

## 4981 Rosalie St

16-Unit Value-Add  
Apartment Complex

Asking Price

\$490,000



### 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



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### Jordan Schoen

Broker

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# 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.



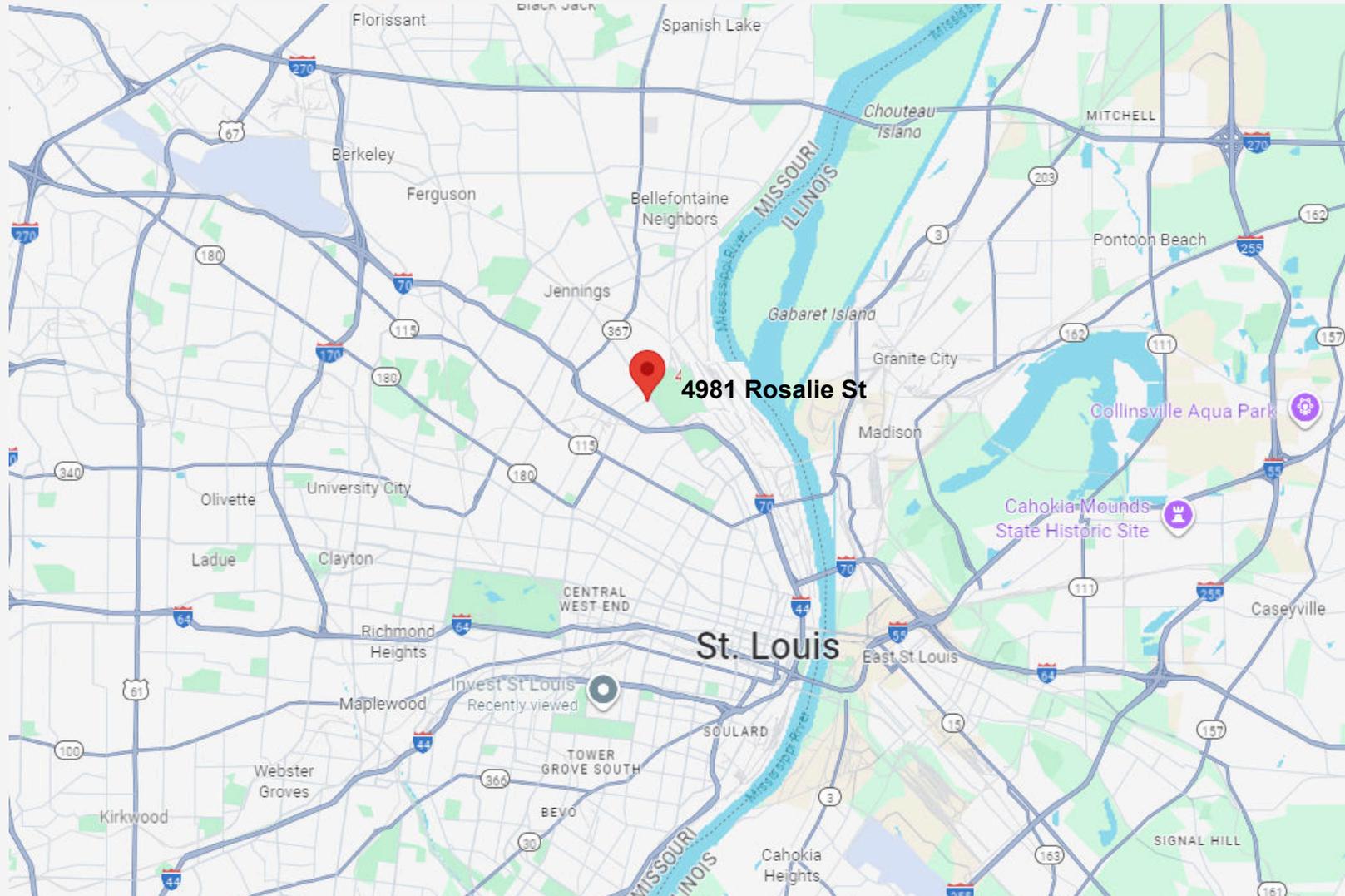
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# MAP



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# 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 $\pm$ 4%	\$725	\$681	\$830

