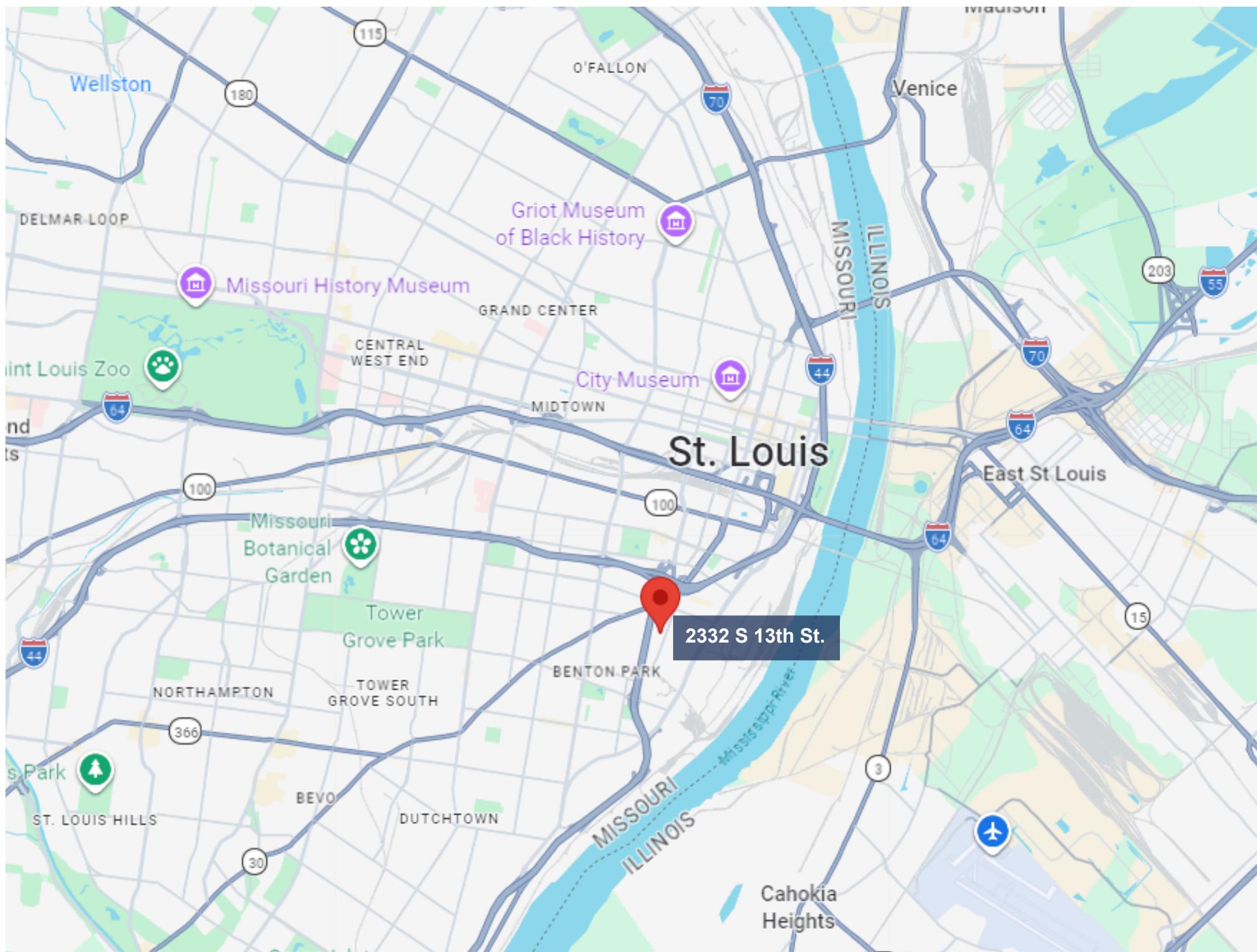




2332 S 13th St., St. Louis, MO 63104

Stabilized 7-Unit Multifamily In Soulard





2332 S 13th St.

INVESTMENT OVERVIEW

7-Unit Multifamily Investment Opportunity | Soulard

Prime Location:

- Exceptional 7-unit multifamily investment opportunity located on one of the most prestigious streets in the heart of Soulard, surrounded by historic single-family homes. Ideally situated just minutes from Soulard, Benton Park, Lafayette Square, and Downtown St. Louis.

Site & Setting:

- The property is situated on a large double lot in a park-like setting, featuring a spacious front yard with potential to add a patio. The building also includes a private, secure interior courtyard, providing an inviting space for tenants to relax and socialize.

Unit Mix:

- The property consists of six (6) 1-bedroom, 1-bath units and one (1) 2-bedroom, 1-bath unit, offering a desirable unit mix that supports consistent tenant demand and strong long-term occupancy.

Financial Overview:

- The building is currently fully occupied, generating \$88,180 in gross annual income with approximately \$23,159 in annual operating expenses.

Property Updates & Features:

- The property has been recently updated and is equipped with central air conditioning and on-site laundry facilities. Several units have been renovated with updated flooring, fresh paint, stainless steel appliances, and modernized kitchens and bathrooms.

Value-Add Opportunity:

- Current rents are below market for the neighborhood, presenting a clear opportunity to increase income and improve overall returns through strategic rent adjustment.

