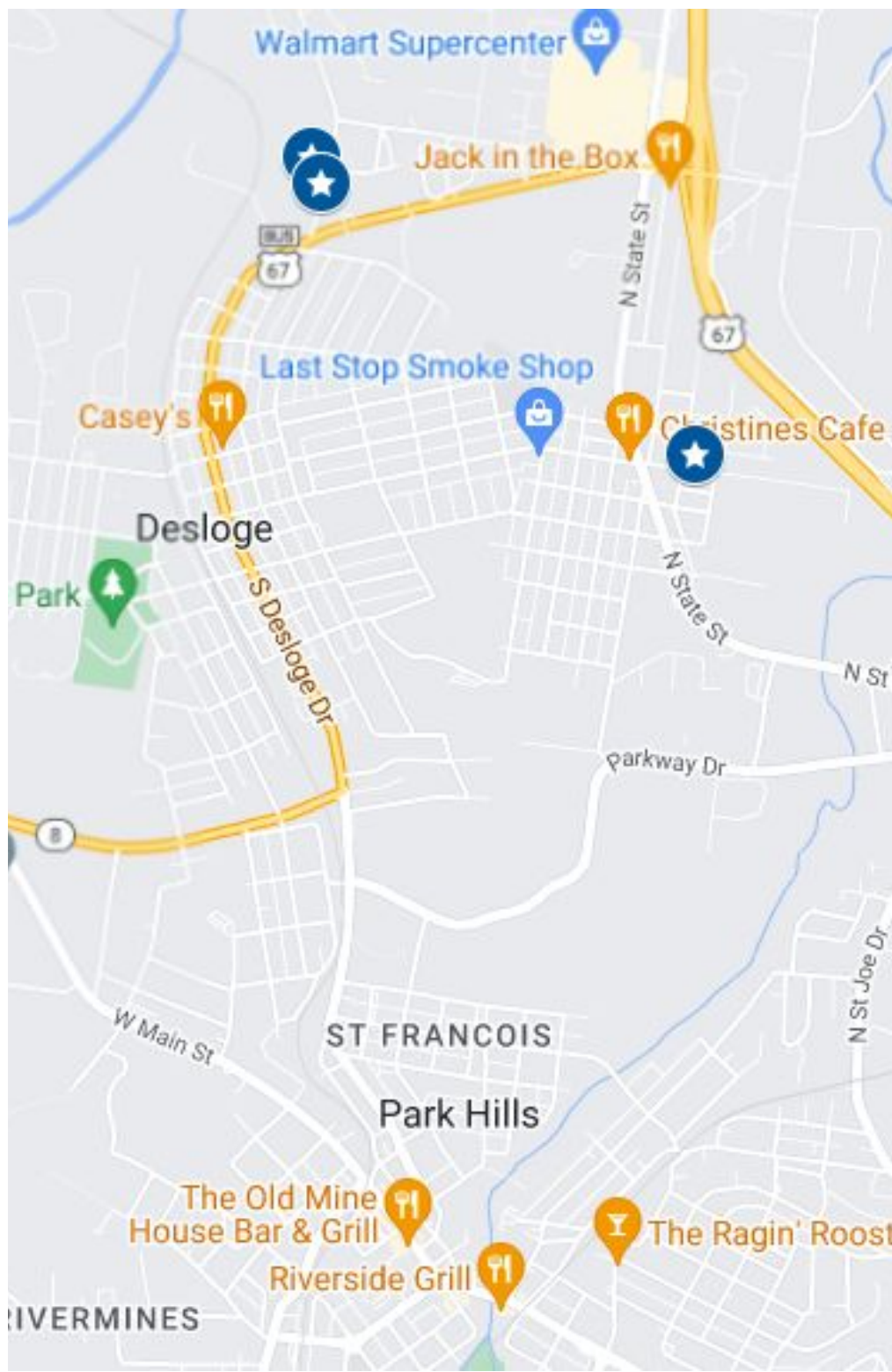
1009 Hawthorne St – 52 Units

- This property comprises six buildings with a total of 52 units over 40,652 sq ft. Five buildings are two-story with eight units each, while one building includes an additional basement level.
- Built in 1986, this property includes 44 two-bedroom (900 sq ft) and 8 one-bedroom (580 sq ft) units.
- Twenty-eight units offer in-unit washer/dryer hookups, and all buildings have access to a shared laundry facility.
- Recent updates cover new HVAC systems, electrical work, windows, and interior finishes in four basement units, and 20% of other HVAC systems have been updated in the last three years. Original copper and PVC plumbing is present, and roofs were replaced approximately five years ago.

