

4981 Rosalie St

16-Unit Value-Add
Apartment Complex

Asking Price

\$420,000



Address:

4981 Rosalie St, Saint Louis, MO 63115

Summary:

This 16-unit apartment complex offers a value-add opportunity with in-place income and strong upside. With 5 tenants currently in place and units primed for renovation, rents can be increased from the current \$540 average toward market levels, targeting an estimated 10% cap rate after stabilization. The building would benefit from comprehensive electrical and plumbing upgrades, along with renovations and updates to the vacant units, making it well-suited for an investor prepared to execute a thoughtful rehab plan and unlock long-term cash flow. The property consists of sixteen 1-bedroom, 1-bathroom residential units, a highly desirable layout supported by consistent local rental demand. The total building square footage is approximately 11,548 square feet, situated on a 0.372-acre lot. Below-market rents provide upside through strategic renovations and rent repositioning to align with current market averages. Area rental data supports average market rents of approximately \$756 for comparable 1-bedroom units within a 3-mile radius. Section 8 is also an option, HUD has market rent for 1 beds in St. Louis at \$984 a month, providing an option for steady income. Pro-forma cap rate based on rents at \$984 after renovations are 13.7%. Additional value can be created through improved property management efficiencies and stabilization. With targeted improvements, the property offers the opportunity for increased cash flow and long-term appreciation. Motivated seller will look at all reasonable offers!

No. of Buildings:

1

Units:

16

Units:

16 1-Bedroom/1-Bath Units



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen

Broker

(314) 254-2013 Phone

jordan@investstl.com

INVESTMENT OVERVIEW

Asking Price: \$490,000

Year Built: 1928

Building SF: 11,548 SF

Lot SF: 0.37 Acre

Built in 1928, this multi-unit property located in St. Louis, Missouri offers a strong value-add investment opportunity in an established rental market.

- **Unit Details:** The property consists of multiple 1-bedroom, 1-bathroom residential units, a highly desirable layout supported by consistent local rental demand.
- **Spacious Living:** The total building square footage is approximately 11,548 square feet, situated on a 0.372-acre lot.
- **Value-Add Opportunity:** Below-market rents provide upside through strategic renovations and rent repositioning to align with current market averages.
- **Market Support:** Area rental data supports average rents of approximately \$756 for comparable 1-bedroom units within a 3-mile radius.
- **Operational Upside:** Additional value can be created through improved property management efficiencies and stabilization.
- **Long-Term Potential:** With targeted improvements, the property offers the opportunity for increased cash flow and long-term appreciation.



