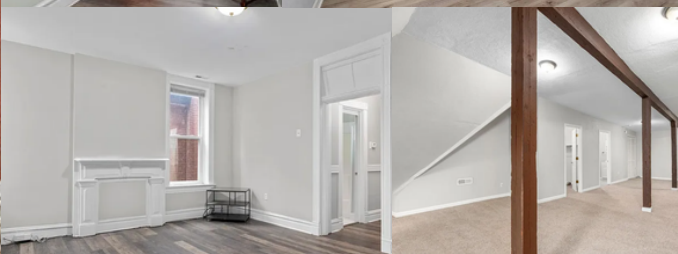
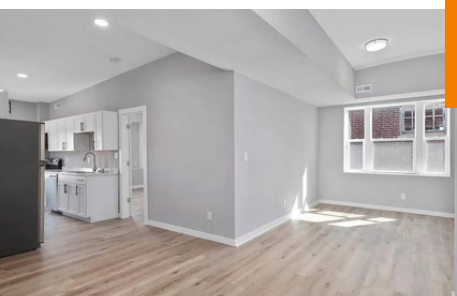


Exclusive Two-Property
12 Unit Multi Family Portfolio
100% Occupancy | 8 % CAP Rate



5931 Maple Avenue (6 units) and 3331-3335 South Jefferson Avenue (6 units).

- Strong Occupancy & Reliable Income** – 17,726 SF combined footprint with 100% occupancy & low turnover, providing consistent cash flow.
- Stabilized, Well-Maintained Assets** – Both properties demonstrate meticulous upkeep and proven operational performance.
- Attractive Investment Profile** – Low-rise/garden-style multifamily properties positioned to deliver enduring value and long-term stability.
- Strategic Addition to Any Portfolio** – Ideal for investors seeking dependable returns in the St. Louis multifamily market.

For Sale | ~~\$2,395,000~~ **\$2,195,000**

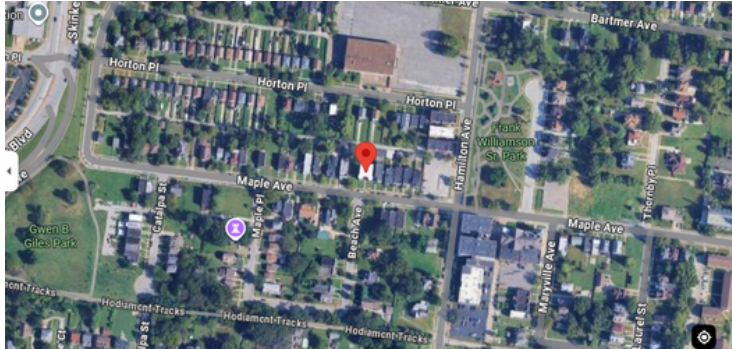
Mike Beker | Alex Zvibleman
 mike.becker@svn.com | Alex.zvibleman@svn.com
 (314)484-1173 | (314)482-4111

SVN | Infinity
 8 The Pines Ct, Unit D
 St. Louis, MO
 (314)878-0303
www.SVNInfinity.com

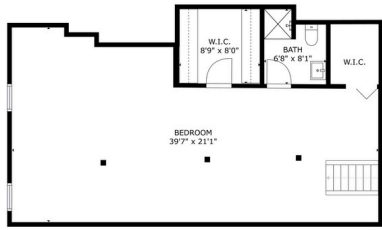
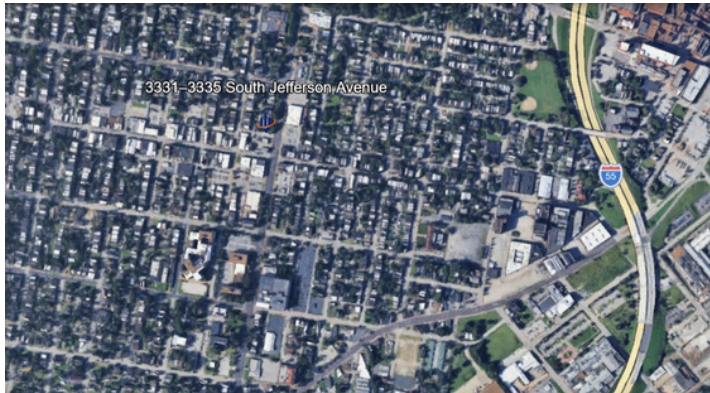
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