1011 Hawthorne St – 12 Townhouses and a Mobile Home

- This unique complex, also located in Desloge, MO, features 12 townhouses and one double-wide mobile home, totaling approximately 10,718 sq ft.
- Built in 1982, the townhouses include two-bedroom (800 sq ft), one-bedroom (425 sq ft), and three-bedroom (1,175 sq ft) options, some with in-unit washer/dryer hookups.
- The mobile home, built in 1978, provides 3 beds/1.5 baths (1,100 sq ft) with a carport and brick skirting.
- Plumbing is copper/PVC, and roofs have been updated within the past five years.





Portfolio - Rent Roll:

Unit	Beds & Baths	Lease Expiration	Current Rent Amount
204 - A	2 Beds, 1 Bath	5/18/2025	\$650.00
204 - B	2 Beds, 1 Bath	2/28/2025	\$682.00
204 - C	2 Beds, 1 Bath	9/30/2025	\$650.00
204 - D	2 Beds, 1 Bath	9/30/2025	\$675.00
204 - E	2 Beds, 1 Bath	7/31/2025	\$750.00
204 - F	2 Beds, 1 Bath	9/30/2025	\$685.00
204 - G	2 Beds, 1 Bath	N/A	\$100.00
204 - H	2 Beds, 1 Bath	8/31/2025	\$675.00
204 - I	2 Beds, 1 Bath	7/31/2025	\$740.00
204 - J	2 Beds, 1 Bath	4/30/2025	\$750.00
204 - K	2 Beds, 1 Bath	Vacant	Vacant
204 - L	2 Beds, 1 Bath	N/A	\$740.00
204 - M	2 Beds, 1 Bath	9/30/2025	\$715.00
204 - N	2 Beds, 1 Bath	1/30/2025	\$717.00
204 - O	2 Beds, 1 Bath	N/A	\$725.00
204 - P	2 Beds, 1 Bath	2/28/2025	\$700.00
204 - 1	1 Bed, 1 Bath	10/31/2025	\$575.00
204 - 2	1 Bed, 1 Bath	11/30/2024	\$620.00
204 - 3	1 Bed, 1 Bath	10/31/2025	\$575.00
204 - 4	1 Bed, 1 Bath	5/12/2025	\$565.00
204 - 5	2 Beds, 1 Bath	1/31/2025	\$834.00
204 - 6	2 Beds, 1 Bath	N/A	\$785.00
204 - 7	2 Beds, 1 Bath	10/31/2025	\$675.00
204 - 8	2 Beds, 1 Bath	3/29/2025	\$682.00
204 - 9	1 Bed, 1 Bath	6/30/2025	\$650.00
204 - 10	1 Bed, 1 Bath	Vacant	Vacant
204 - 11	1 Bed, 1 Bath	4/30/25	\$600.00
204 - 12	1 Bed, 1 Bath	N/A	\$600.00
204 - 13	2 Beds, 1 Bath	3/31/2025	\$682.00
204 - 14	2 Beds, 1 Bath	N/A	\$675.00
204 - 15	2 Beds, 1 Bath	1/31/2025	\$675.00
204 - 16	2 Beds, 1 Bath	9/30/2025	\$725.00
204 - 17	2 Beds, 1 Bath	N/A	\$665.00
204 - 18	2 Beds, 1 Bath	7/31/2025	\$815.00
204 - 19	2 Beds, 1 Bath	N/A	\$600.00
204 - 20	2 Beds, 1 Bath	4/2/2025	\$682.00



Portfolio - Rent Roll (cont.):

