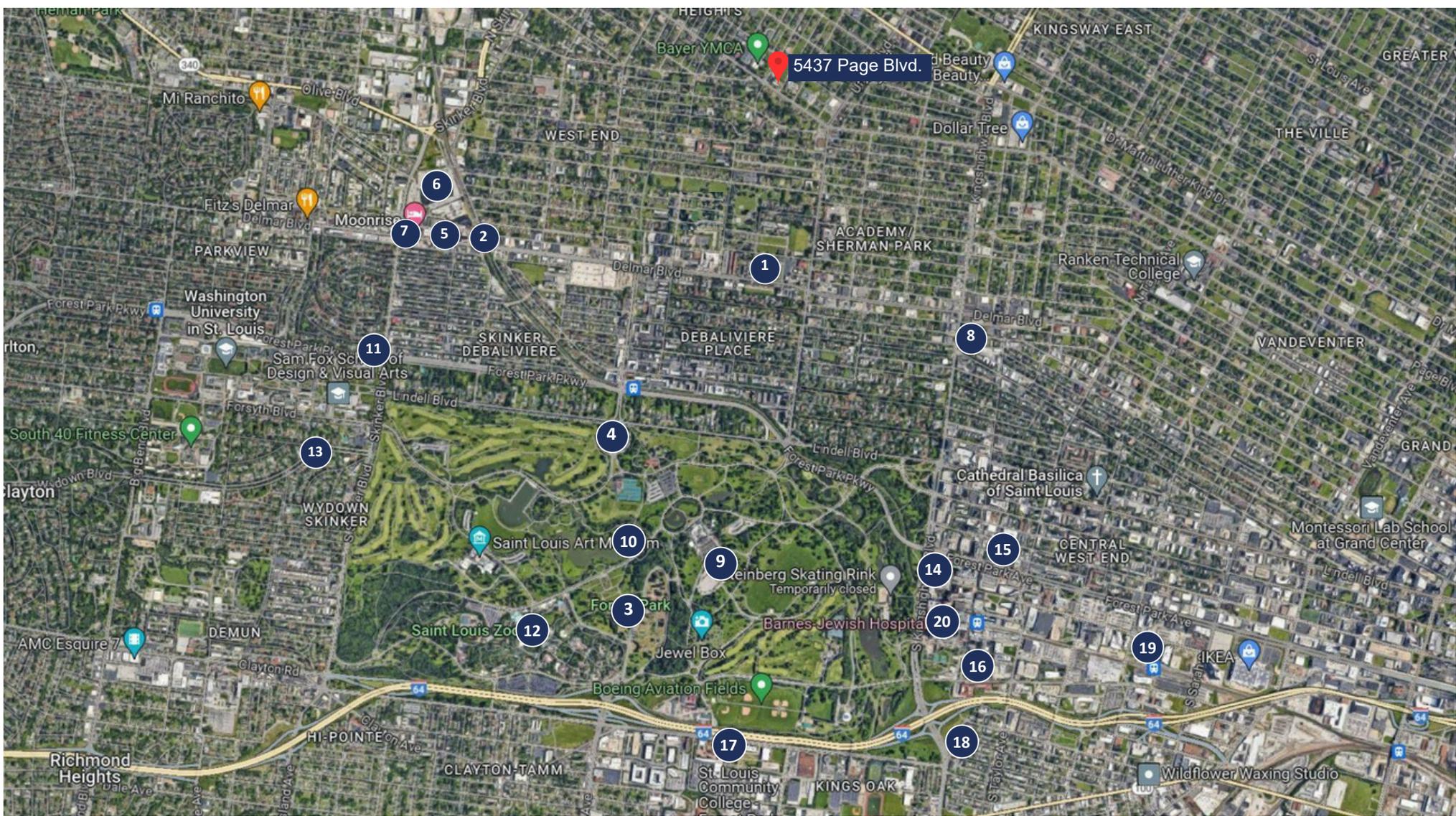




5437 Page Blvd, Saint Louis, MO 63112

**Value Add Opportunity- 4 Buildings With 12 Units
36 Total Bedrooms**





- 1. Delmar Divine Loop
- 2. Metrolink Stop Forest
- 3. Park Missouri History
- 4. Museum The Loop
- 5. Washington
- 6. University North Campus
- 7. The Pageant