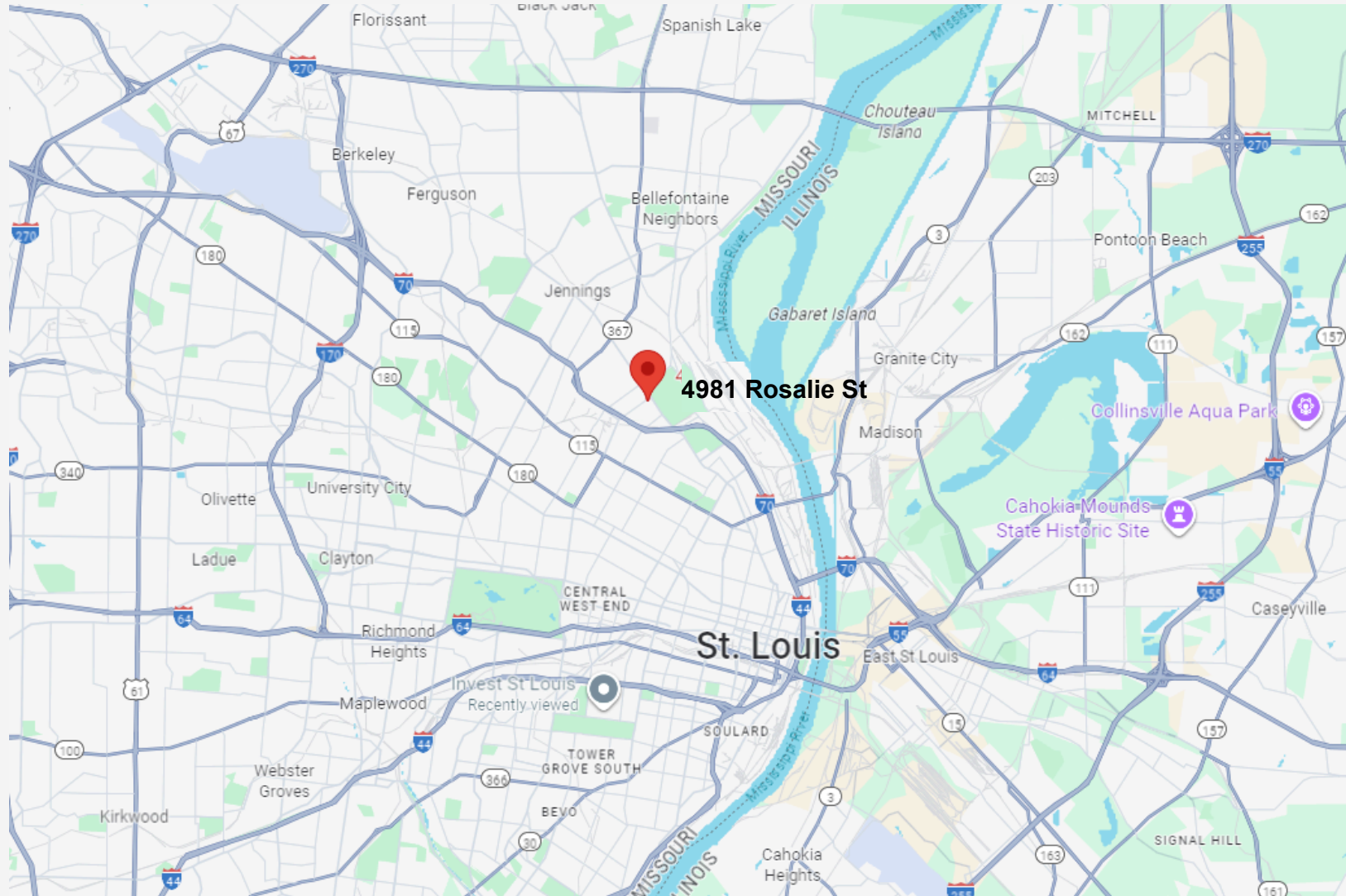
Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

MAP



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

NEARBY 1-BEDROOM, 1-BATHROOM APARTMENT RENTALS



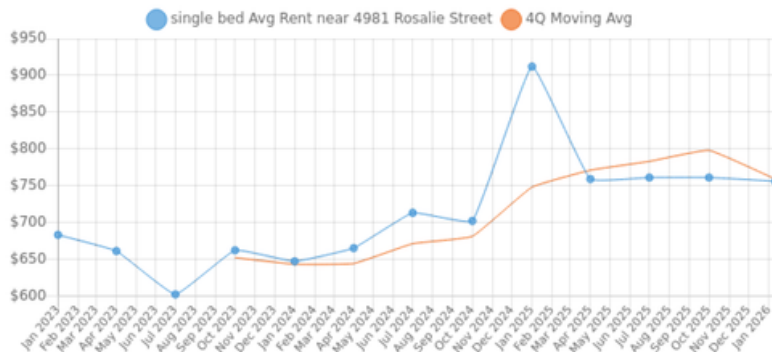
4981 Rosalie Street St. Louis, MO

Results based on 12, single bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

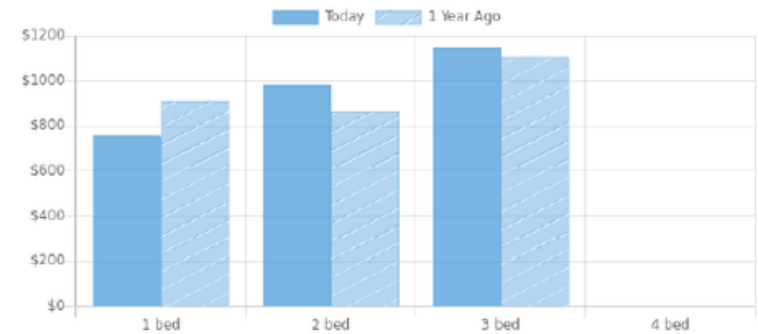
AVERAGE	MEDIAN	25th PERCENTILE	75th PERCENTILE
\$756 ±4%	\$725	\$681	\$830

