

## 4981 Rosalie St

16-Unit Value-Add  
Apartment Complex

### Asking Price

\$490,000



#### No. of Buildings:

1

#### Units:

16

#### Units:

16 1-Bedroom/1-Bath Units

#### 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.



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2309 Thurman Avenue,  
St. Louis, MO, 63110  
(314) 325-6201  
[www.investstl.com](http://www.investstl.com)

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**Jordan Schoen**  
Broker  
314-255-5117 Phone  
[jordan@investstl.com](mailto:jordan@investstl.com)

# 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.



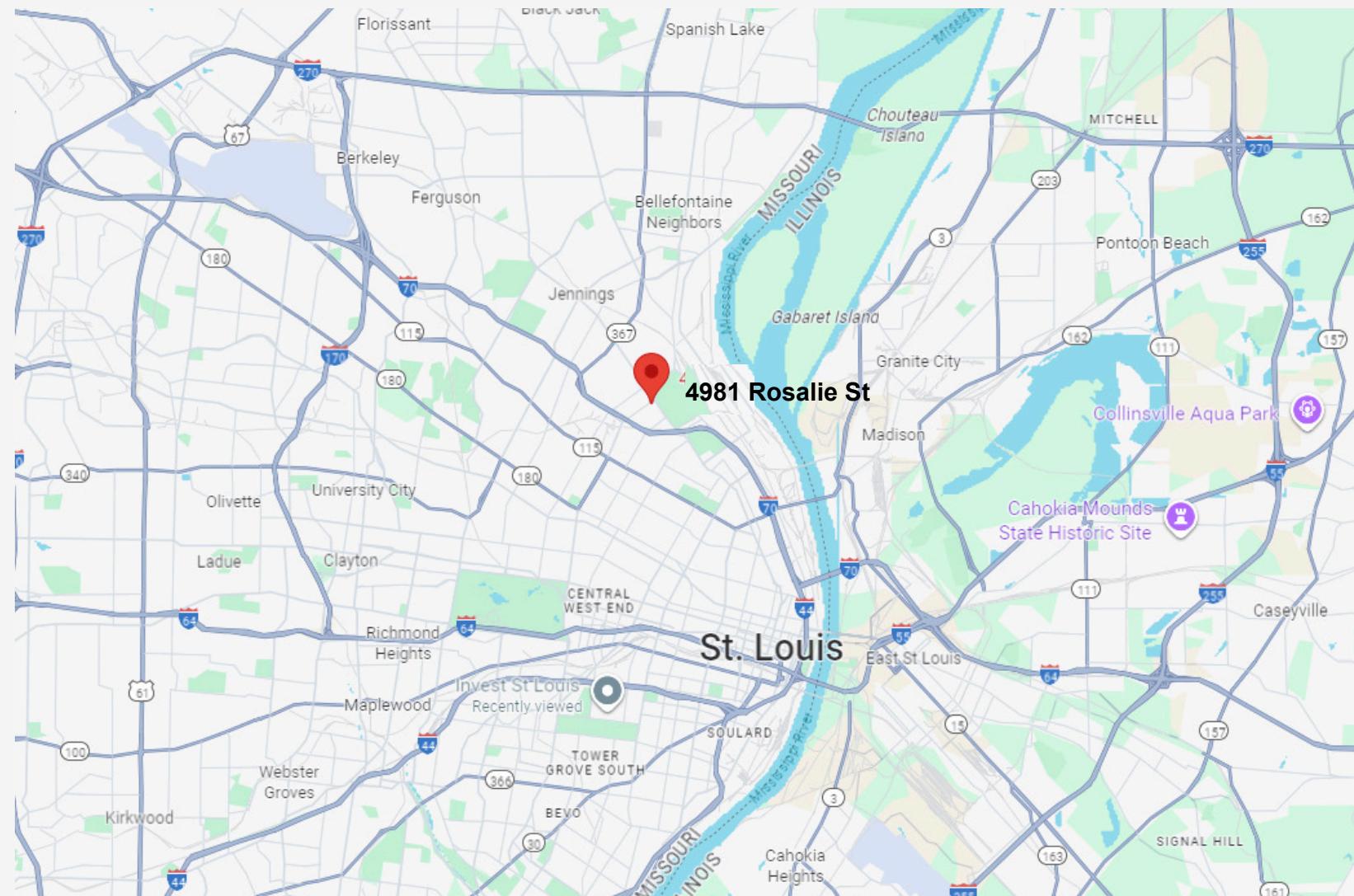
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# MAP



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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.