Here's a video of the property:

- <https://tinyurl.com/2332S13thSt>



INVESTMENT OVERVIEW

Recent Unit Renovation & Improvement Summary

Unit A

- New luxury vinyl plank flooring
- Fresh interior paint
- Kitchen and bathroom upgrades
- Some new appliances

Unit C

- New luxury vinyl plank flooring
- Fresh interior paint
- Kitchen and bathroom upgrades
- Some new appliances

Unit D

- New luxury vinyl plank flooring
- New kitchen faucet

Unit F

- New luxury vinyl plank flooring
- Fresh interior paint
- Kitchen and bathroom upgrades
- New stainless steel appliances

Unit E

- New luxury vinyl plank flooring
- Fresh interior paint
- Kitchen and bathroom upgrades
- New stainless steel appliances
- New water heater
- New dishwasher
- New garbage disposal

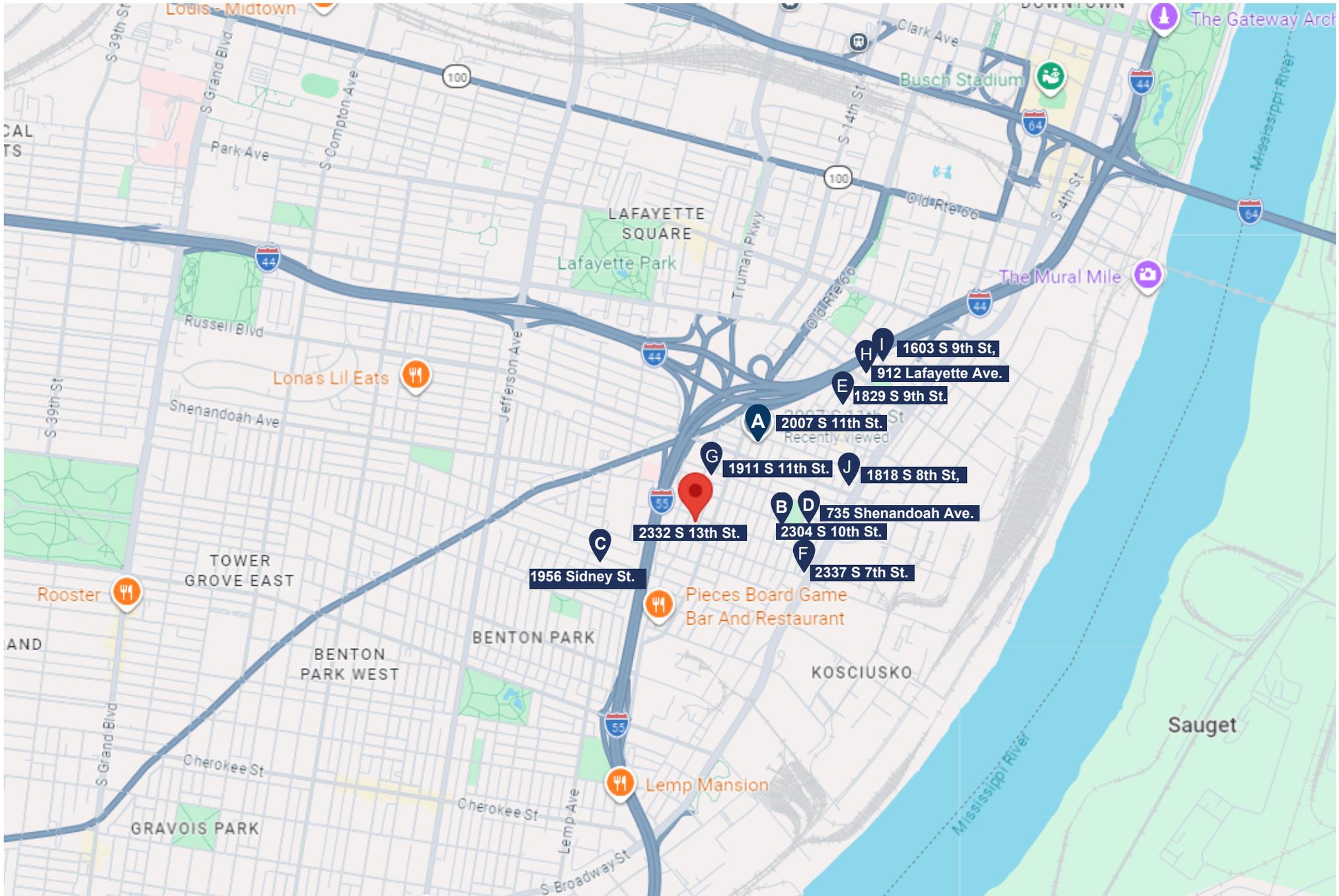
**Long-term tenants currently occupy Units B, D, and G, and remained in place after the current ownership took over the building.*



