

# 49 Unit Multi-Family Portfolio in Ste. Genevieve

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





## Investment Highlights:

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### **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:

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## 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.

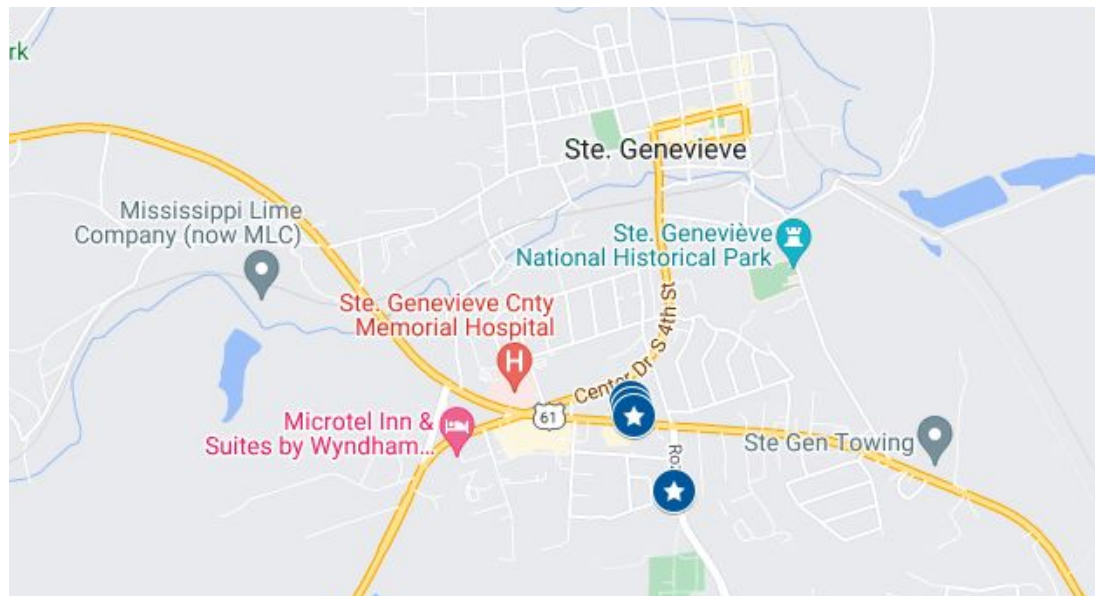
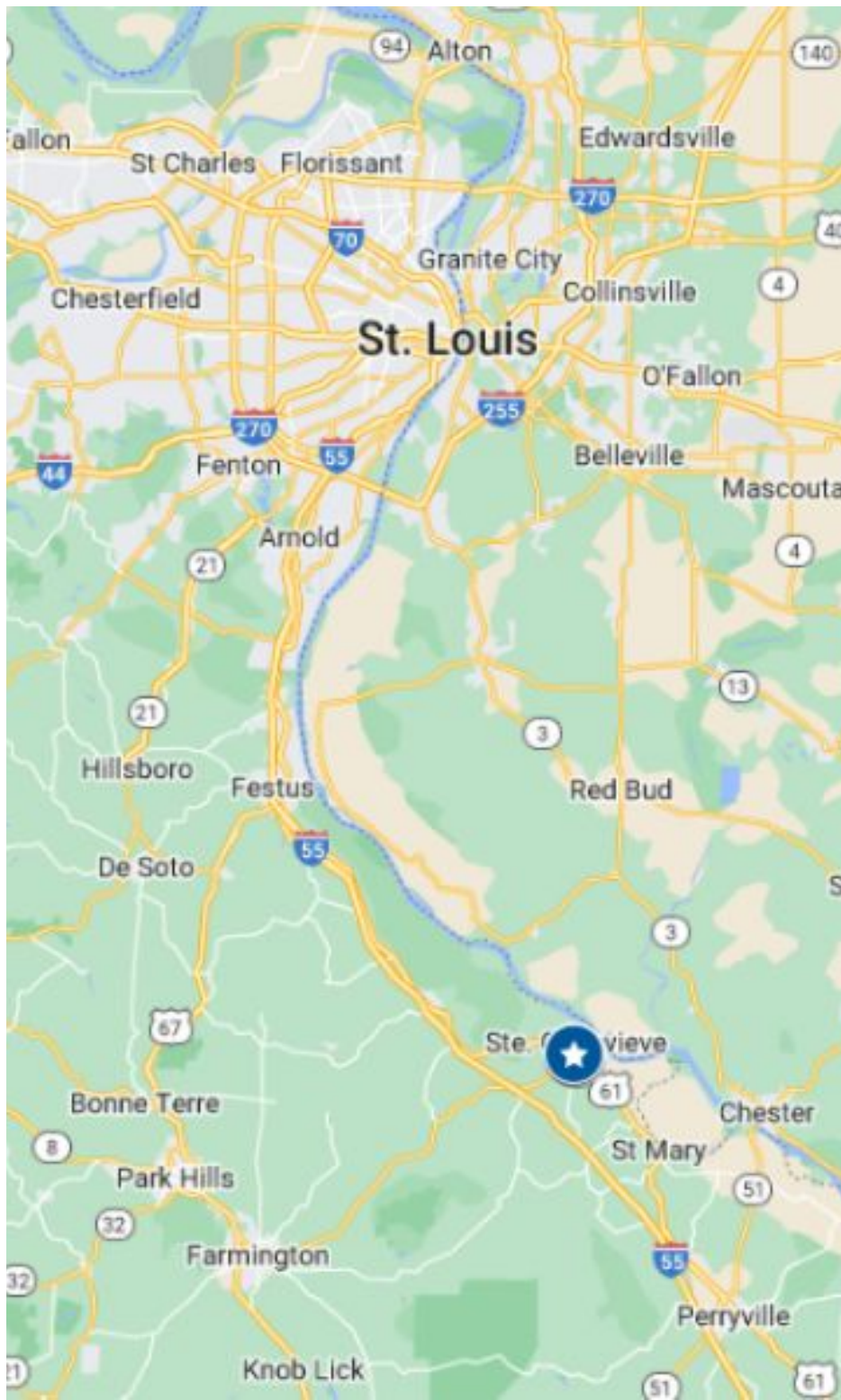
### Units 1–6

