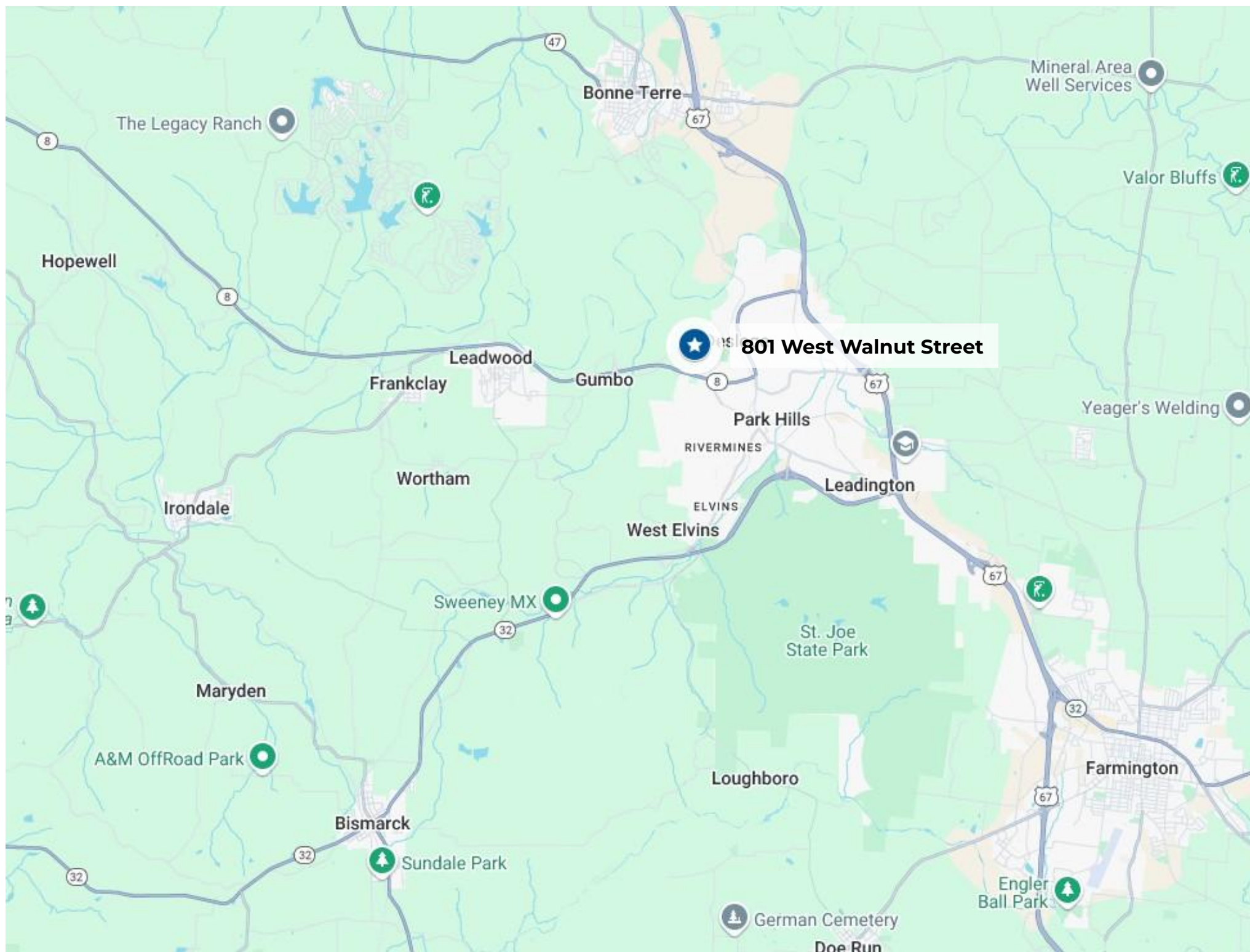




801 West Walnut Street, Desloge, Missouri 63601

Turnkey 16-Unit Multifamily Investment in Desloge, MO





Property Overview:

Turnkey 16-Unit Multifamily Investment in Desloge, MO

The Cedar Ridge Apartments offer an excellent opportunity for investors seeking stable cash flow, strong returns, and minimal management hassle just outside of St. Louis. This 16-unit community is spread across four well-maintained buildings in Desloge, Missouri, and is consistently fully leased and easy to operate.

The building features 2 bedroom units with in unit laundry, all the units have their own porches. The apartments also have central air with mini splits, and there are detached storage units for the apartments on site.

With significantly lower expenses for taxes, insurance, and utilities compared to similar properties in the city, this asset stands out for its efficiency and profitability. Located in unincorporated St. Francois County, the property benefits from a landlord-friendly environment with low taxes, minimal red tape with no occupancy inspections.

Projected rents of up to \$1,000 per unit offer immediate income potential and long-term upside. Whether you're expanding your portfolio or looking for a low-maintenance investment, Cedar Ridge Apartments delivers dependable performance without the typical headaches.



