



updated
five-unit
building

for sale

located in
the grove

PROPERTY DESCRIPTION

Salient Realty Group is pleased to present this incredible opportunity to purchase a 5 unit, fully updated building located in the vibrant Grove Neighborhood and across from Rockwell Brewing. These spacious apartments blend modern updates with classic charm. Each unit features hardwood floors throughout, in-unit washer and dryer, central air, stainless steel appliances, quartz countertops, updated kitchens, built-in bookshelves, and an abundance of natural light from large updated windows. The property offers several amenities: shared lounge overlooking a private, walled courtyard and secured parking in the rear garage.

In-place rents are averaging ~\$1,371/month with several units currently leased below market but have significant upside. The property has already proven the ability to command higher rents at \$1,500/month. This is a low-lift value add opportunity for investors to purchase a stabilized, well-maintained asset with proven rent upside.

PROPERTY HIGHLIGHTS

- Beautiful, Renovated Historic 5 Unit Building
- Solid In-Place Rents w/ Room to Raise to Market
- In-Unit Laundry and Central HVAC in All Units
- Updated Systems - Electrical and Plumbing
- Several amenities: shared lounge, private courtyard and garage parking
- Perfect for midterm rentals

OFFERING SUMMARY

Sale Price:	\$825,000
Number of Units:	5
Building Size:	8,532 SF
Proforma NOI:	\$66,058



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

TIMOTHY MCCARTHY
314.451.7145

TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

MATTHEW MILLSLAGE
314.208.2395

MMILLSLAGE@SALIENTREALTYGROUP.COM
ASSOCIATE



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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE END
1337 - 1	1	1	750 SF	\$1,350	\$1.80	\$1,500	\$2.00	\$1,175	3/31/25
1337 - 2	1	1	750 SF	\$1,185	\$1.58	\$1,500	\$2.00	\$1,150	1/26/26
1339 - 1	1	1	750 SF	-	-	\$1,500	\$2.00	\$1,500	-
1339 - 2	1	1	750 SF	\$1,500	\$2.00	\$1,500	\$2.00	-	1/31/26
GF	2	1	1,700 SF	\$1,450	\$0.85	\$1,600	\$0.94	\$1,450	8/1/26
TOTALS			4,700 SF	\$5,485	\$6.23	\$7,600	\$8.94	\$5,275	
AVERAGES			940 SF	\$1,371	\$1.56	\$1,520	\$1.79	\$1,319	



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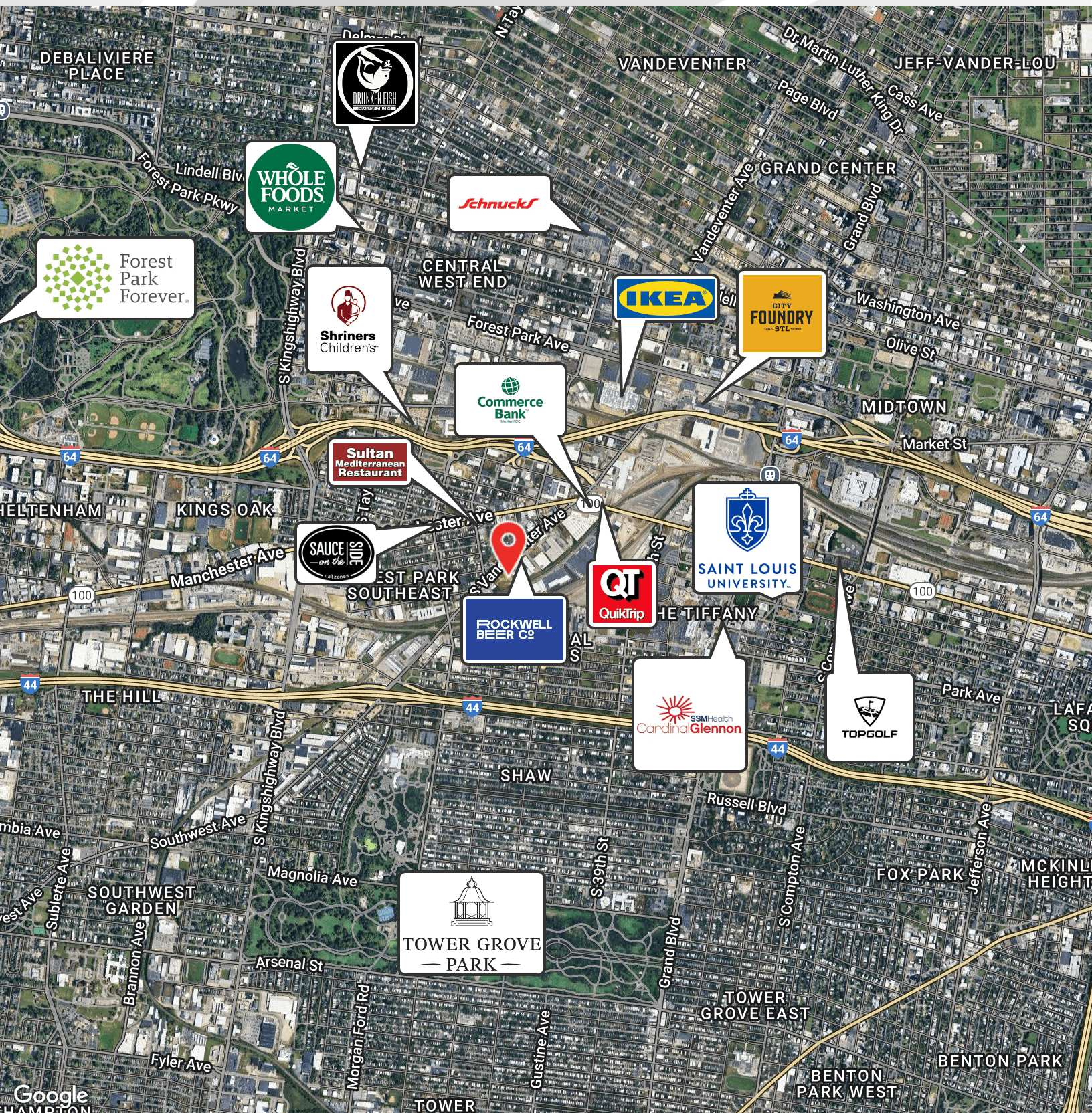
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