SALES COMPARABLES

	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 2332 S 13th St., St. Louis, MO	5,386	\$799,500	7	\$148	\$114,214	Updated
	 2007 S 11th St, St. Louis, MO	4,597	\$590,000	5	\$128	\$95,973	Updated
	 2304 S 10th St, Unit R, St. Louis, MO	4,121	\$605,000	6	\$147	\$100,833	Updated
	 1956 Sidney St, St. Louis, MO	8,435	\$1,250,000	7	\$148	\$178,571	Updated
	 735 Shenandoah Ave, St. Louis, MO	17,433	\$1,400,000	8	\$80	\$175,000	Updated
	 1829 S 9th St, St. Louis, MO	4,998	\$545,000	5	\$109	\$109,000	Updated
	 2337 S 7th St, St. Louis, MO	6,996	\$570,000	6	\$81	\$95,000	Updated
	 1911 S 11th St, St. Louis, MO	5,436	\$575,000	5	\$106	\$115,000	Updated
	 912 Lafayette Ave, St. Louis, MO	4,728	\$740,000	6	\$157	\$123,333	Updated
	 1603 S 9th St, St. Louis, MO		\$1,127,000	8		\$140,875	Updated
	 1818 S 8th St, St. Louis, MO	10,390	\$1,750,000	12	\$168	\$145,833	Updated

SALES COMPARABLES MAP



RENT COMPARABLES - 1 BEDROOM



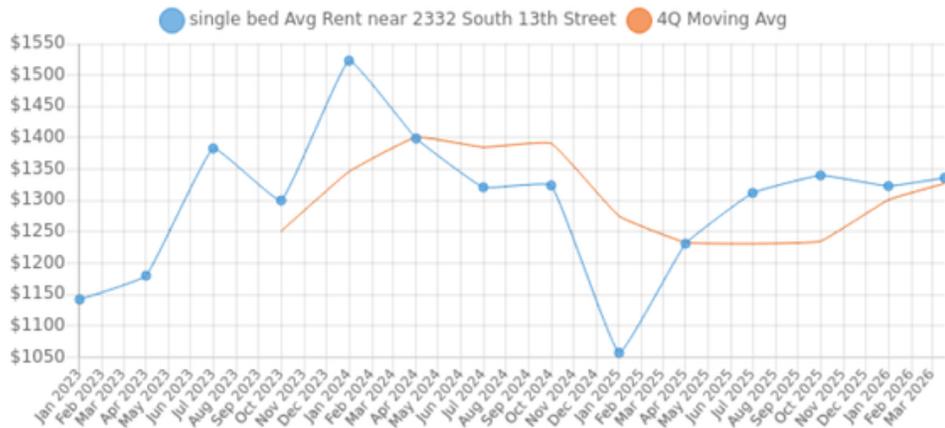
2332 South 13th Street St. Louis, MO

Results based on 20 , single bedroom, single bath Apartment rentals seen within 12months in a 0.75 mile radius.

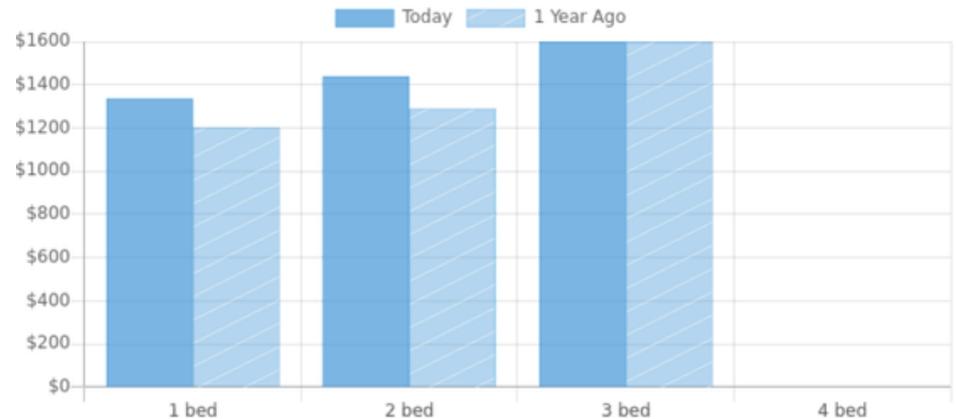
AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$1,336 \pm 4%	\$1,360	\$1,172	\$1,501

Report generated: 18 March 2026

Historical Trend Line



Average Rent by Bedroom Type

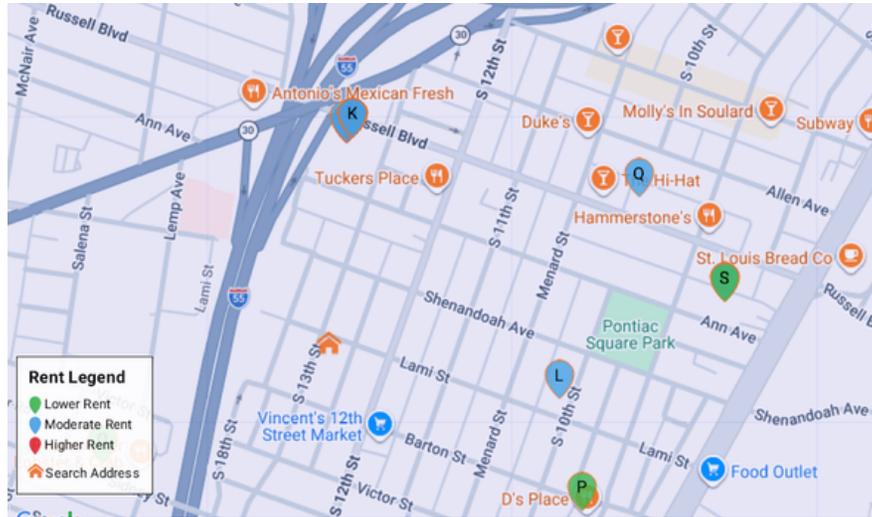


Summary Statistics

Sample Size	20
Sample Min	\$950
Sample Max	\$1,840
Sample Median	\$1,360

Sample Mean	\$1,336
Sample Standard Deviation	\$224
25th – 75th Percentile	\$1,172– 1,501
10th – 90th Percentile	\$1,024 – 1,649
5th – 95th Percentile	\$936 – 1,737

