

MULTIFAMILY
PROPERTY FOR
SALE

MARIE TOWER APARTMENTS

5225 SOUTHWEST AVE
SAINT LOUIS, MO 63139



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

JAMES ANDERSON
618.567.8346
JANDERSON@SALIENTREALTYGROUP.COM
ASSOCIATE

MATTHEW MILLSLAGLE
314.208.2395
MMILLSLAGLE@SALIENTREALTYGROUP.COM
ASSOCIATE

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5225 southwest
st. louis mo, 63139

14 units
on the Hill



PROPERTY DESCRIPTION

5225 Southwest Avenue is a 14-unit multi-family property located in the Hill neighborhood. The building, known as Marie Tower Apartments, consists of eight one-bedroom units and six two-bedroom units across two stories. Recent renovations include updated systems and interior finishes such as hardwood and tile flooring, stainless steel appliances, and central air conditioning.

The property includes off-street parking for residents and on-site laundry hookups in several units. With a total interior area of approximately 14,991 square feet, the building is currently positioned as a stabilized asset with rents trending below current market rates.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,243	88,305	170,835
Total Population	11,452	175,422	357,257
Average HH Income	\$87,077	\$89,253	\$93,832

PROPERTY HIGHLIGHTS

- 14 Updated Units on The Hill
- Freshly Renovated Units
- Updated Utility Systems
- Rents Well Below Market
- 93% Occupied

OFFERING SUMMARY

Sale Price:	\$1,600,000
Number of Units:	14
Lot Size:	0.25 acre lot
Building Size:	14,991 SF
NOI:	\$118,522.17
Cap Rate In-Place / Pro-Forma:	7.41% / 10.26%



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PROPERTY DESCRIPTION

5225 SOUTHWEST AVE



LOCATION DESCRIPTION

5225 Southwest Avenue is located at the intersection of Southwest and Brannon Avenues in The Hill neighborhood. This area is recognized for its concentration of family-owned markets, bakeries, and Italian-style eateries, most of which are concentrated within a few blocks of the property. The location allows for easy access to daily essentials, local coffee shops, and community parks without the need for a car.

The property is centrally positioned near several of the city's major landmarks, including Forest Park, the Missouri Botanical Garden, and Tower Grove Park, all within a two-mile radius. For those commuting or requiring proximity to healthcare, the building is a five-minute drive from the Central West End and the city's primary hospital and university complexes. Its location near I-44 also provides straightforward transit across the St. Louis metropolitan area.

The immediate surroundings consist of a mix of well-maintained residential homes and established commercial storefronts, contributing to a stable and quiet neighborhood environment. The building occupies a prominent corner lot, providing high visibility for prospective tenants and ample natural light for the individual units. This pocket of the city remains one of the most sought-after rental markets due to its long-standing reputation for safety, community involvement, and consistent property demand.



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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
101	2	1	800 SF	\$875	\$1.09	\$1,300	\$1.63	4/1/1987	9/30/2026
102	2	1	800 SF	\$900	\$1.13	\$1,300	\$1.63	4/1/2013	4/28/2025
103	1	1	600 SF	\$720	\$1.20	\$1,100	\$1.83	6/14/2010	6/30/2026
104	1	1	600 SF	\$780	\$1.30	\$1,100	\$1.83	9/1/2021	6/30/2026
105	1	1	600 SF	\$840	\$1.40	\$1,100	\$1.83	8/10/2023	7/1/2026
106	1	1	600 SF	\$1,400	\$2.33	\$1,100	\$1.83	6/29/2025	6/30/2026
107	2	1	800 SF	\$975	\$1.22	\$1,300	\$1.63	10/31/2023	6/30/2026
201	2	1	800 SF	\$990	\$1.24	\$1,300	\$1.63	8/11/2023	8/31/2026
202	2	1	800 SF	\$1,100	\$1.38	\$1,300	\$1.63	8/5/2022	6/30/2026
203	1	1	600 SF	\$865	\$1.44	\$1,100	\$1.83	10/1/2024	9/30/2026
204	1	1	600 SF	\$890	\$1.48	\$1,100	\$1.83	3/1/2024	2/28/2026
205	1	1	600 SF	\$865	\$1.44	\$1,100	\$1.83	10/15/2024	7/31/2026
206	1	1	600 SF	-	-	\$1,100	\$1.83	-	-
207	2	1	800 SF	\$1,000	\$1.25	\$1,300	\$1.63	6/30/2024	6/30/2026
TOTALS			9,600 SF	\$12,200	\$17.90	\$16,600	\$24.42		
AVERAGES			686 SF	\$938	\$1.38	\$1,186	\$1.74		