- 8. The Central West End
- 9. The Muny Forest Park
- 10. Boathouse Washington
- 11. University Main Campus
- 12. The Saint Louis Zoo
- 13. Clayton, Missouri
- 14. St. Louis Children's Hospital

- 15. Barnes-Jewish Center for Advanced Medicine
- 16. Washington University School of Medicine
- 17. St. Louis Community College
- 18. The Grove
- 19. The Cortex
- 20. Barnes-Jewish Hospital



INVESTMENT SUMMARY

- ▶ Opportunity to acquire 12 units in a highly desirable rental corridor near The Loop, Forest Park, and Washington University. The property consists of four three-family buildings featuring 900SF three-bedroom units, totaling 36 bedrooms.
- ▶ The building was updated within the last 5 years. Updates include updated HVAC systems, electrical, plumbing, flooring, appliances, doors, windows, fresh paint, and refreshed common areas. Off-street parking is available for tenants. The vacant unit needs work in order to be rent ready
- ▶ This is a clear value-add opportunity with rents currently below market levels. Rental data within a 3-mile radius shows:
 - Average market rent for 3BR units: \$2,230/month
 - Average rent per square foot: \$1.83/SF
 - Section 8 rents for similar 3BR units: \$1,570–\$1,670/month

Prime Location – Distances from 5437 Page Blvd:

- Forest Park- 1.4 miles
- The Loop- .9 miles
- Washington University North Campus- 1.9 miles
- Barnes Hospital Complex- 2.2 miles
- Washington University Main Campus- 2.9 miles
- Clayton- 3 miles



VARIOUS AMENITIES AND ATTRACTIONS NEAR 5437 PAGE BLVD:



Delmar Divine - 0.9 Miles



Delmar Divine - 0.9 Miles



Everly Student Housing - Delmar Loop - 0.9 Miles

VARIOUS AMENITIES AND ATTRACTIONS NEAR 5437 PAGE BLVD:



Delmar Loop - 0.9 Miles



Delmar Loop - 0.9 Miles



The Pageant / Moonrise / Delmar Hall - 2.2 Miles



Forest Park - 1.4 Miles

VARIOUS AMENITIES AND ATTRACTIONS NEAR 5437 PAGE BLVD:



The Boathouse at Forest Park - 2.2 Miles



The Muny at Forest Park - 2 Miles

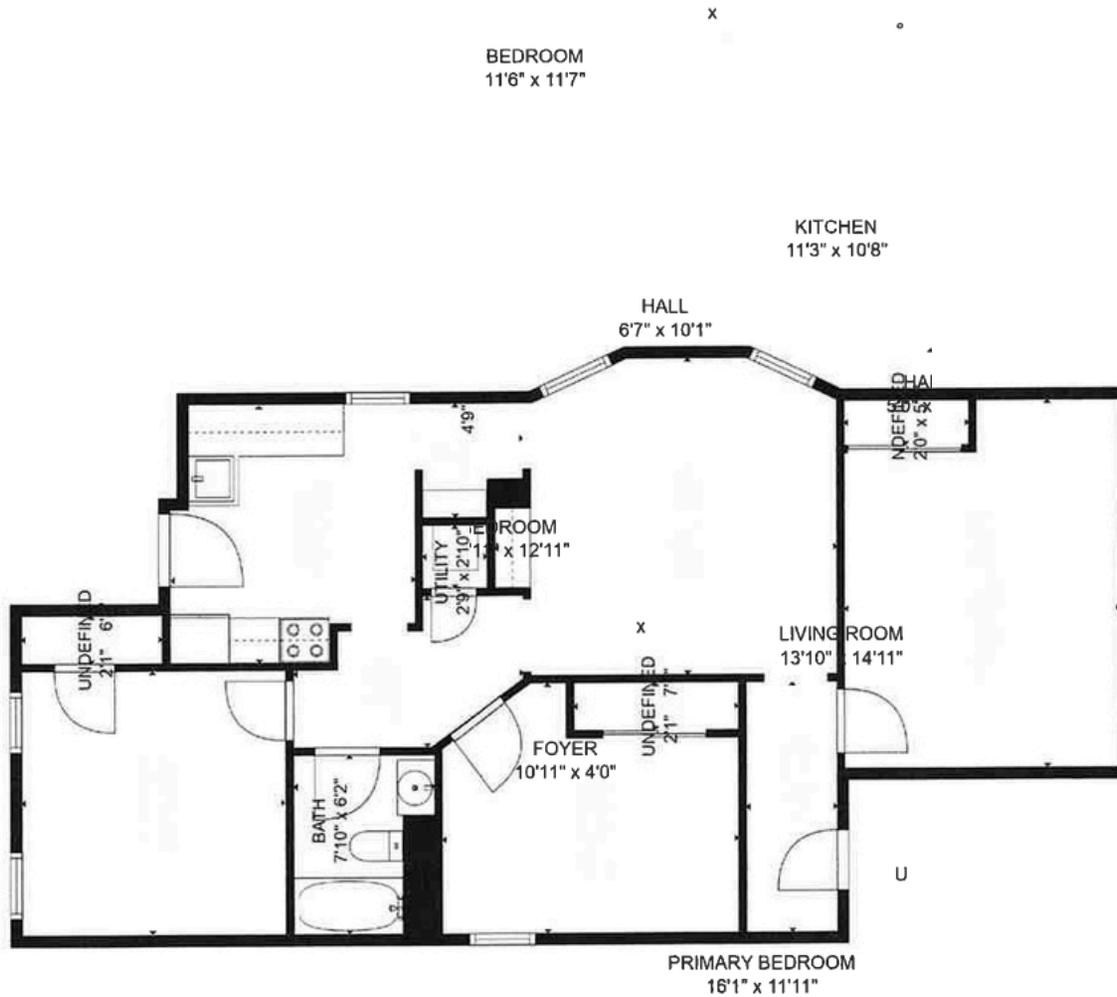


Washington University North Campus - 1.9 Miles



Washington University Main Campus - 2.9 Miles

FLOOR PLAN



NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

TOTAL: 970 sq. ft

FLOOR 1: 970 sq. ft

EXCLUDED AREAS: UNDEFINED: 6 sq. ft

SALES COMPS

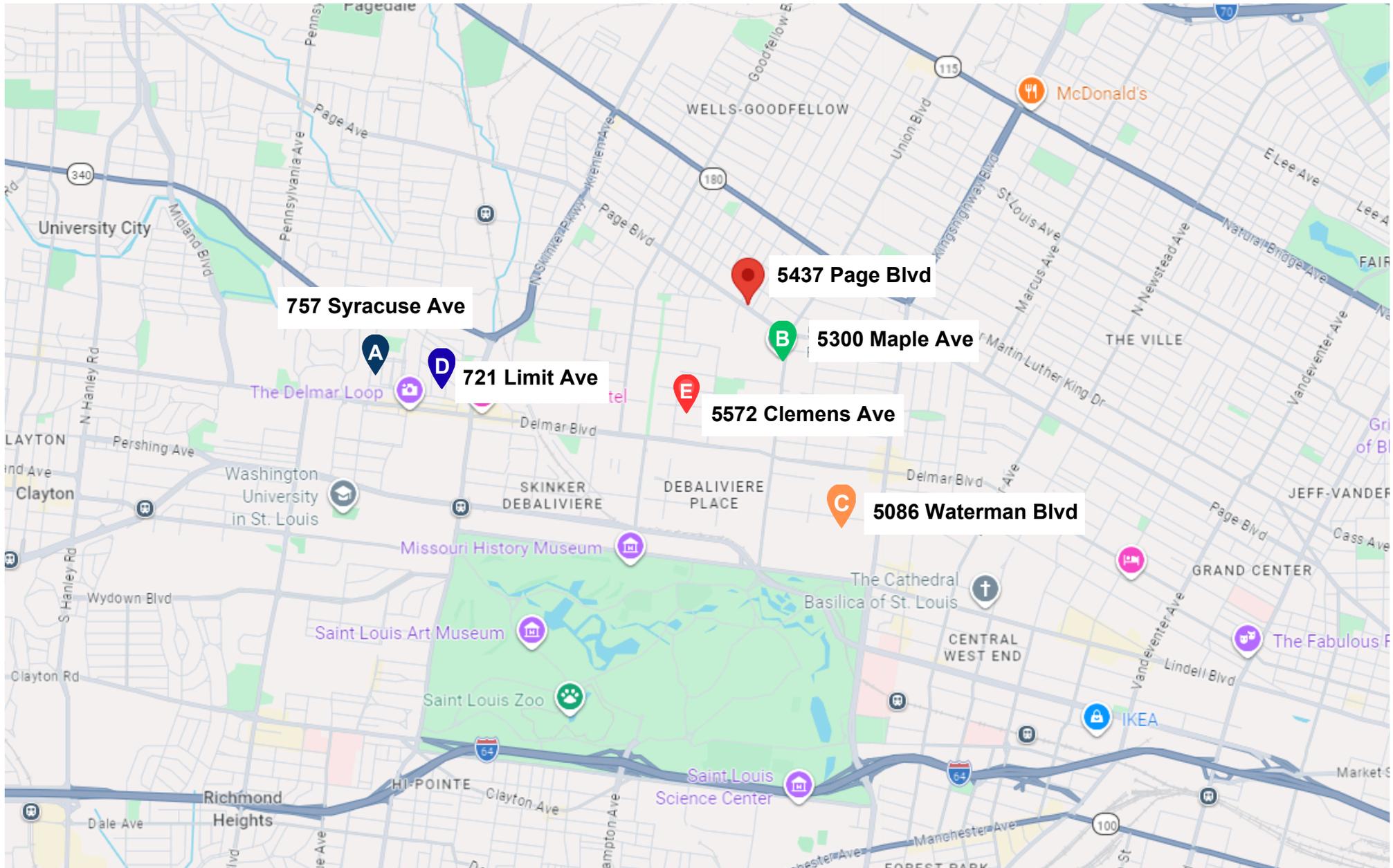
	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 5437 Page Blvd, Saint Louis, MO	15,444	Asking Price: \$927,000	12	\$60	\$77,250	Updated
	 757 Syracuse Ave., St. Louis MO	9,300	\$1,350,000	6	\$145	\$225,000	Updated
	 5300 Maple Ave., St. Louis MO	15,008	\$1,530,663	18	\$102	\$85,037	Updated
	 5086 Waterman Blvd., St. Louis MO	18,200	\$2,985,000	28	\$164	\$106,607	Updated