Report generated: 11 Jan 2026

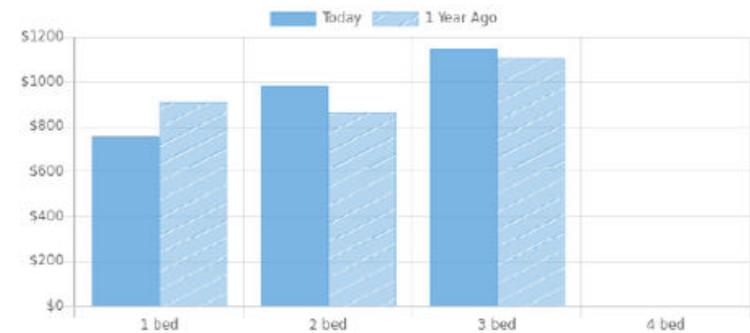
### Historical Trend Line



### Summary Statistics

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

### Average Rent by Bedroom Type



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



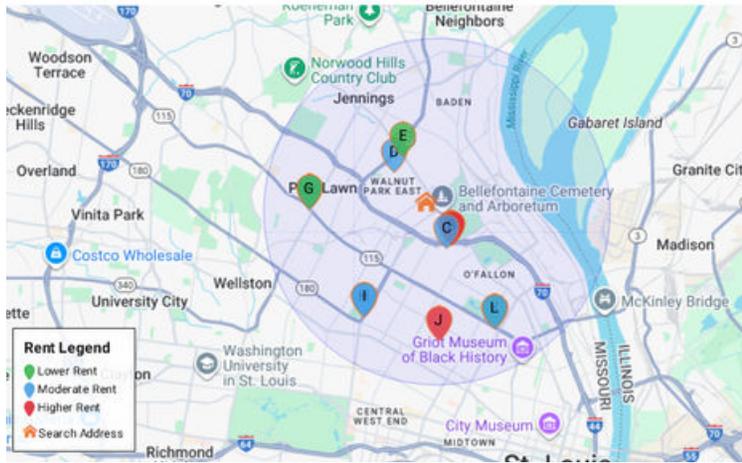
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# RENTAL COMPS 1-BEDROOM, 1-BATHROOM APARTMENT RENTALS



Address	Distance (mi)	Rent	Size (ft <sup>2</sup> )	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>A</b> 4462 Bircher Blvd, St. Louis, MO 63115	0.81	\$850	—	—	1	1	Apartment	Jan. 2025
<b>B</b> 4460 Bircher Blvd, St. Louis, MO 63115	0.81	\$850	—	—	1	1	Apartment	Jan. 2025
<b>C</b> 4645 Shirley Pl A, St. Louis, MO 63115	0.84	\$700	—	—	1	1	Apartment	Dec. 2025
<b>D</b> 5720 Thekla Ave D, St. Louis, MO 63120	1.29	\$695	800	\$0.87	1	1	Apartment	Jan. 2025
<b>E</b> 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 <sup>2</sup> )	\$/ft <sup>2</sup>	Beds	Baths	Bldg Type	Last Seen
<b>F</b> 3644 Natural Bridge Rd, St. Louis, MO 63121	2.81	\$725	710	\$1.02	1	1	Apartment	Jan. 2025
<b>G</b> 3644 Natural Bridge Rd, St. Louis, MO 63121	2.81	\$680	570	\$1.19	1	1	Apartment	Jan. 2025
<b>H</b> 1600 Kingshighway Blvd, St. Louis, MO 63113	2.85	\$772	525	\$1.47	1	1	Apartment	Jun. 2025
<b>I</b> 1600 Kingshighway Blvd, St. Louis, MO 63113	2.85	\$772	500	\$1.54	1	1	Apartment	Sept. 2025
<b>J</b> 2601 Whittier St, St. Louis, MO 63113	2.86	\$1,019	502	\$2.03	1	1	Apartment	May 2025
<b>K</b> 3644 Natural Bridge Ave, St. Louis, MO 63107	2.89	\$680	570	\$1.19	1	1	Apartment	Mar. 2025
<b>L</b> 3644 Natural Bridge Ave, St. Louis, MO 63107	2.89	\$725	710	\$1.02	1	1	Apartment	Mar. 2025