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EXPENSE SUMMARY

IN PLACE

Janitorial	\$1,912
Utilities	\$5,503
Maintenance	\$8,902
Extermination	\$556
Groundskeeping	\$745
Insurance	\$7,302
Taxes	\$10,051
GROSS EXPENSES	\$34,974



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INVESTMENT OVERVIEW

	IN PLACE	PRO FORMA
Price	\$1,600,000	\$1,600,000
Price per SF	\$160	\$160
Price per Unit	\$114,286	\$114,286
GRM	10.42	8.03
Total Return (yr 1)	\$118,522	\$164,225
Cap Rate:	7.41%	10.26%

OPERATING DATA

	IN PLACE	PRO FORMA
Gross Scheduled Income	\$153,497	\$199,200
Operating Expenses	\$34,975	\$34,975
Net Operating Income	\$118,522	\$164,225



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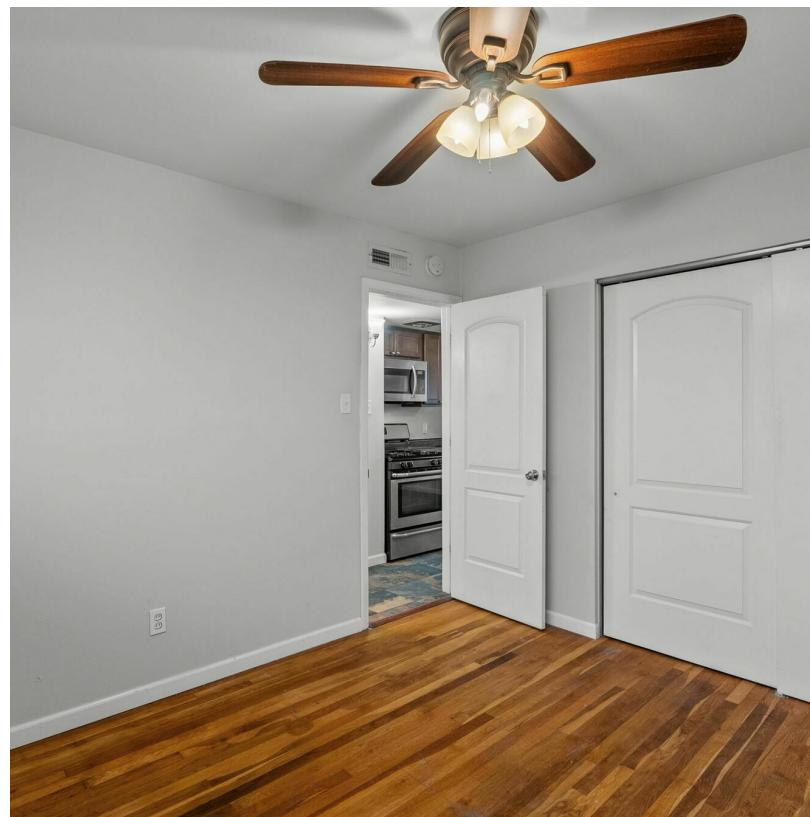
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ADDITIONAL PHOTOS