- 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:

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### *Monthly Income & Expenses*

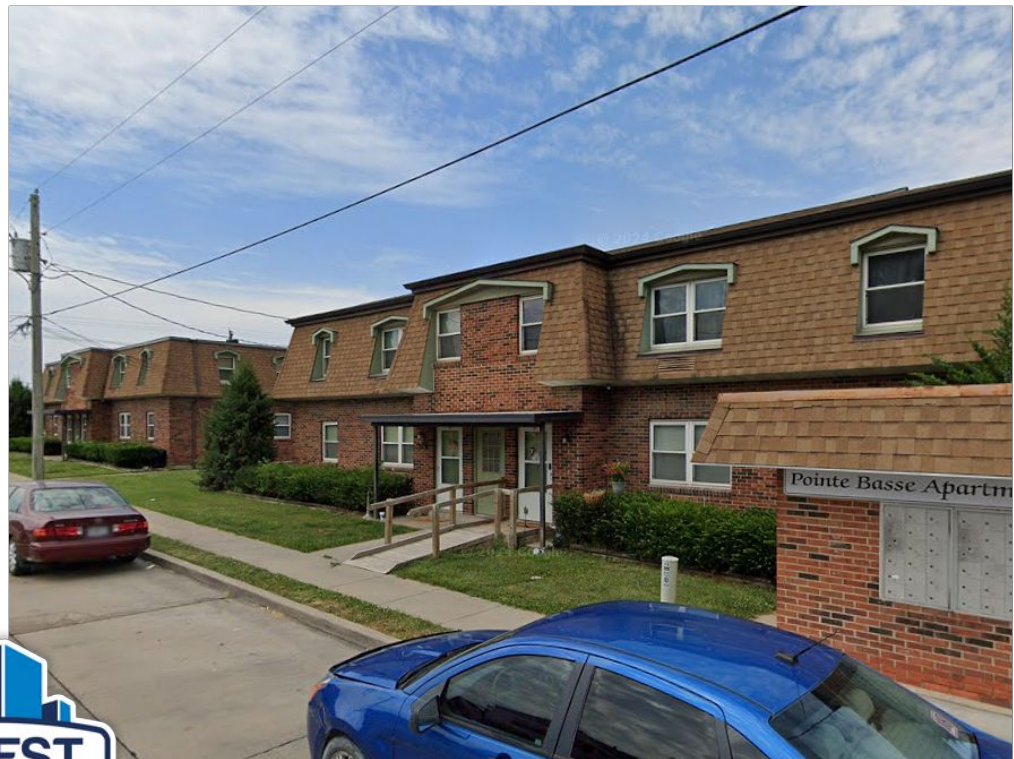
<b>Income</b>	Rent	\$ 29,884.00
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	<b>Total Income</b>	<b>\$ 29,884.00</b>
<b>Expenses</b>	Taxes	\$ 1,333.00
	Insurance	\$ 1,464.00
	Maintenance	\$ 1,837.00
	Lawn Care	\$ 825.00
	Utilities - Gas	\$ 75.00
	Utilities - Electric	\$ 340.00
	Utilities - Water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































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

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

Priced at

# **\$3,100,000**

### **Contact:**

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