RENT COMPARABLES



Address	Distance	Rent	Sq Ft	Price/SF	Beds	Baths	Type	Date
A 1400 Russell Blvd, St. Louis, MO	0.26 mi	\$1,840	946	\$1.95	1	1	Apartment	Jun 2025
B 1400 Russell Blvd, St. Louis, MO	0.26 mi	\$1,485	724	\$2.05	1	1	Apartment	Mar 2025
C 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,240	515	\$2.41	1	1	Apartment	Jun 2025
D 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,495	684	\$2.19	1	1	Apartment	Dec 2025
E 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,325	584	\$2.27	1	1	Apartment	Mar 2025
F 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,535	697	\$2.20	1	1	Apartment	Jun 2025
G 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,675	919	\$1.82	1	1	Apartment	Mar 2025
H 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,535	739	\$2.08	1	1	Apartment	Dec 2025
I 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,515	635	\$2.39	1	1	Apartment	Dec 2025
J 1400 Russell Blvd, St. Louis, MO	0.27 mi	\$1,410	606	\$2.33	1	1	Apartment	Jun 2025

RENT COMPARABLES - 2 BEDROOMS



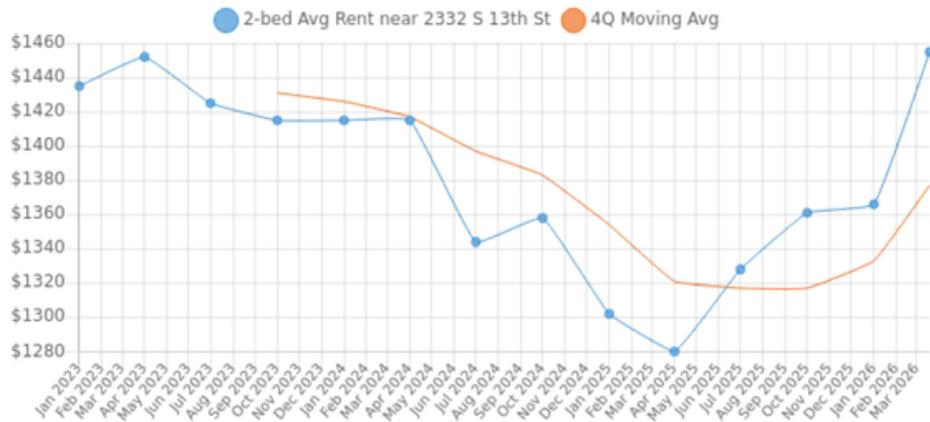
2332 South 13th Street St. Louis, MO

Results based on 7, 2-bedroom, single bath Apartment rentals seen within 12months in a 1.00 mile radius.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$1,455 $\pm 9\%$	\$1,495	\$1,230	\$1,681