Floor Plans & Location

5931 Maple Avenue | St. Louis | MO | 63112



3331-3335 South Jefferson Avenue | Saint Louis | MO | 63118

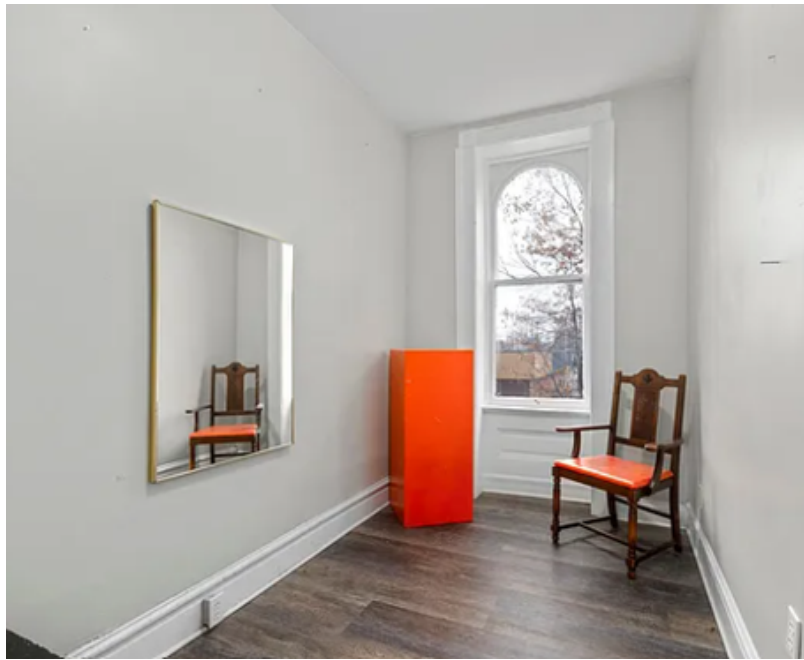


GROSS INTERNAL AREA
 FLOOR 1: 1474 sq. ft., FLOOR 2: 839 sq. ft.
 TOTAL: 2313 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