Report generated: 11 Jan 2026

Historical Trend Line



Average Rent by Bedroom Type



Summary Statistics

Sample Size	12
Sample Min	\$595
Sample Max	\$1,019
Sample Median	\$725

Sample Mean	\$756
Sample Standard Deviation	\$111
25th – 75th Percentile	\$681 – 830
10th – 90th Percentile	\$615 – 897
5th – 95th Percentile	\$574 – 937



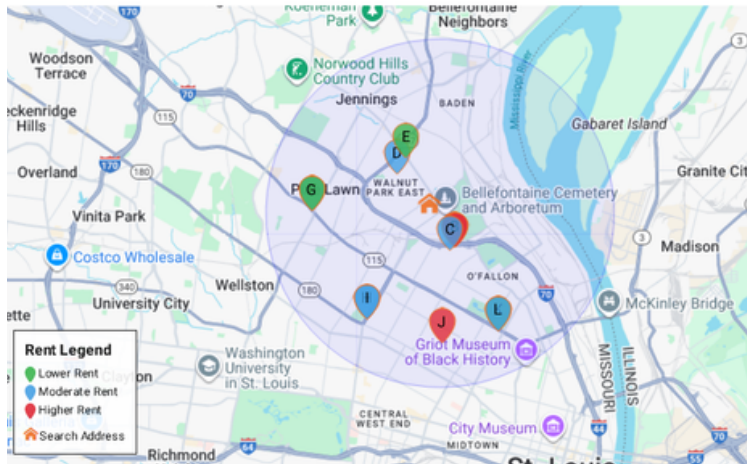
Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com

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



Jordan Schoen
 Broker
 (314) 254-2013 Phone
jordan@investstl.com

RENTAL COMPS 1-BEDROOM, 1-BATHROOM APARTMENT RENTALS



Address	Distance (mi)	Rent	Size (ft ²)	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
A 4462 Bircher Blvd, St. Louis, MO 63115	0.81	\$850	—	—	1	1	Apartment	Jan. 2025
B 4460 Bircher Blvd, St. Louis, MO 63115	0.81	\$850	—	—	1	1	Apartment	Jan. 2025
C 4645 Shirley Pl A, St. Louis, MO 63115	0.84	\$700	—	—	1	1	Apartment	Dec. 2025
D 5720 Thekla Ave D, St. Louis, MO 63120	1.29	\$695	800	\$0.87	1	1	Apartment	Jan. 2025
E 5784 W Florissant Ave F, St. Louis, MO 63120	1.43	\$595	580	\$1.03	1	1	Apartment	Jan. 2025

Address	Distance (mi)	Rent	Size (ft ²)	\$/ft ²	Beds	Baths	Bldg Type	Last Seen
F 3644 Natural Bridge Rd, St. Louis, MO 63121	2.81	\$725	710	\$1.02	1	1	Apartment	Jan. 2025
G 3644 Natural Bridge Rd, St. Louis, MO 63121	2.81	\$680	570	\$1.19	1	1	Apartment	Jan. 2025
H 1600 Kingshighway Blvd, St. Louis, MO 63113	2.85	\$772	525	\$1.47	1	1	Apartment	Jun. 2025
I 1600 Kingshighway Blvd, St. Louis, MO 63113	2.85	\$772	500	\$1.54	1	1	Apartment	Sept. 2025
J 2601 Whittier St, St. Louis, MO 63113	2.86	\$1,019	502	\$2.03	1	1	Apartment	May 2025
K 3644 Natural Bridge Ave, St. Louis, MO 63107	2.89	\$680	570	\$1.19	1	1	Apartment	Mar. 2025
L 3644 Natural Bridge Ave, St. Louis, MO 63107	2.89	\$725	710	\$1.02	1	1	Apartment	Mar. 2025















Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com



Jordan Schoen
 Broker
 (314) 254-2013 Phone
jordan@investstl.com

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

SALES COMPS

	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 5454 N Kingshighway Blvd., St. Louis, MO	8,192	\$450,000	12	\$55	\$37,500	As is / Not Updated
	 5300 Maple Ave, St. Louis MO	15,008	\$1,530,663	18	\$102	\$85,037	Updated
	 5335 Delmar Blvd., St. Louis MO	10,230	\$855,604	12	\$84	\$71,300	As is / Not Updated
	 1221 Herbert St., St. Louis MO	7,290	\$349,125	4	\$48	\$87,281	Needs Rehab
	 5133 Cates Ave., St. Louis MO	3,464	\$255,000	2	\$74	\$127,500	Updated
	 4016A Peck St., St. Louis MO	16,896	\$1,000,000	16	\$59	\$62,500	Updated

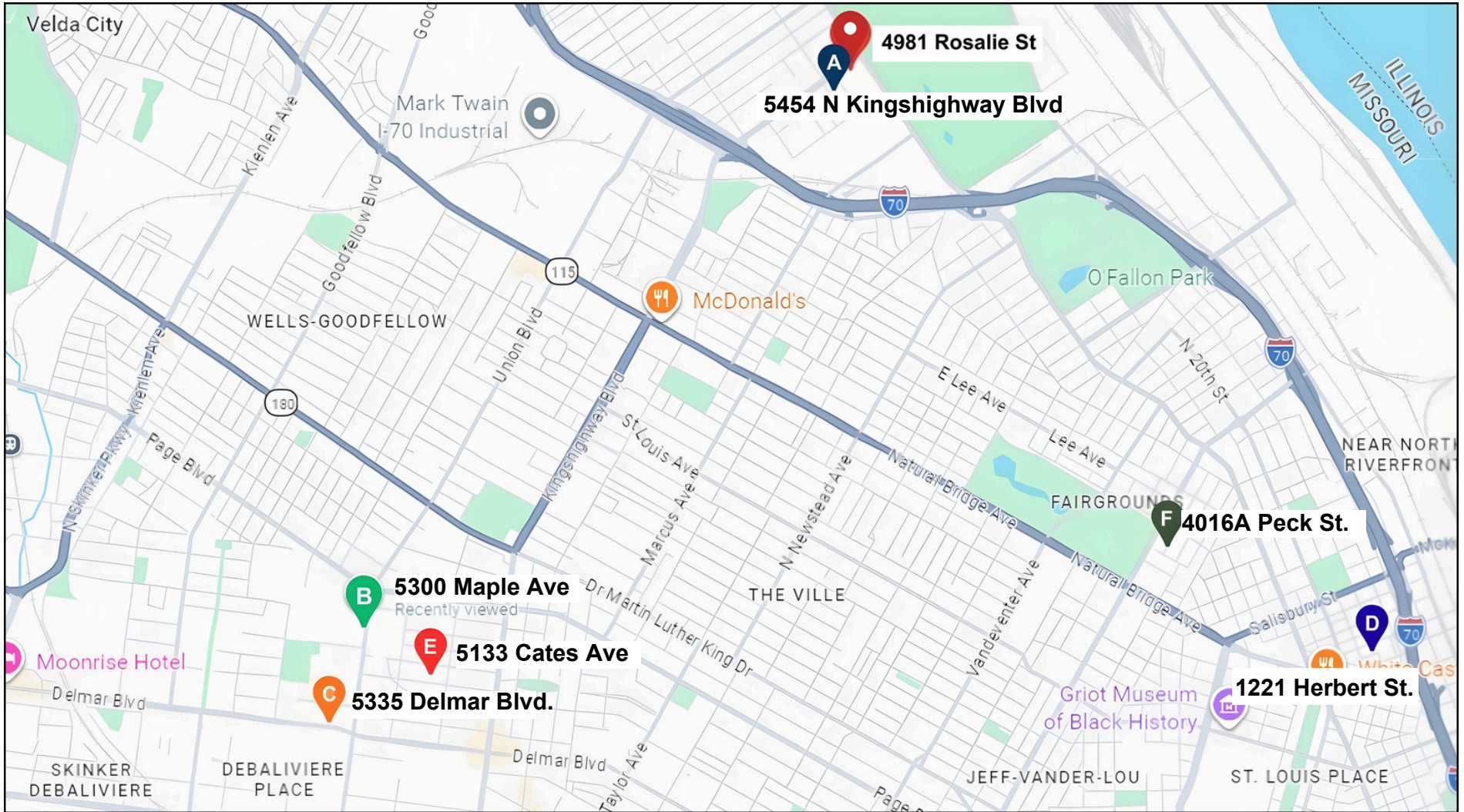


Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com



Jordan Schoen
 Broker
 (314) 254-2013 Phone
jordan@investstl.com

SALES COMPS MAP



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

RENT ROLL - 5460-5488 KINGSHIGHWAY/ 4981 ROSALIE

MONTHLY RENT ROLL – 5460-5468 Kingshighway / 4981 Rosalie

Address	Unit	Status	Current Rent
5468 Kingshighway	1S	Occupied	\$450
5468 Kingshighway	1N	Vacant	-
5468 Kingshighway	2S	Occupied	\$425.00
5468 Kingshighway	2N	Vacant	-
5464 Kingshighway	1S	Vacant	-
5464 Kingshighway	2S	Vacant	-
5464 Kingshighway	1N	Vacant	-
5460 Kingshighway	2N	Vacant	-
5460 Kingshighway	2N	Occupied	\$575.00
5460 Kingshighway	1S	Vacant	-
5460 Kingshighway	2S	Vacant	-
5460 Kingshighway	1N	Vacant	-
4981 Rosalie	2E	Occupied	\$650.00
4981 Rosalie	2W	Occupied	\$600.00
4981 Rosalie	1W	Vacant	-
4981 Rosalie	2W	Vacant	-
Total			\$2,700.00

* Pro Forma rent modeled at \$756/month, consistent with market rents for 1 BR / 1BA Units.



Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com

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



Jordan Schoen
 Broker
 (314) 254-2013 Phone
jordan@investstl.com

PRO FORMA RENT ROLL - 5460-5488 KINGSHIGHWAY/ 4981 ROSALIE

MONTHLY RENT ROLL - 5460–5468 Kingshighway / 4981 Rosalie

Address	Unit	Status	Monthly Rent	Annual Income
5468 Kingshighway	1S	Occupied	\$756.00	\$9,072.00
5468 Kingshighway	1N	Occupied	\$756.00	\$9,072.00
5468 Kingshighway	2S	Occupied	\$756.00	\$9,072.00
5466 Kingshighway	2N	Occupied	\$756.00	\$9,072.00
5464 Kingshighway	2S	Occupied	\$756.00	\$9,072.00
5464 Kingshighway	2N	Occupied	\$756.00	\$9,072.00
5464 Kingshighway	2N	Occupied	\$756.00	\$9,072.00
5464 Kingshighway	2S	Occupied	\$756.00	\$9,072.00
5466 Kingshighway	1N	Occupied	\$756.00	\$9,072.00
5469 Rosalie	2E	Occupied	\$756.00	\$9,072.00
4981 Rosalie	2W	Occupied	\$756.00	\$9,072.00
4981 Rosalie	2W	Occupied	\$756.00	\$9,072.00
4981 Rosalie	2W	Occupied	\$756.00	\$9,072.00
Total			\$12,096.00	\$145,152.00

**Pro Forma rent modeled at \$756/month, consistent with market rents for 1 BR/1BA Units*



Invest St. Louis
 2309 Thurman Avenue,
 St. Louis, MO, 63110
 (314) 325-6201
www.investstl.com

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



Jordan Schoen
 Broker
 (314) 254-2013 Phone
jordan@investstl.com

INCOME, EXPENSES & PROFORMA

PRO FORMA INCOME & EXPENSES – 4981 ROSALIE ST, ST. LOUIS, MO

Income (Pro Forma @ \$756 Rents)	\$145,152
Gross Scheduled Income (Annual)	\$145,152
Less Vacancy (10%)	(\$14,516)
Effective Gross Income	\$130,636
Operating Expenses (Pro Forma)	\$52,254
Estimated at 40% of Effective Gross Income	
Total Expenses	\$52,254
Net Operating Income (NOI)	\$78,382