	 721 Limit Ave., University City MO	8,712	\$1,795,500	6	\$206	\$299,250	Updated
	 5572 Clemens Ave., St. Louis MO	7,500	\$600,000	6	\$80	\$100,000	Updated

- Average price per square foot of \$139/SF
- Average price per unit of \$129,179

- All properties were updated at time of sale
- Sale prices ranging from \$600,000 to \$2,985,000

Page is offered at a discount to the 5-property average on a price-per-square-foot basis, providing investors an opportunity to acquire below recent comparable sales.

SALES COMPS MAP



RENT COMPARABLES



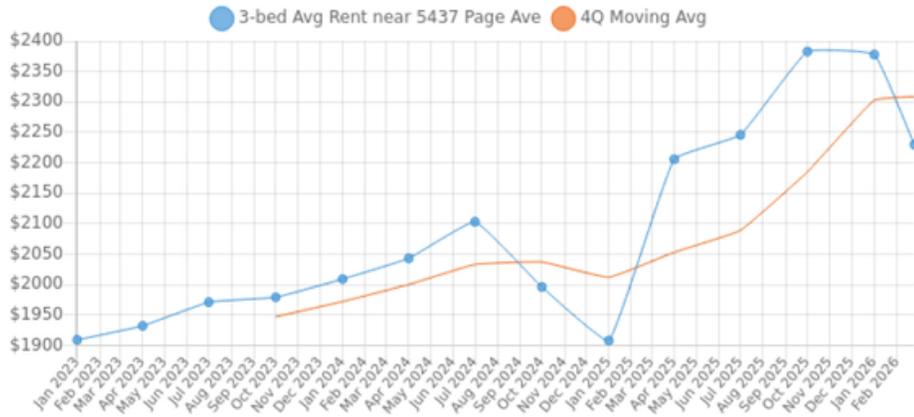
5437 Page Ave St. Louis, MO

Results based on 11, 3-bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,230 $\pm 7\%$	\$2,000	\$1,891	\$2,569