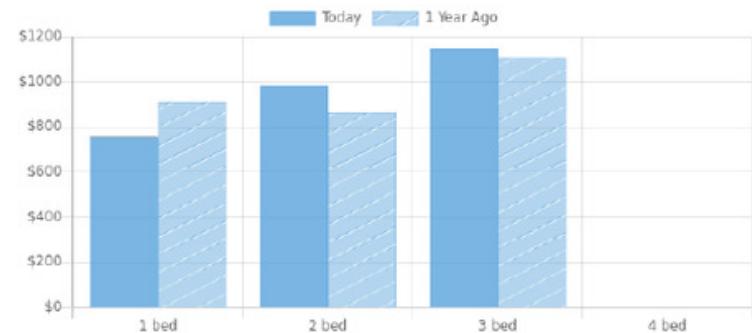
AVERAGE	MEDIAN	25th PERCENTILE	75th PERCENTILE
\$756 <sup>±4%</sup>	\$725	\$681	\$830

Report generated: 11 Jan 2026

### Historical Trend Line



### Average Rent by Bedroom Type



### Summary Statistics

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

### 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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# NEARBY 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
A 4462 Bircher Blvd, St. Louis, MO 63115	0.81	\$850	—	—	1	1	Apartment	Jan. 2025
B 4460 Bircher Blvd, St. Louis, MO 63115	0.81	\$850	—	—	1	1	Apartment	Jan. 2025
C 4645 Shirley Pl A, St. Louis, MO 63115	0.84	\$700	—	—	1	1	Apartment	Dec. 2025
D 5720 Thekla Ave D, St. Louis, MO 63120	1.29	\$695	800	\$0.87	1	1	Apartment	Jan. 2025
E 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
F 3644 Natural Bridge Rd, St. Louis, MO 63121	2.81	\$725	710	\$1.02	1	1	Apartment	Jan. 2025
G 3644 Natural Bridge Rd, St. Louis, MO 63121	2.81	\$680	570	\$1.19	1	1	Apartment	Jan. 2025
H 1600 Kingshighway Blvd, St. Louis, MO 63113	2.85	\$772	525	\$1.47	1	1	Apartment	Jun. 2025
I 1600 Kingshighway Blvd, St. Louis, MO 63113	2.85	\$772	500	\$1.54	1	1	Apartment	Sept. 2025
J 2601 Whittier St, St. Louis, MO 63113	2.86	\$1,019	502	\$2.03	1	1	Apartment	May 2025
K 3644 Natural Bridge Ave, St. Louis, MO 63107	2.89	\$680	570	\$1.19	1	1	Apartment	Mar. 2025
L 3644 Natural Bridge Ave, St. Louis, MO 63107	2.89	\$725	710	\$1.02	1	1	Apartment	Mar. 2025

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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

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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
Sewer: TBD / Getting Cost	–
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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# PROPERTY PHOTOS