Rent Roll:

Unit	Unit Layout	Unit Size in Square Feet	Current Lease Rent Amount	Pro Forma Rent Amount
<i>Apt 1</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 2</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 3</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 4</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 5</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 6</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 7</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 8</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 9</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 10</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 11</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 12</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 13</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 14*</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 15* **</i>	2 Beds / 1 Bath	800	\$800	\$1,000
<i>Apt 16</i>	2 Beds / 1 Bath	800	\$800	\$1,000
Totals	N/A	N/A	\$12,800	\$16,000
Annualized	N/A	N/A	\$153,600	\$192,000

*Apartments 14 & 15 are currently being remodeled.

**The Current Rent Roll Annualized is based on all of the units being rented at \$800. Apartment 15 is being left vacant to show.



Income, Expenses, & Pro Forma:

Current Rent Roll Annualized

*Income	Total Operating Income	\$153,600
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	Total Income	\$153,600
Expense	Insurance	\$12,000
	Taxes	\$5,600
	Lawn Care	\$3,600
	Maintenance & Repairs	\$9,000
	Utilities - Water / Sewer	\$4,800
	Utilities - Trash	\$2,400
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	Total Expenses	\$37,400
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	Net Income	\$116,200
	<i>per month</i>	\$9,683

Estimated Pro Forma

Income	Rents	\$192,000
	5% Vacancy	\$9,600
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	Total Income	\$182,400
Expense	Insurance	\$12,000
	Taxes	\$5,600
	Lawn Care	\$3,600
	Maintenance & Repairs	\$9,000
	Utilities - Water / Sewer	\$4,800
	Utilities - Trash	\$2,400
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	Total Expenses	\$35,000
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	Net Income	\$147,400
	<i>per month</i>	\$12,283

*The Current Rent Roll Annualized is based on all of the units being rented at \$800.



Multi-Family Sales Nearby:

Address	Building Square Footage	# of Units	Unit Mix	Rent Price Per Unit Type	Gross Income	Expenses	Net Income	Sales Price
1000 Jane Drive, 63601	13,168	12	2 Beds / 1 Bath	\$750	\$144,000	\$27,177	\$116,823	\$1,565,000
		6	2 Beds / 1.5 Baths	\$750				
		5	1 Bed / 1 Bath	\$650				
405 N Carter Street, 63601*	10,676	12	2 Beds / 1 Bath	\$500	\$93,000	\$21,052	\$69,157	\$750,000

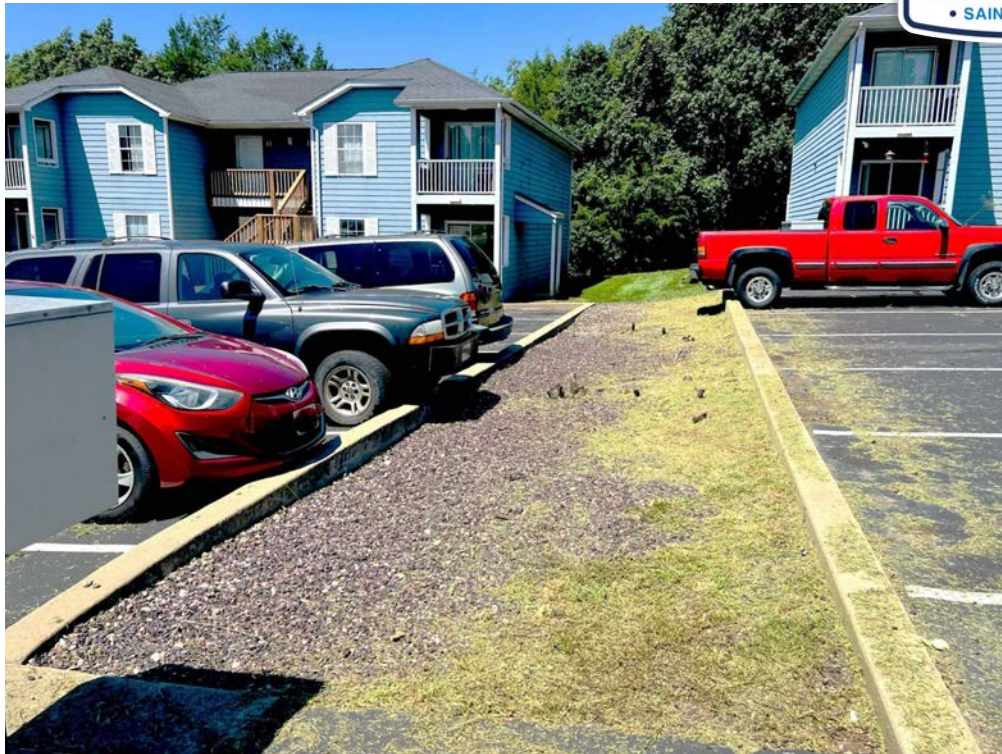
*405 N Carter Street needs a full rehab and an update of the units.



2 Bedroom / 1 Bathroom Rentals Nearby:

Address	Unit Size	Rent
813 Falcon Street, 63601	800 SF	\$1,000
1100 Falcon Street, 63601	800 SF	\$885











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801 Walnut Street

Turnkey 16-Unit Multifamily Investment
in Desloge, MO

Priced at

\$1,500,000

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