5225 SOUTHWEST AVE

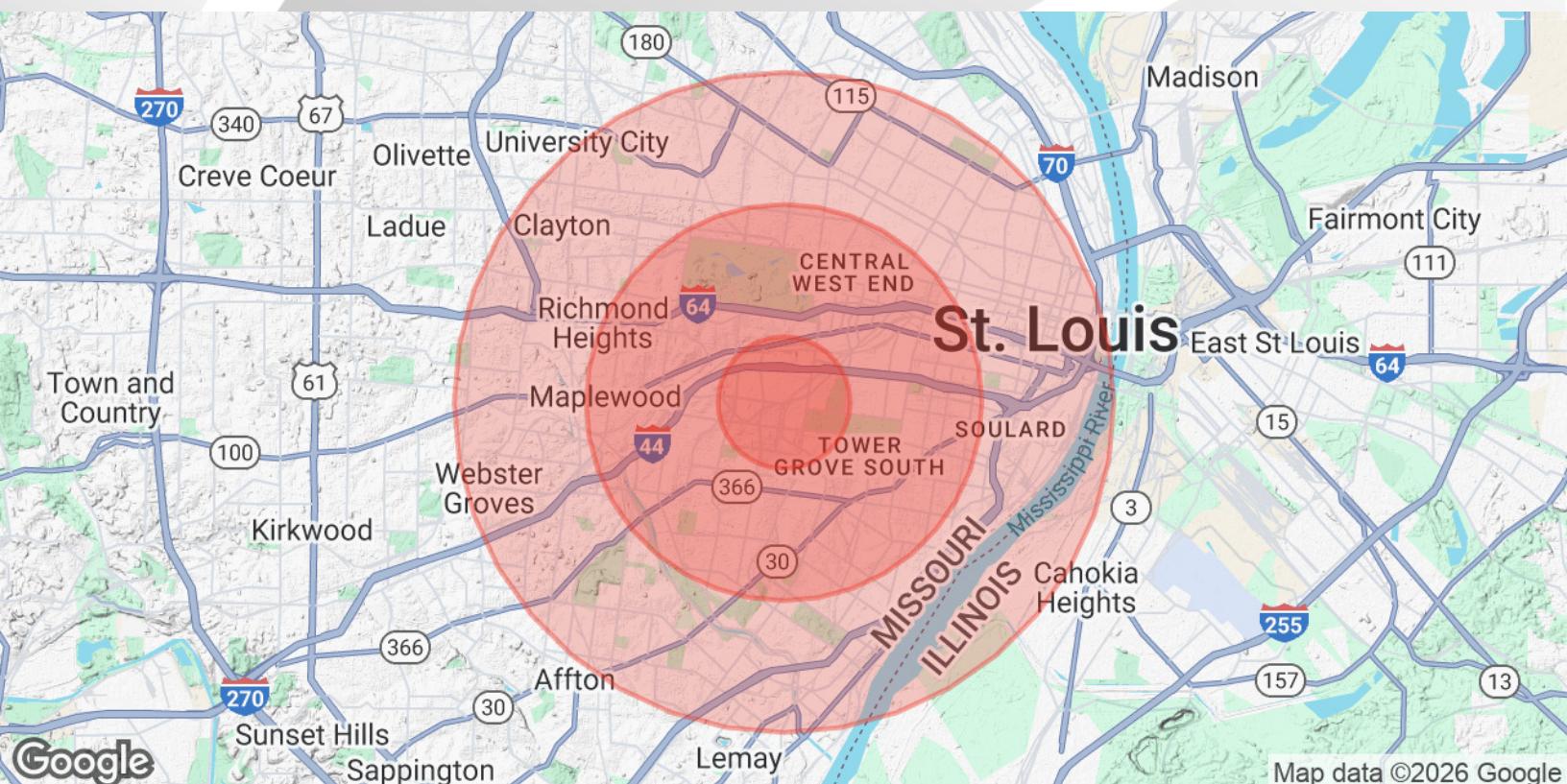


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,452	175,422	357,257
Average Age	41	39	39
Average Age (Male)	40	38	39
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	6,243	88,305	170,835
# of Persons per HH	1.8	2	2.1
Average HH Income	\$87,077	\$89,253	\$93,832
Average House Value	\$269,591	\$310,052	\$328,371

Demographics data derived from AlphaMap



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**JAMES ANDERSON****Associate**janderson@salientrealtygroup.comDirect: **618.567.8346** | Cell: **618.567.8346****PROFESSIONAL BACKGROUND**

James has a passion for Commercial Real Estate which developed at a young age since his father sold Real Estate for over 30 years. He enjoys connecting with buyers and sellers to learn their wants, needs, and more importantly, learning about who they are. He believes relationships and communication are the most powerful tools in Real Estate.

During his short time as a Real Estate agent, he was one of the top Real Estate agents at Keller Williams St.Louis for multiple years selling Commercial Real Estate part time. He specializes in finding off-market properties and bringing those opportunities to his clientele before it hits the market. James is very passionate about bringing the best opportunities and services to his clients.

EDUCATION

University Of Kentucky

MEMBERSHIPS

St.Louis Association Of Realtors

Salient Realty Group
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St. Louis, MO 63110
314.451.7471

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SALIENTREALTYGROUP.COM**JAMES ANDERSON****618.567.8346**[JANDERSON@SALIENTREALTYGROUP.COM](mailto:janderson@salientrealtygroup.com)
ASSOCIATE**MATTHEW MILLSLAGLE****314.208.2395**[MMILLSLAGLE@SALIENTREALTYGROUP.COM](mailto:mmillslagle@salientrealtygroup.com)
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**MATTHEW MILLSLAGLE****Associate**mmillslagle@salientrealtygroup.comDirect: **314.208.2395** | Cell: **314.208.2395****PROFESSIONAL BACKGROUND**

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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