Report generated: 19 March 2026

Historical Trend Line



Average Rent by Bedroom Type

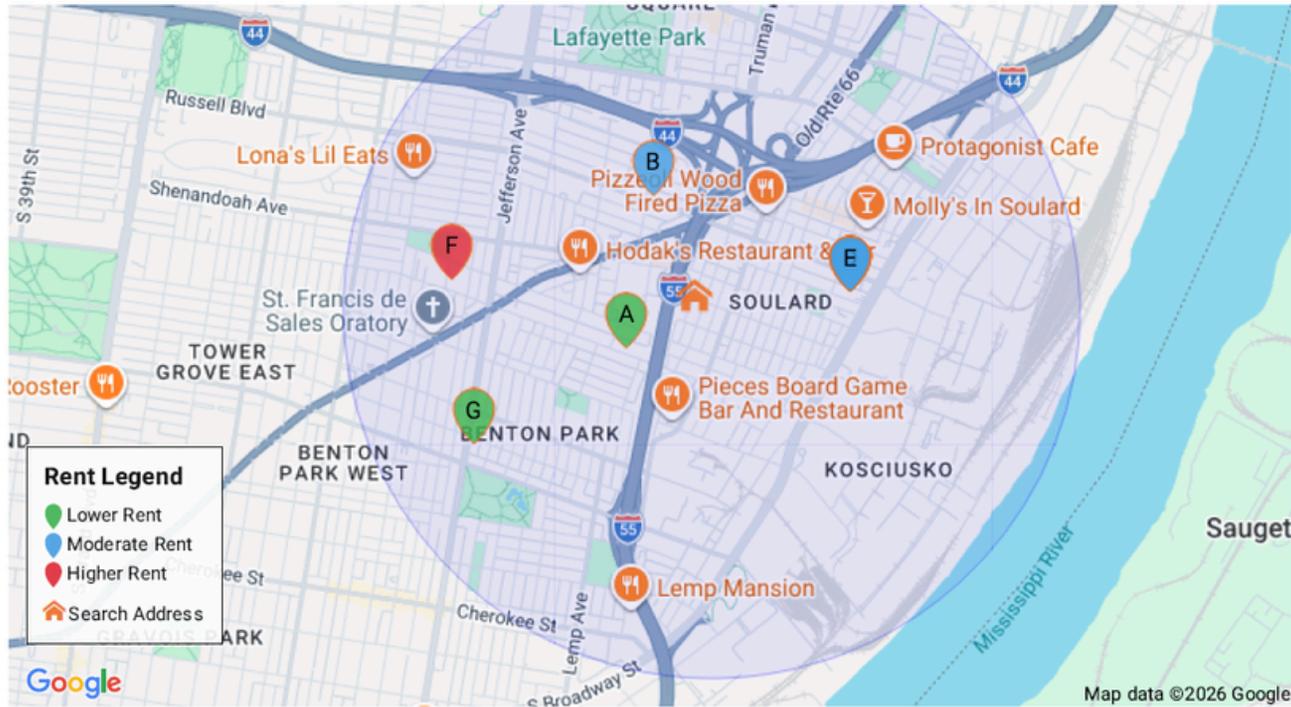


Summary Statistics

Sample Size	7
Sample Min	\$995
Sample Max	\$1,995
Sample Median	\$1,495

Sample Mean	\$1,455
Sample Standard Deviation	\$335
25th – 75th Percentile	\$1,230– 1,681
10th – 90th Percentile	\$1,027 – 1,884
5th – 95th Percentile	\$905 – 2,006

RENT COMPARABLES



Address	Distance	Rent	Sq Ft	Price/S	Beds	Baths	Type	Date
A 1921 Sidney St, St. Louis, MO	0.32 mi	\$1,100	692	\$1.59	2	1	Apartment	Apr 2025
B 1857 Russell Blvd, St. Louis, MO	0.44 mi	\$1,500	1,300	\$1.15	2	1	Apartment	Dec 2025
C 815 Ann Ave, St. Louis, MO	0.48 mi	\$1,450	864	\$1.68	2	1	Apartment	Dec 2025
D 815 Ann Ave, St. Louis, MO	0.48 mi	\$1,495	944	\$1.58	2	1	Apartment	Dec 2025
E 815 Ann Ave, St. Louis, MO	0.48 mi	\$1,650	891	\$1.85	2	1	Apartment	Dec 2025
F 2500 Ohio Ave, St. Louis, MO	0.91 mi	\$1,995	1,014	\$1.97	2	1	Apartment	Sep 2025
G 3004 S Jefferson Ave 3008 A, St. Louis, MO	0.95 mi	\$995	N/A	N/A	2	1	Apartment	Dec 2025

RENT ROLL, INCOME & EXPENSES

CURRENT RENT ROLL			
Unit	Status	Monthly	Annual
A	Occupied	\$1,010	\$12,120
B	Occupied	\$995	\$11,940
C	Occupied	\$1,015	\$12,180
D	Occupied	\$980	\$11,760
E	Occupied	\$1,410	\$16,920
F	Occupied	\$1,060	\$12,720
G	Occupied	\$980	\$11,760
TOTAL RENT		\$7,450	\$89,400

ACTUAL EXPENSES		
	Monthly	Annual
Property Insurance	\$446	\$5,350
Building Repairs	\$176	\$2,116
Property Tax	\$658	\$7,899
Utilities	\$118	\$1,410
Sewer	\$276	\$3,309
Trash	\$140	\$1,682
Water	\$116	\$1,393
TOTAL EXPENSES	\$1,930	\$23,159

INVESTOR SNAPSHOT	
Total Units: 7	
Gross Income (T12 March 25-Feb 26)	\$89,400
Operating Expenses: (See Above)	\$23,159
Net Operating Income (NOI)	\$66,241
Cap Rate (Pro Forma)	8.29%
Asset Type:	Multifamily (7 Units)
Strategy:	Stabilized cash flowing value-add