PRO FORMA VALUE-ADD SCENARIO	
Purchase Price	\$490,000 (\$30,625 per unit)
Renovation Budget	\$250,000 (\$15,625 per unit)
Total All-In Cost (As Completed)	\$740,000 (\$46,250 per unit)
Projected Cap Rate	10.5%

KNOWN ACTUAL EXPENSES (ANNUAL)	
Insurance:	\$24,000
Water:	\$3,000
Trash:	\$1,800
Property Taxes:	\$5,054
MSD (Sewer District):	\$2,400

* Pro Forma rents modeled at \$756/month, consistent with market rents for 1 BR / 1BA Units.

* Actual expenses listed separately for transparency



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

SECTION 8 INCOME, EXPENSES & PROFORMA

PRO FORMA INCOME & EXPENSES SUMMARY

Category	Annual Amount
Gross Scheduled Income (16 Units × \$984 × 12)	\$188,928.00
Vacancy (10%)	-\$18,893.00
Effective Gross Income	\$170,035.00
Operating Expenses (40% of EGI)	\$68,014.00
Total Expenses	\$68,014.00
Net Operating Income (NOI)	\$102,021.00

PRO FORMA VALUE-ADD SCENARIO

Monthly Rent per Unit	984
Total Monthly Income	15,744
Annual Gross Income	188,928
Effective Gross Income	170,035
Net Operating Income	102,021
Projected Cap Rate	13.70%

KNOWN ACTUAL EXPENSES (ANNUAL)

Expense	Annual Cost
Insurance	24000
Water	3000
Trash	1800
Property Taxes	5054
MSD (Sewer District)	2400

**Pro Forma rents modeled at \$984/month, consistent with HUD Section 8 market rents for 1 BR / 1 BA Units*

**Operating expenses estimated at 40% of Effective Gross Income*



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

PROPERTY PHOTOS



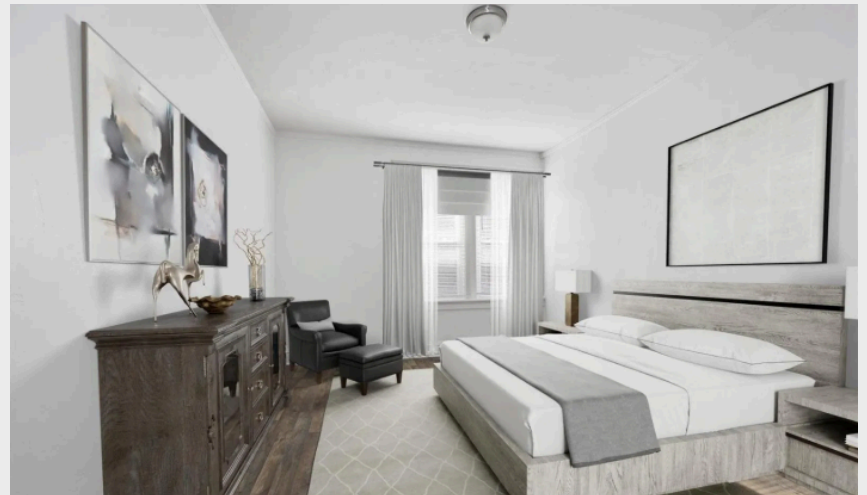
Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com

PROPERTY PHOTOS



Invest St. Louis
2309 Thurman Avenue,
St. Louis, MO, 63110
(314) 325-6201
www.investstl.com

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



Jordan Schoen
Broker
(314) 254-2013 Phone
jordan@investstl.com



Invest St. Louis

2309 Thurman Ave.
St. Louis, MO 63110
Office Phone: (314) 325-6201

*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.

4981 Rosalie St

16-Unit Value-Add
Apartment Complex

Priced at:

\$420,000

Contact:



Jordan Schoen

Broker

314-254-2013 Phone

jordan@investstl.com