Unit	Beds & Baths	Lease Expiration	Current Rent Amount
1009 - 101	2 Beds, 1 Bath	7/31/2024	\$700.00
1009 - 102	2 Beds, 1 Bath	4/25/2025	\$650.00
1009 - 103	2 Beds, 1 Bath	5/5/2025	\$682.00
1009 - 104	2 Beds, 1 Bath	10/31/2025	\$665.00
1009 - 105	2 Beds, 1 Bath	8/31/2025	\$700.00
1009 - 106	2 Beds, 1 Bath	N/A	\$650.00
1009 - 107	2 Beds, 1 Bath	9/30/2025	\$685.00
1009 - 108	2 Beds, 1 Bath	10/31/2025	\$665.00
1009 - 109	2 Beds, 1 Bath	Vacant	Vacant
1009 - 110	2 Beds, 1 Bath	Vacant	Vacant
1009 - 111	2 Beds, 1 Bath	N/A	\$717.00
1009 - 112	2 Beds, 1 Bath	Vacant	Vacant
1009 - 113	2 Beds, 1 Bath	N/A	\$615.00
1009 - 114	1 Bed, 1 Bath	10/31/2025	\$600.00
1009 - 115	2 Beds, 1 Bath	1/31/2025	\$722.00
1009 - 116	2 Beds, 1 Bath	5/31/2025	\$735.00
1009 - 117	2 Beds, 1 Bath	2/28/2025	\$700.00
1009 - 118	1 Bed, 1 Bath	8/31/2025	\$650.00
1009 - 119	1 Bed, 1 Bath	3/28/2025	\$635.00
1009 - 120	2 Beds, 1 Bath	10/31/2025	\$785.00
1009 - 121	2 Beds, 1 Bath	10/31/2025	\$710.00
1009 - 122	1 Bed, 1 Bath	10/31/2025	\$600.00
1009 - 123	1 Bed, 1 Bath	5/8/2025	\$650.00
1009 - 124	2 Beds, 1 Bath	7/31/2025	\$799.00
1009 - 125	2 Beds, 1 Bath	Vacant	Vacant
1009 - 126	1 Bed, 1 Bath	N/A	\$650.00
1009 - 127	1 Bed, 1 Bath	10/31/2025	\$615.00
1009 - 128	2 Beds, 1 Bath	8/31/2025	\$700.00
1009 - 129	2 Beds, 1 Bath	10/31/2025	\$735.00
1009 - 130	1 Bed, 1 Bath	10/31/2025	\$550.00
1009 - 131	1 Bed, 1 Bath	4/13/2025	\$550.00
1009 - 132	2 Beds, 1 Bath	N/A	\$650.00
1009 - 133	2 Beds, 1 Bath	Vacant	Vacant
1009 - 134	2 Beds, 1 Bath	6/30/2025	\$765.00
1009 - 135	2 Beds, 1 Bath	10/31/2025	\$720.00
1009 - 136	2 Beds, 1 Bath	N/A	\$760.00
1009 - 137	2 Beds, 1 Bath	4/30/2025	\$760.00
1009 - 138	2 Beds, 1 Bath	3/30/2025	\$790.00
1009 - 139	2 Beds, 1 Bath	N/A	\$700.00



Portfolio - Rent Roll (cont.):

Unit	Beds & Baths	Lease Expiration	Current Rent Amount
1009 - 140	2 Beds, 1 Bath	6/30/2025	\$760.00
1009 - 141	2 Beds, 1 Bath	2/28/2025	\$700.00
1009 - 142	2 Beds, 1 Bath	Vacant	Vacant
1009 - 143	2 Beds, 1 Bath	N/A	\$800.00
1009 - 144	2 Beds, 1 Bath	8/31/2025	\$675.00
1009 - 145	2 Beds, 1 Bath	9/30/2025	\$650.00
1009 - 146	2 Beds, 1 Bath	10/31/2025	\$650.00
1009 - 147	2 Beds, 1 Bath	4/30/2025	\$775.00
1009 - 148	2 Beds, 1 Bath	4/30/2025	\$700.00
1009 - 149	2 Beds, 1 Bath	Vacant	Vacant
1009 - 150	2 Beds, 1 Bath	4/30/2025	\$750.00
1009 - 151	2 Beds, 1 Bath	9/30/2025	\$690.00
1009 - 152	2 Beds, 1 Bath	4/30/2025	\$750.00
1011 - 1	2 Beds, 1.5 Baths	4/30/2025	\$785.00
1011 - 2	2 Beds, 1.5 Baths	11/30/2024	\$835.00
1011 - 3	2 Beds, 1.5 Baths	11/4/2024	\$815.00
1011 - 4	2 Beds, 1.5 Baths	10/31/2025	\$815.00
1011 - 5	1 Bed, 1 Bath	N/A	\$485.00
1011 - 6	1 Bed, 1 Bath	8/31/2025	\$650.00
1011 - 7	1 Bed, 1 Bath	3/10/2025	\$485.00
1011 - 8	1 Bed, 1 Bath	9/30/2025	\$450.00
1011 - 9	3 Beds, 1.5 Baths	N/A	\$799.00
1011 - 10	3 Beds, 1.5 Baths	8/31/2025	\$725.00
1011 - 11	3 Beds, 1 Bath	Vacant	Vacant
1011 - 12	3 Beds, 1 Bath	N/A	\$824.00
1011 - 13	3 Beds, 2 Baths	N/A	\$850.00
1310 - 21	1 Bed, 1 Bath	9/30/2025	\$460.00
1310 - 22	1 Bed, 1 Bath	N/A	\$625.00
1310 - 23	1 Bed, 1 Bath	11/30/2025	\$600.00
1310 - 24	1 Bed, 1 Bath	9/30/2025	\$625.00
1310 - 25	2 Beds, 1 Bath	N/A	\$700.00
1310 - 26	2 Beds, 1 Bath	N/A	\$700.00
1310 - 27	2 Beds, 1 Bath	Vacant	Vacant
1310 - 28	1 Bed, 1 Bath	N/A	\$700.00
1310 - 29	2 Beds, 1 Bath	N/A	\$650.00
1310 - 30	2 Beds, 1 Bath	N/A	\$675.00
1310 - 31	2 Beds, 1 Bath	5/31/2025	\$685.00
1310 - 32	2 Beds, 1 Bath	Vacant	Vacant