INCOME EXPENSES & PRO FORMA

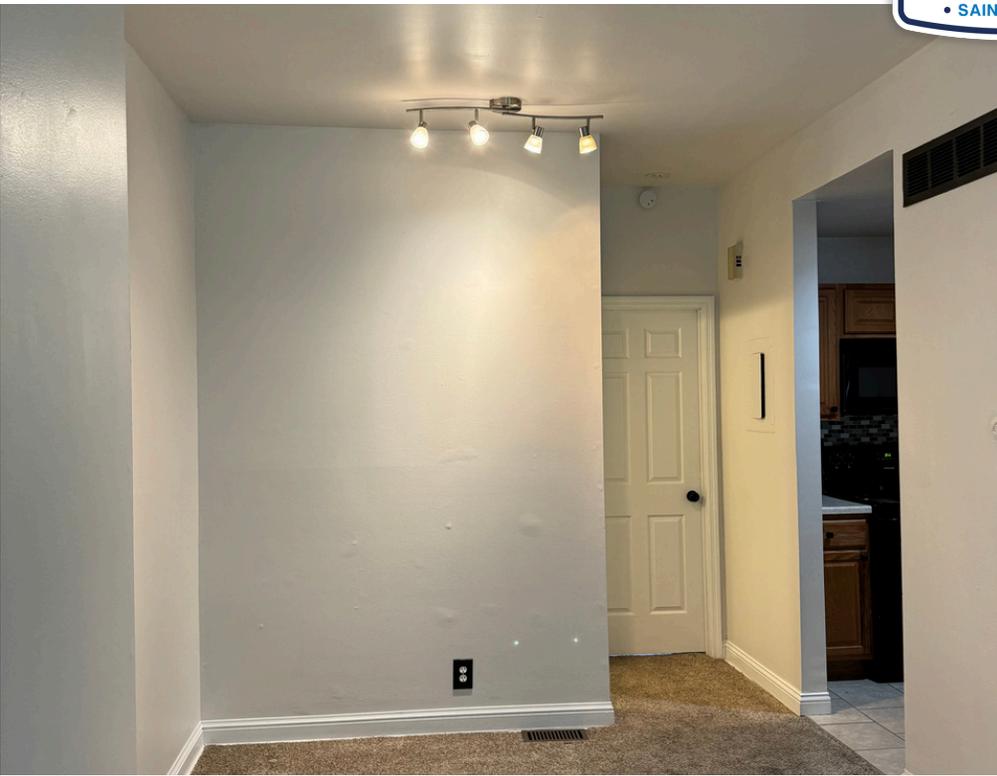
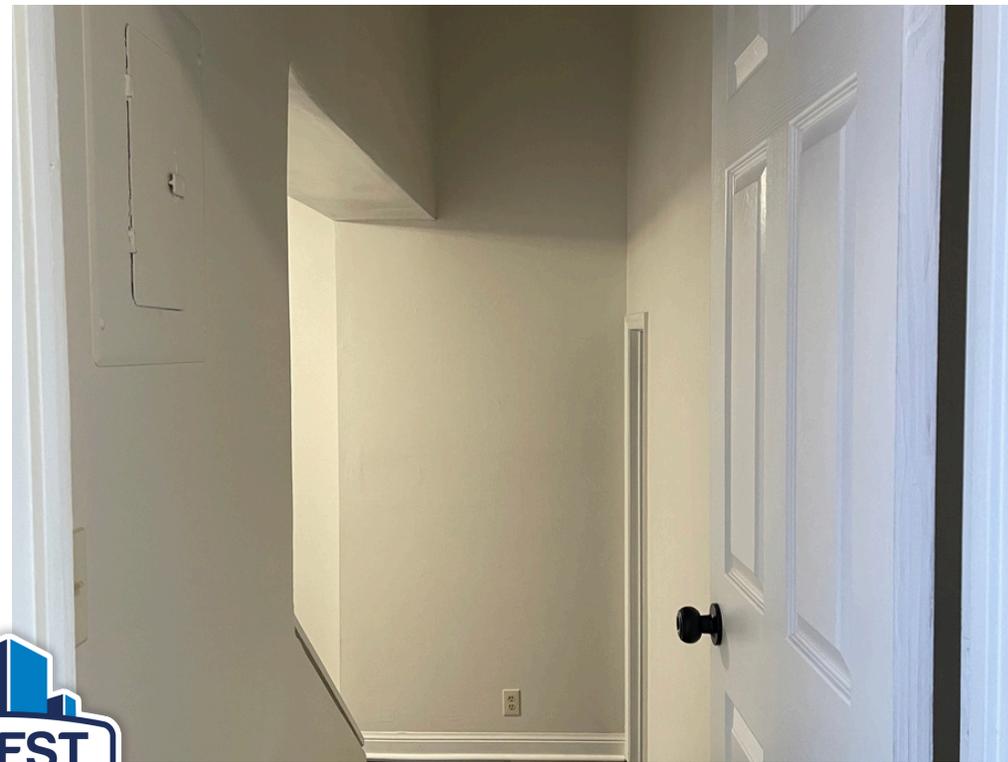
PRO FORMA RENT ROLL SUMMARY			
Unit	Status	Monthly	Annual
A	Occupied	\$1,360	\$16,320
B	Occupied	\$1,360	\$16,320
C	Occupied	\$1,360	\$16,320
D	Occupied	\$1,360	\$16,320
E	Occupied	\$1,360	\$16,320
F	Occupied	\$1,360	\$16,320
G	Occupied	\$1,495	\$17,940
TOTAL RENT		\$9,655	\$115,860

ACTUAL EXPENSES		
	Monthly	Annual
Property Insurance	\$446	\$5,350
Building Repairs	\$176	\$2,116
Property Tax	\$658	\$7,899
Utilities	\$118	\$1,410
Sewer	\$276	\$3,309
Trash	\$140	\$1,682
Water	\$116	\$1,393
TOTAL RENT	\$1,930	\$23,159

PRO FORMA INVESTOR SNAPSHOT	
Total Units: 7	
Gross Income	\$115,860
Operating Expenses:	\$23,159
5% Vacancy	\$5,793
Net Operating Income (NOI)	\$86,908
Cap Rate (Pro Forma)	10.87%
Asset Type:	Multifamily (7 Units)
Strategy:	Stabilized cash flowing value-add

