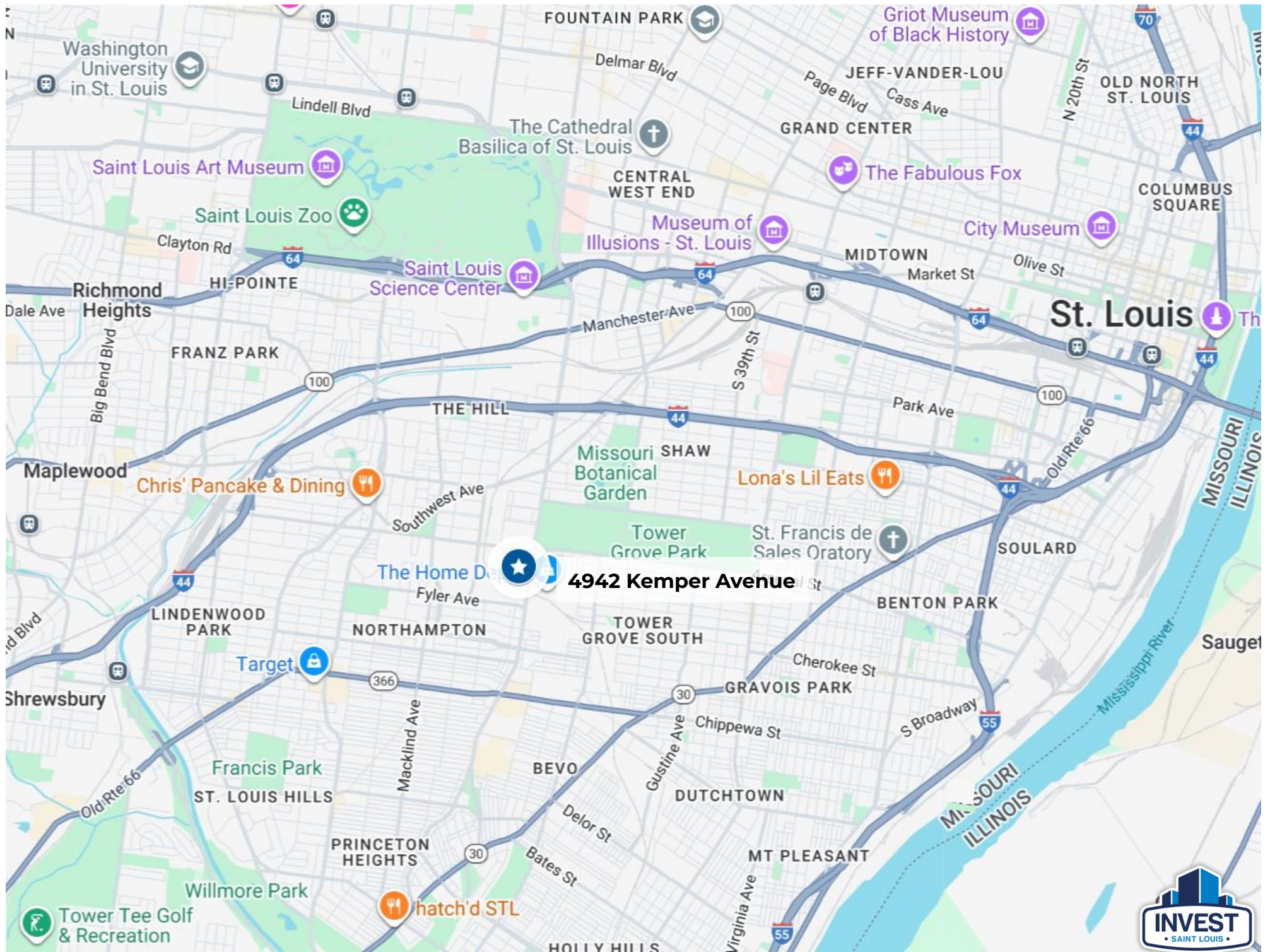




4942 Kemper Avenue, St. Louis, Missouri 63139

Income-Producing Four-Family in the Heart of South City Near Tower Grove Park





Property Overview:

Opportunity to purchase a solid, income-producing **four-family** in the heart of South City at **4942 Kemper Avenue, 63139**.

All units are **1 bedroom / 1 bathroom**, currently fully leased with (3) units at \$650 and (1) unit at \$700.

Month-to-month leases provide flexibility for **immediate rental increases** or **owner-occupancy**.

Current rents are below market, creating strong **value-add potential** through rent increases or light cosmetic updates.

Qualifies for **attractive financing** – 4.75% interest, 5-year term, 30-year amortization.

Great location near Tower Grove Park, The Hill, South Grand dining, and major highways – a highly desirable and walkable rental area with strong tenant demand.

Well-maintained with great bones, offering a stable foundation while leaving room for the next owner to increase income and property value.



Multi-Family Sales Nearby:

Address	Square Footage	Price Per Square Foot	Sale Price	Date Sold
4918 Potomac Street	2,930	\$145	\$425,000.00	January 2024
4946 Kemper Avenue	2,760	\$152	\$420,000.00	June 2024
3404 Lawn Avenue	3,440	\$121	\$415,000.00	April 2024
4950 Kemper Avenue	2,760	\$149	\$410,921.00	June 2024
3439 Lawn Avenue	3,338	\$120	\$400,000.00	January 2024
3400 Lawn Avenue	3,440	\$114	\$393,000.00	January 2024
3325 Lawn Avenue	3,550	\$107	\$380,000.00	May 2025
4934 Kemper Avenue	2,760	\$131	\$361,000.00	July 2024
Averages	3,250	\$117	\$378,000.00	N/A



1 Bedroom / 1 Bathroom Apartment Rentals Nearby:



4942 Kemper Avenue St. Louis, MO

Results based on 20, single bedroom, single bath rentals seen within 12 months in a 1.50 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,030 $\pm 6\%$	\$1,000	\$851	\$1,209

Summary Statistics

Sample Size	20
Sample Min	\$525
Sample Max	\$1,700
Sample Median	\$1,000
Sample Mean	\$1,030
Sample Standard Deviation	\$266
25th – 75th Percentile	\$851 – 1,209
10th – 90th Percentile	\$691 – 1,370
5th – 95th Percentile	\$594 – 1,466



Rent Roll – 4942 Kemper Avenue:

Unit	Unit Layout	Current Lease Rent Amount	*Pro Forma Rent Amount
1	1 Bed, 1 Bath	\$700	\$1,030
2	1 Bed, 1 Bath	\$650	\$1,030
3	1 Bed, 1 Bath	\$650	\$1,030
4	1 Bed, 1 Bath	\$650	\$1,030
Totals	N/A	\$2,650	\$4,120
Annualized	N/A	\$31,800	\$49,440

*Pro Forma Rent Amount based on 20 one-bedroom/one-bathroom apartment rentals seen within 12 months in a 1.50 mile radius. Information sourced from Rentometer.com.











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Disclaimer:

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4942 Kemper Avenue

Four-Family in the Heart of South City

Priced at

\$354,900

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