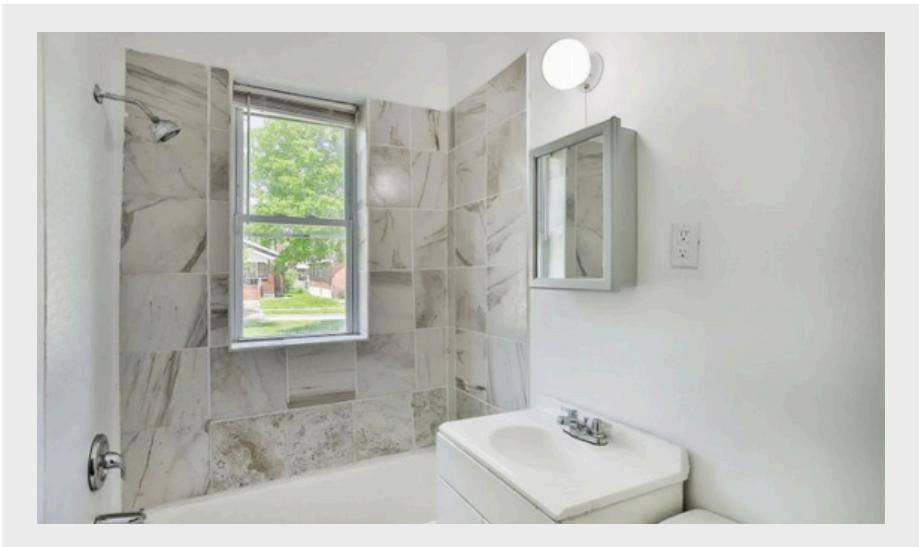
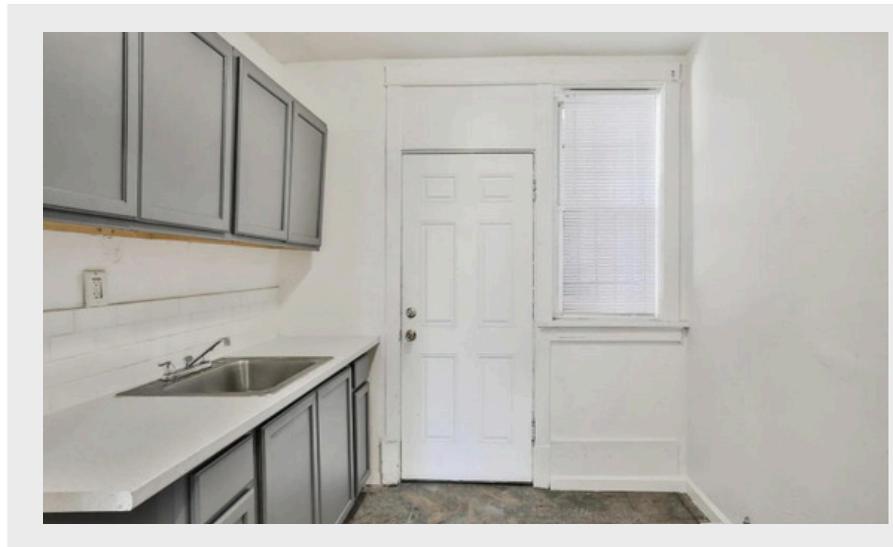
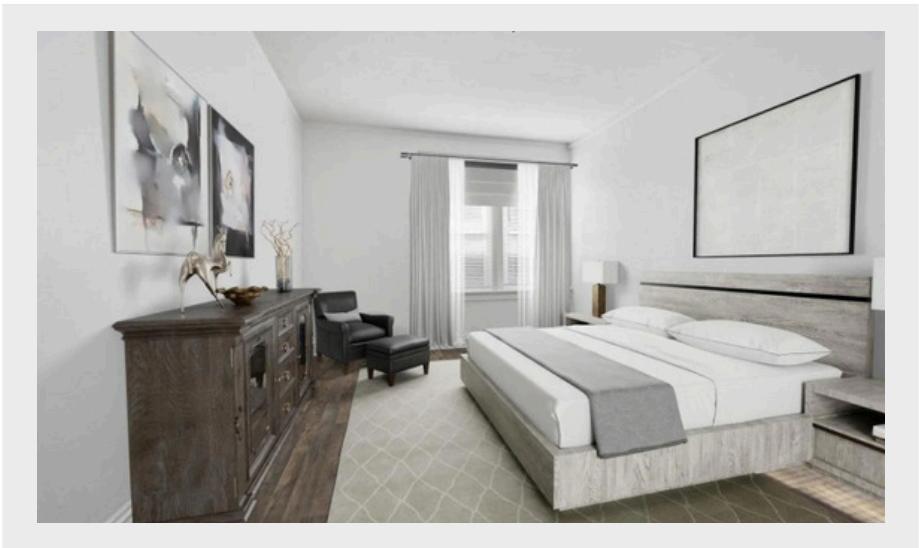
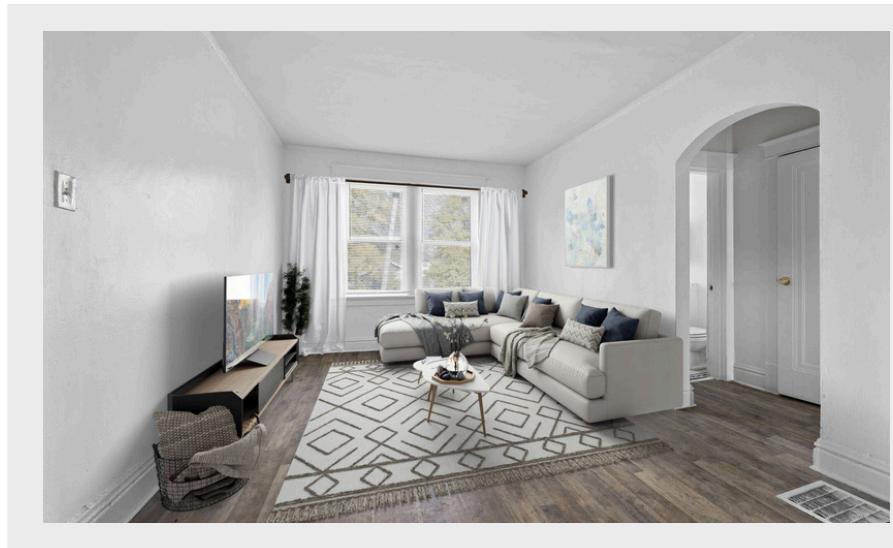
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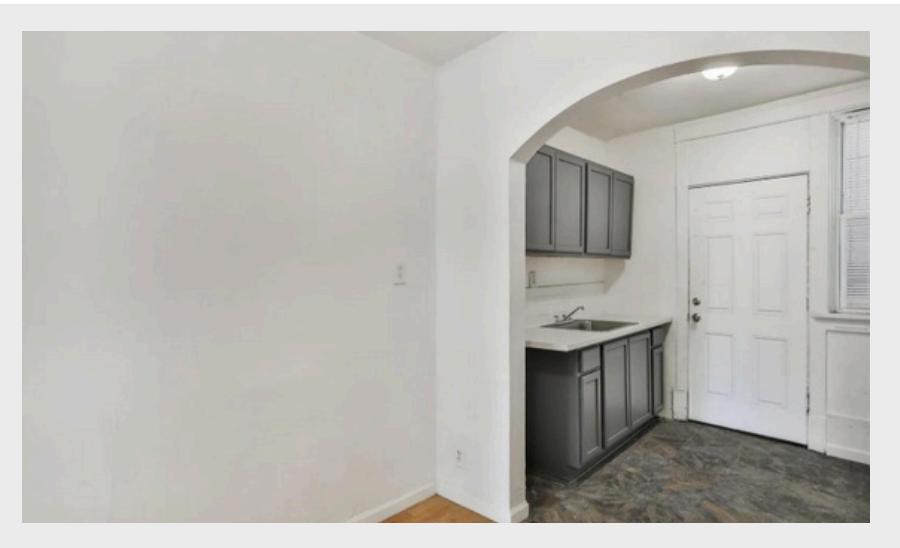