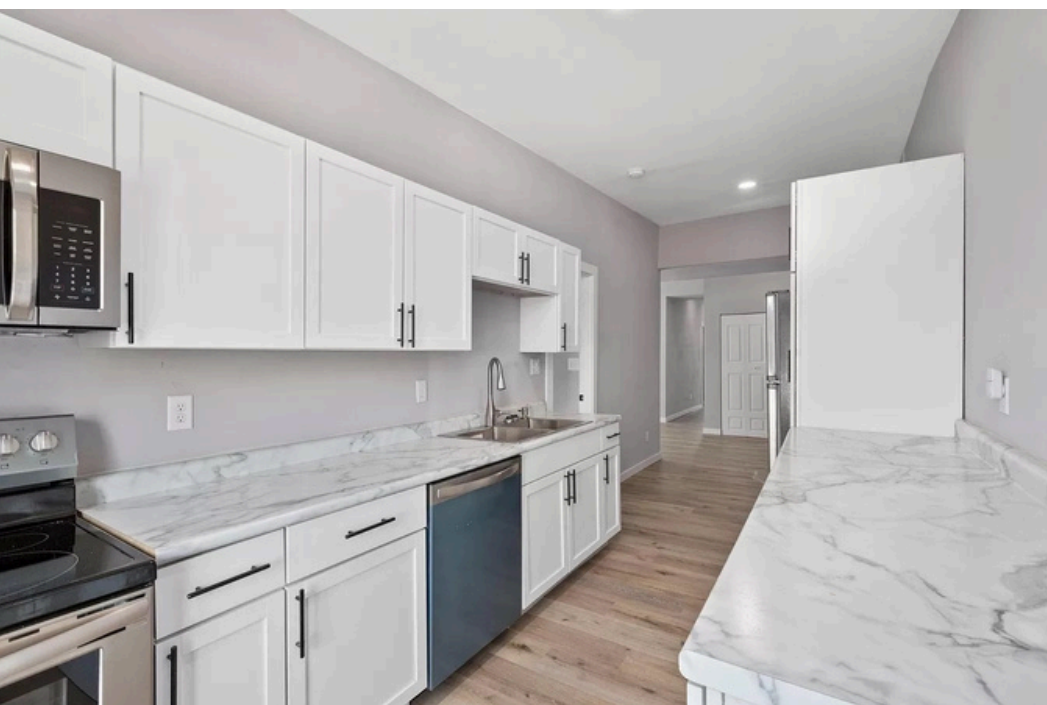


GROSS INTERNAL AREA
 FLOOR 1: 1474 sq. ft., FLOOR 2: 839 sq. ft.
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12 Unit Portfolio For Sale



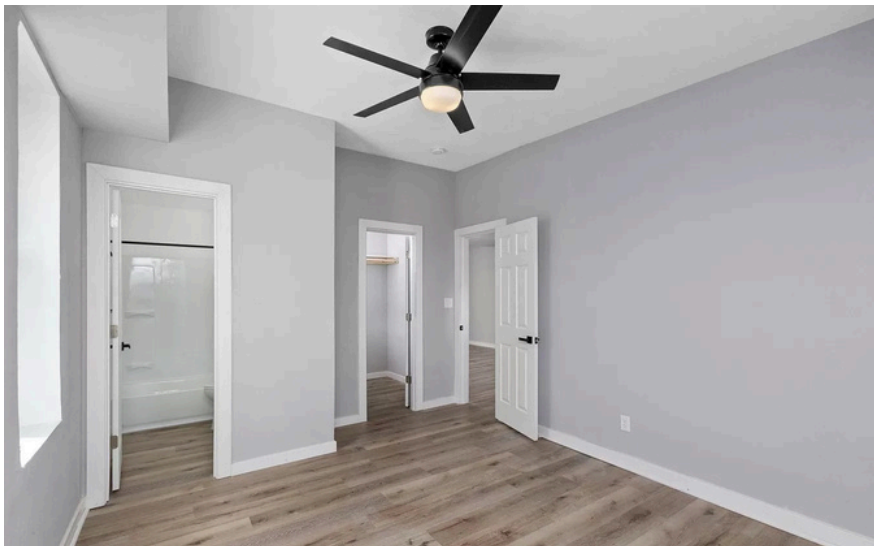
12 Unit Portfolio For Sale



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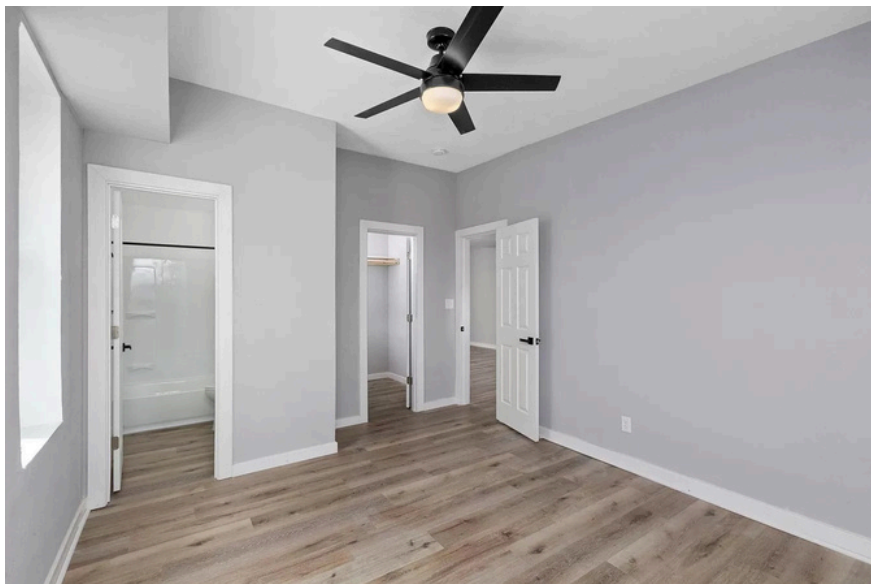
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