Report generated: 25 Feb 2026

Historical Trend Line



Average Rent by Bedroom Type



Summary Statistics

Sample Size	11
Sample Min	\$1,500
Sample Max	\$3,000
Sample Median	\$2,000

Sample Mean	\$2,237
Sample Standard Deviation	\$502
25th – 75th Percentile	\$1,891 – 2,569
10th – 90th Percentile	\$1,587 – 2,874
5th – 95th Percentile	\$1,404 – 3,506

CURRENT RENT ROLL

CURRENT MONTHLY RENT ROLL		
Unit	Monthly	Annual
5437-1F	\$900.00	\$10,800.00
5437-2F	\$995.00	\$11,940.00
5437-3F	\$848.00	\$10,176.00
5439-1F (Vacant)	900.00	\$10,800.00
5439-2F	\$1,100.00	\$13,200.00
5439-3F	\$925.00	\$11,100.00
5443-1F	\$925.00	\$11,100.00
5443-2F	\$900.00	\$10,800.00
5443-3F	\$900.00	\$10,800.00
5445-1F	\$1,050.00	\$12,600.00
5445-2F	\$900.00	\$10,800.00
5445-3F	\$900.00	\$10,800.00
Total Current Income	10,343	\$134,916.00

KNOWN ACTUAL EXPENSES	
Electric	\$3,972
Water	\$2,009
Repairs & Maintenance	\$7,068
Insurance	\$20,628
Management	\$10,800
Taxes	\$13,006
Total Operating Expenses	\$57,483

CURRENT INCOME & EXPENSE SUMMARY	
Category	Annual Amount
Gross Scheduled Income	\$134,916
Vacancy (5439-1F)	\$10,800
Effective Gross Income	124,116
Operating Expenses	\$57,483
Net Operating Income (NOI)	66,633

*Current in-place rents total \$134,916 in Gross Scheduled Income annually. Expenses are January 2026 expenses annualized.

*Vacant unit needs update/rehab.

*12-unit multifamily asset offering immediate cash flow with clear value-add potential through renovation of the vacant unit and future rent repositioning.

INCOME EXPENSES & PROFORMA

PRO FORMA RENT ROLL		
Unit	Monthly	Annual
5437-1F	\$1,570.00	\$18,840.00
5437-2F	\$1,570.00	\$18,840.00
5437-3F	\$1,570.00	\$18,840.00
5439-1F	\$1,570.00	\$18,840.00
5439-2F	\$1,570.00	\$18,840.00
5439-3F	\$1,570.00	\$18,840.00
5443-1F	\$1,570.00	\$18,840.00
5443-2F	\$1,570.00	\$18,840.00
5443-3F	\$1,570.00	\$18,840.00
5445-1F	\$1,570.00	\$18,840.00
5445-2F	\$1,570.00	\$18,840.00
5445-3F	\$1,570.00	\$18,840.00
Total Current Income	18,840	\$226,080.00

KNOWN ACTUAL EXPENSES	
Electric	\$3,972
Water	\$2,009
Repairs & Maintenance	\$7,068
Insurance	\$20,628
Management	\$10,800
Taxes	\$13,006
Total Operating Expenses	\$57,483

PRO FORMA INCOME & EXPENSES SUMMARY	
Category	Annual Amount
Gross Scheduled Income	226,080
Vacancy (8%)	18,086
Effective Gross Income	207,994
Operating Expenses (Actual)	\$57,483
Net Operating Income (NOI)	150,511

**Pro Forma rents modeled at \$1,570 per unit, consistent with the lower end of HUD Section 8 rents for comparable 3-bedroom units.*

**Gross Scheduled Income projected at \$226,080 annually.*

**Vacancy assumed at 8%, resulting in Effective Gross Income of \$207,994.*

**Operating expenses based on actual historical expenses totaling \$57,483 annually.*

**Projected Net Operating Income (NOI): \$150,511*

**12-unit multifamily asset offering stabilized Section 8 cash flow strategy.*







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

Disclaimer:

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**5437 Page Blvd,
Saint Louis, MO 63112**

Priced at:

\$927,000

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