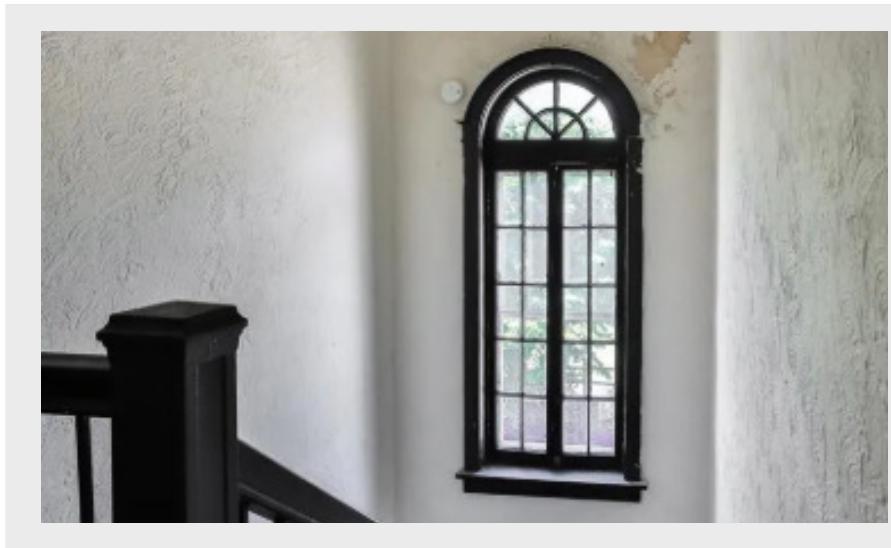
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**Priced at:**

**\$490,000**

### **Contact:**

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