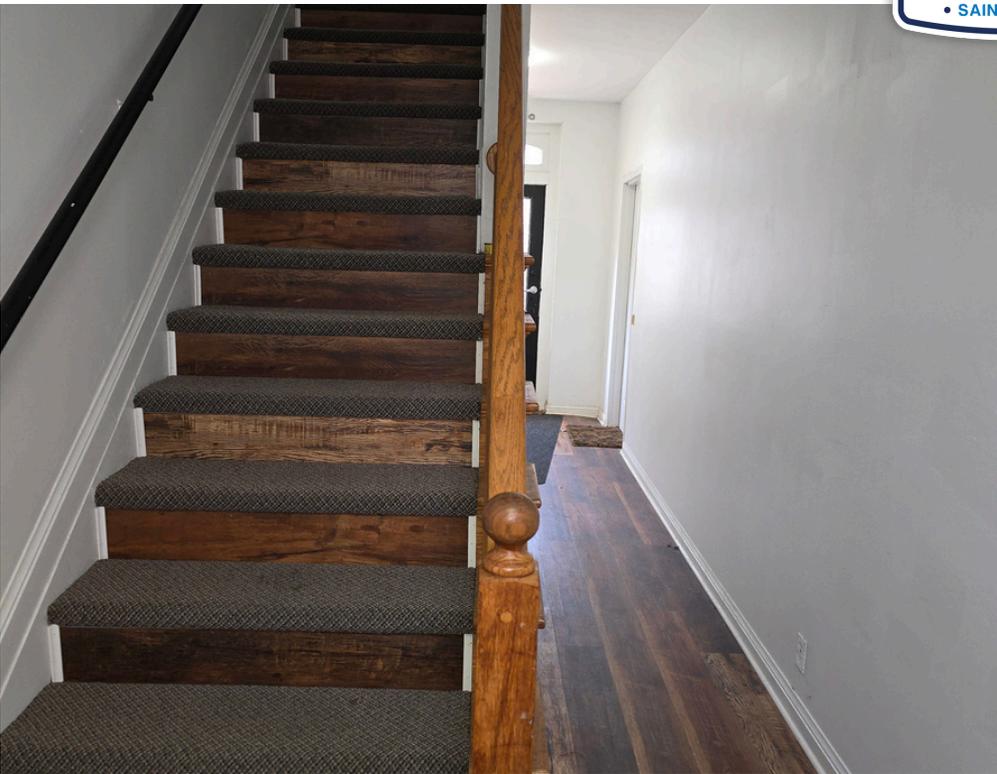


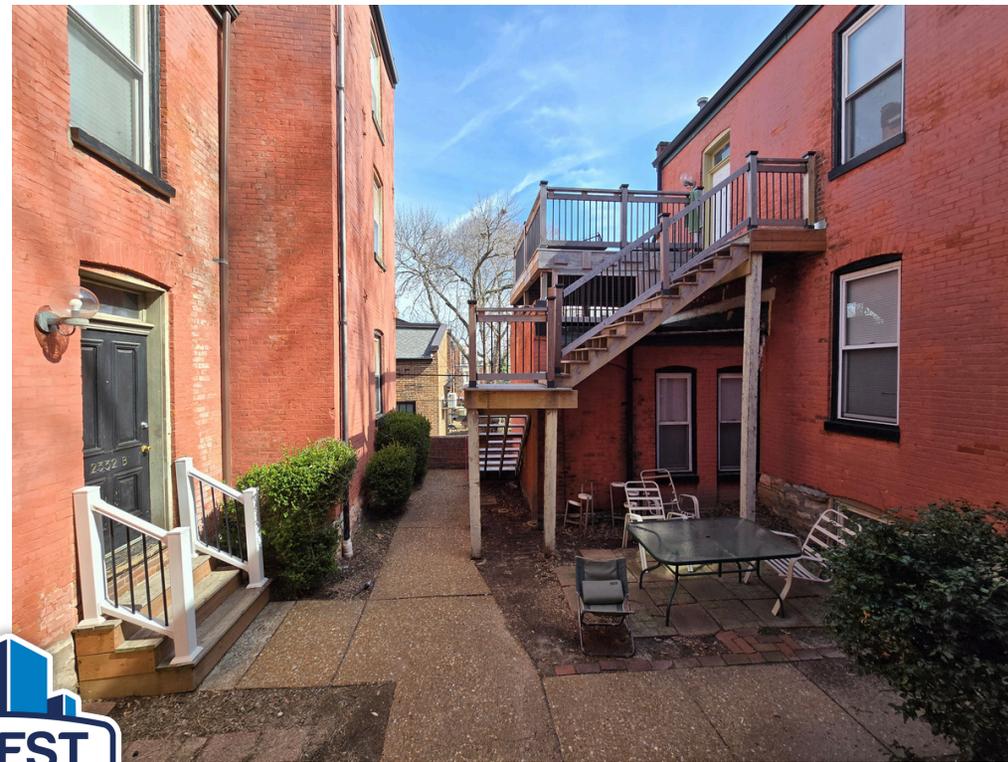


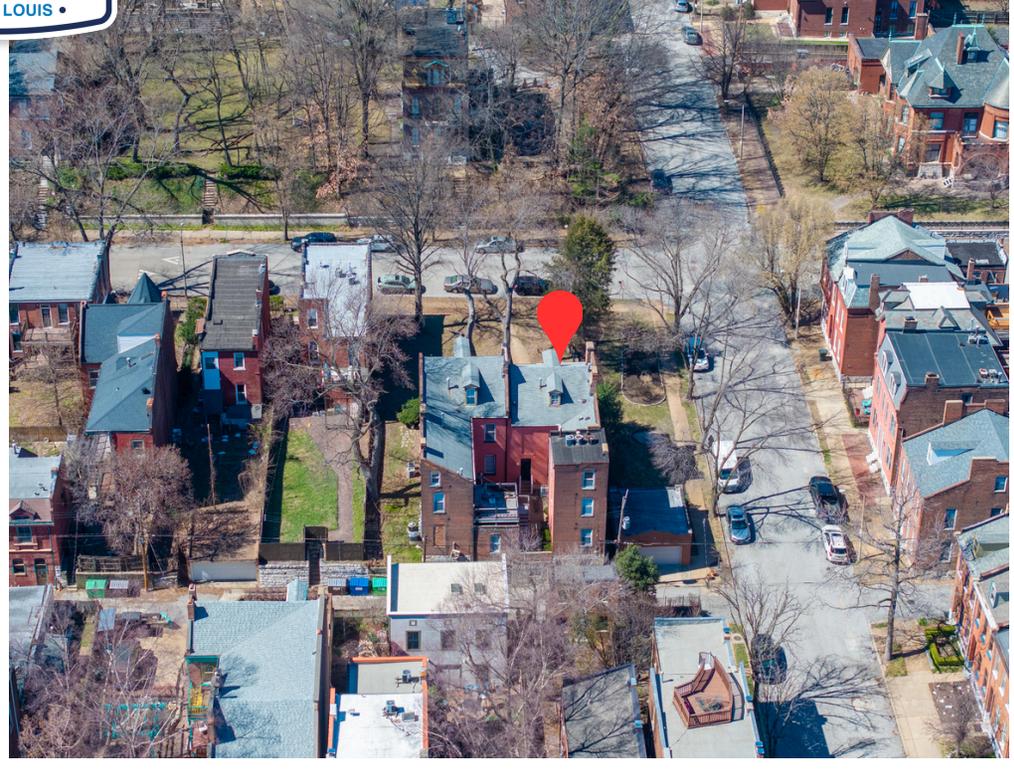
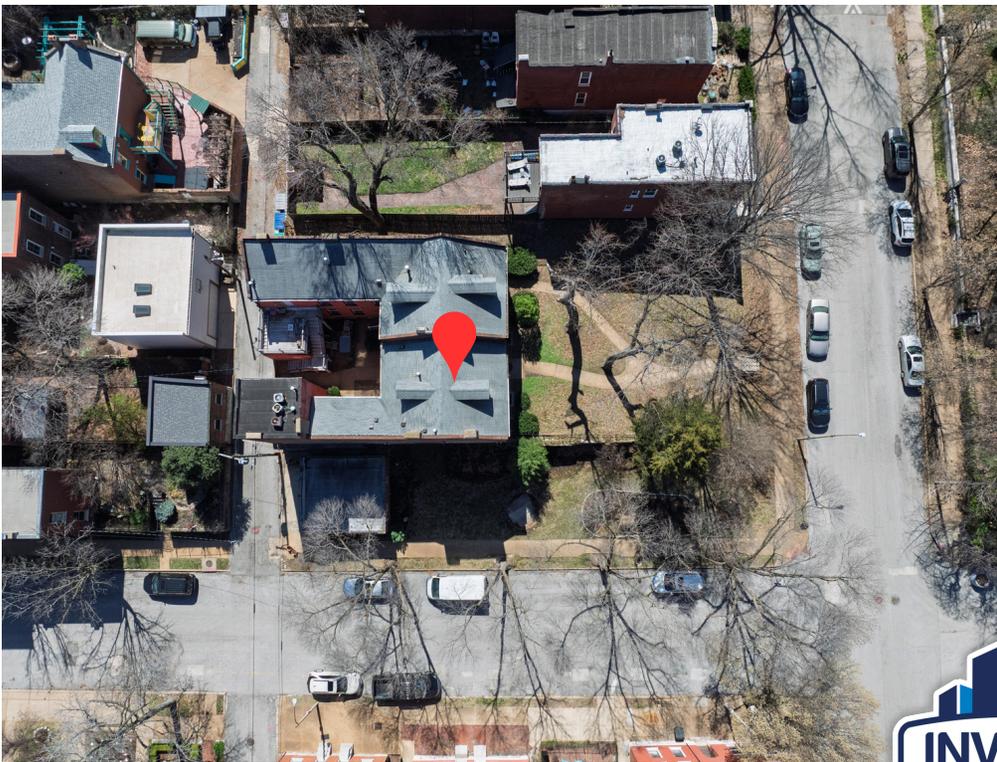














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Priced at:

\$799,500

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