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# SALES COMPS

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

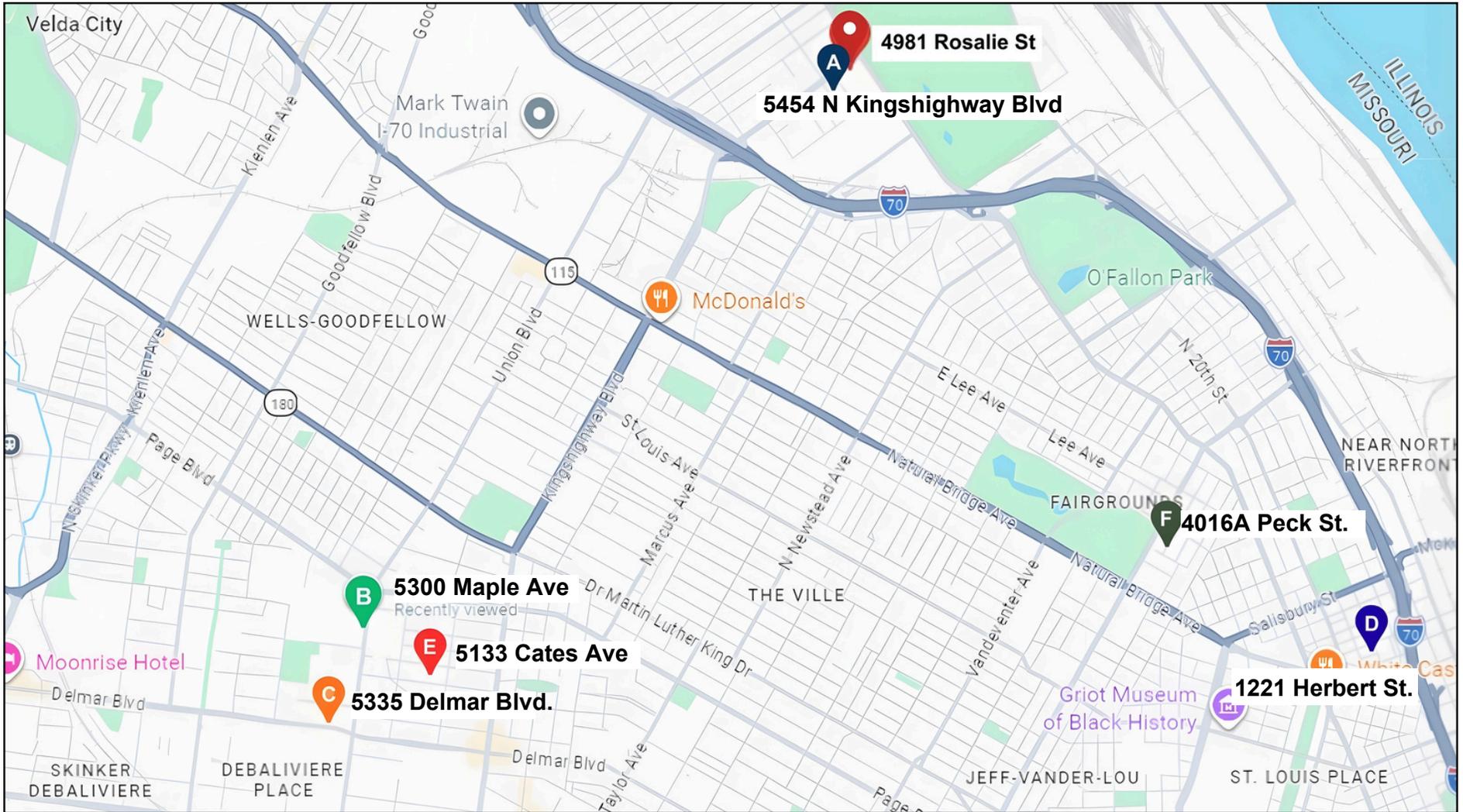


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# SALES COMPS MAP



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# 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.



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# 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*



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# 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	<b>\$130,636</b>
Operating Expenses (Pro Forma)	\$52,254
*Estimated at 40% of Effective Gross Income*	
Total Expenses	\$52,254
Net Operating Income (NOI)	<b>\$78,382</b>

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

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



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# 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*



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# PROPERTY PHOTOS



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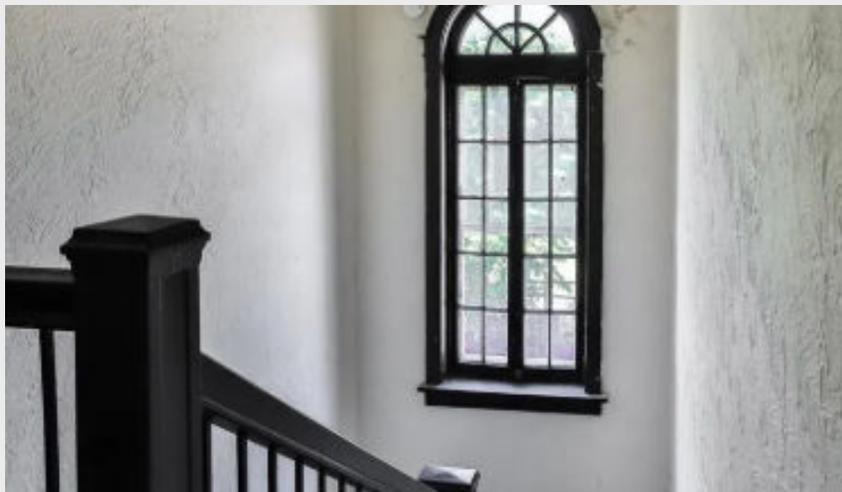
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## 4981 Rosalie St

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Apartment Complex

Priced at:  
**\$450,000**

## Contact:

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