

# INVESTMENT OFFERING MEMORANDUM

## 4122 N Kingshighway Blvd, Saint Louis, MO 63115

*Vacant | Value-Add | Cash Flow Opportunity*



### EXECUTIVE SUMMARY

This is a rare opportunity to acquire a distinctive stone-facade multi-unit property in Saint Louis, Missouri at a compelling below-market price. The property is vacant and positioned for immediate renovation, allowing an investor to execute a value-add strategy and generate strong rental cash flow upon stabilization. The motivated seller is eager to transact quickly, making this an exceptional entry point into the St. Louis rental market.

### PROPERTY HIGHLIGHTS

<b>Address</b>	4122 N Kingshighway Blvd, Saint Louis, MO 63115
<b>Property Type</b>	Multi-Unit Residential / Mixed-Use (Stone Facade)
<b>Condition</b>	Vacant – Ready for Rehab & Renovation
<b>Opportunity</b>	Value-Add   Cash Flow Upon Stabilization
<b>Seller Motivation</b>	Motivated Seller   Low Asking Price   Quick Close Available
<b>Market</b>	Saint Louis, MO – Established Urban Corridor

### INVESTMENT THESIS

This property presents a textbook value-add opportunity for investors seeking strong cash-on-cash returns in a major Midwest market. Key investment drivers include:

- Immediate Renovation Potential – The property is delivered vacant, eliminating tenant coordination and allowing the buyer to begin rehab on Day 1.
- Below-Market Acquisition Price – Motivated seller pricing creates instant equity upon purchase.
- Cash Flow on Stabilization – Upon successful renovation and lease-up, the property is positioned to generate consistent monthly rental income.
- Distinctive Architecture – The stone-facade exterior and spacious footprint offer strong curb appeal and tenant demand once renovated.
- Established Urban Location – Situated on N Kingshighway Blvd, a major Saint Louis corridor with access to transit, commercial services, and neighborhoods in transition.
- Quick Close Possible – Seller is motivated and ready to proceed, reducing deal execution risk.

## MARKET OVERVIEW

### Saint Louis, MO Rental Market

Saint Louis continues to attract real estate investors seeking value relative to coastal markets. The city offers affordable acquisition costs, a large renter population, and improving neighborhood fundamentals in many North Side corridors. The Kingshighway corridor benefits from proximity to major employment centers, healthcare institutions, and public transportation, all of which support stable tenant demand. Investors in the St. Louis market have experienced consistent rent growth and strong occupancy rates in renovated and well-maintained properties. This property, once rehabbed to market standards, is well-positioned to capture that demand.

## REHAB & VALUE-ADD STRATEGY

A targeted renovation program will maximize the property's rental income potential. Recommended scope of work may include:

- Full interior gut and renovation of all units (flooring, drywall, paint, fixtures)
- Kitchen and bathroom modernization to attract quality long-term tenants
- Electrical, plumbing, and HVAC systems upgrade to meet code and ensure efficiency
- Exterior improvements: landscaping, parking/driveway repair, and facade touch-up to enhance curb appeal
- Roof inspection and repair as needed
- Common area upgrades and property management systems setup

Upon completion of the renovation and stabilization at market rents, the investor is projected to achieve strong cash-on-cash returns and meaningful appreciation in asset value.

## WHY ACT NOW

<b>Motivated Seller</b>	Seller is motivated and priced to sell. Low asking price creates rare below-market entry.
<b>Vacant &amp; Ready</b>	No tenant displacement required. Begin renovations immediately upon closing.

<b>Cash Flow Upside</b>	Strong rental demand in Saint Louis supports stabilized cash flow post-renovation.
<b>Quick Close</b>	Seller ready to close. Expedited timeline available for qualified buyers.

## DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum has been prepared for informational purposes only and is intended solely for the use of prospective investors evaluating the acquisition of this property. The information contained herein has been obtained from sources believed to be reliable; however, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information. Prospective purchasers are encouraged to conduct their own due diligence, including independent financial analysis, physical inspections, and verification of all information prior to making any investment decision. This memorandum does not constitute a legal offer to sell and is subject to change, withdrawal, or modification at any time without notice. All figures presented are estimates and projections only.

## INQUIRE TODAY — MOTIVATED SELLER, LOW PRICE, READY TO CLOSE

For more information, tours, or to submit an offer, please contact the listing representative. This opportunity is priced to move — serious inquiries are encouraged to act promptly.