Portfolio - Income & Expenses:

Income	Rents (Current Rent Roll Annualized)	\$ 824,784.00
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Total Income	\$ 824,784.00
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Expense	Taxes	\$ 32,000.00
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	Insurance	\$ 34,668.00
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	Gas & Electric	\$ 13,200.00
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	Water	\$ 14,400.00
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	Sewer	\$ 12,312.00
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	Garbage	\$ 4,800.00
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Total Expenses	\$ 111,380.00
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Net Income	\$ 713,404.00
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<i>per month</i>	\$ 59,450.33
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Other Expenses

Management (%)	8.00%
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Maintenance (%)	5.00%
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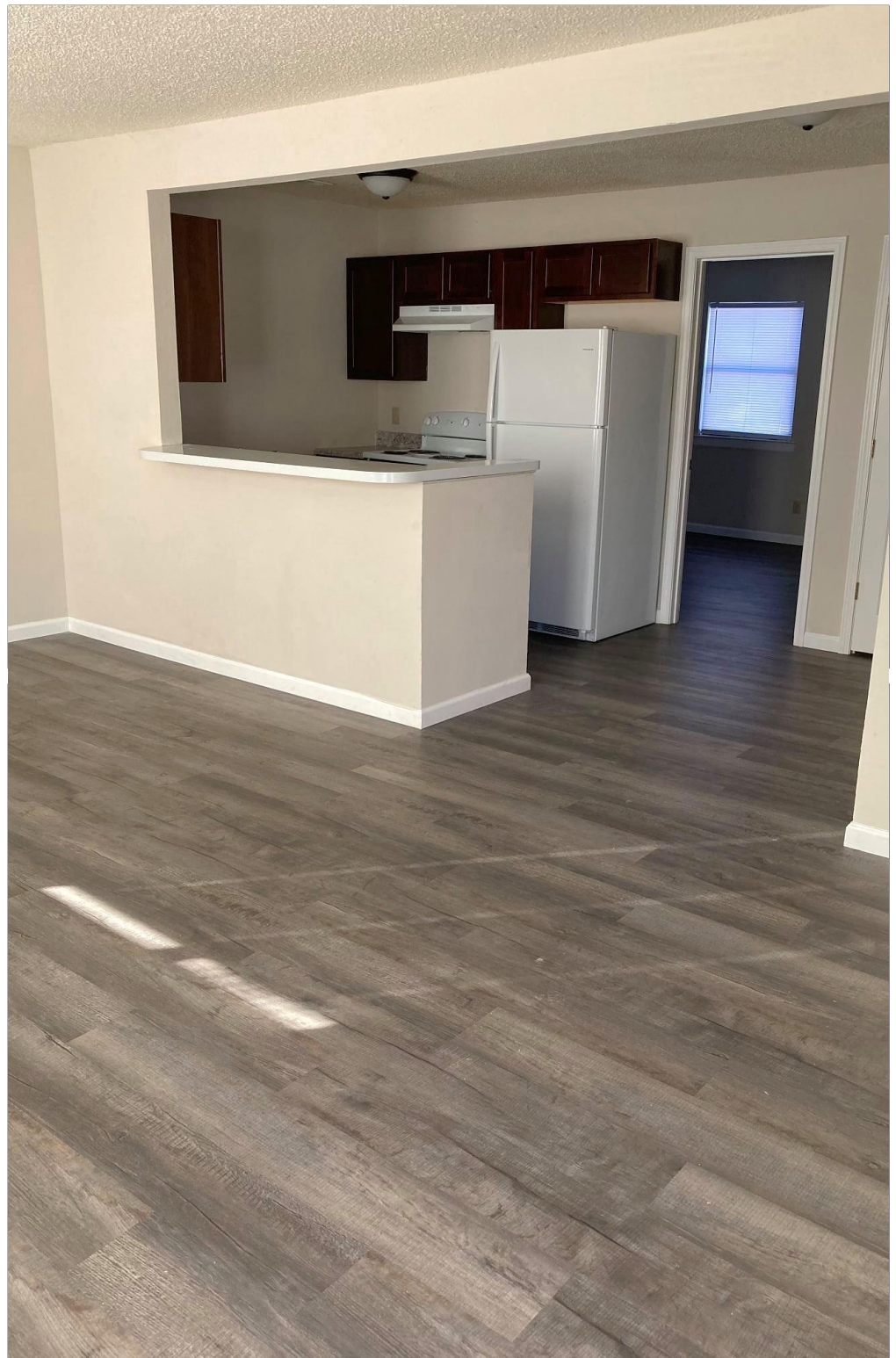




















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Desloge Multi-Family Portfolio

113 Units Available Now in Desloge, Missouri

Priced at

\$8,000,000

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