



**3752 chippewa**  
st. louis mo, 63116

**14 units**  
in south city



**PROPERTY DESCRIPTION**

3752 Chippewa Street is a 14-unit multifamily building located in the heart of South St. Louis. Constructed in 1960 and totaling approximately 9,880 square feet, the asset is comprised entirely of one-bedroom, one-bathroom units. Each apartment spans roughly 625 square feet and features a functional four-room layout, including a spacious living area and a remodeled kitchen with a dedicated dining space. Interior finishes include laminate flooring throughout and ample storage with double closets in each bedroom.

The property offers a stabilized investment opportunity with several key operational advantages. Recent updates include individual forced-air heating and central cooling systems, with tenants responsible for their own electricity and gas utilities. The building provides an on-site parking lot for residents and sits directly adjacent to a major bus stop, ensuring high tenant accessibility. With a consistent rental history and a location that benefits from the density of the surrounding neighborhood, this property is positioned for steady cash flow and long-term appreciation.

**PROPERTY HIGHLIGHTS**

- 14 Renovated Units in South City
- Less than \$65,000 a unit
- Updated Utility Systems
- 93% Occupied
- Ability to Raise Rents to Market

**OFFERING SUMMARY**

Sale Price:	\$799,000
Number of Units:	14
Lot Size:	8,470 SF
Building Size:	9,880 SF
Pro Forma NOI:	\$101,113.00
Pro Forma Cap Rate:	12.65%



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### LOCATION DESCRIPTION

3752 Chippewa Street is situated in the heart of South St. Louis within the Dutchtown neighborhood, a district known for its historic brick architecture and high residential density. The property occupies a central position along a well-traveled urban corridor, providing residents with direct access to a variety of service-based businesses and local retail. The surrounding blocks are defined by a traditional neighborhood layout where daily essentials and public transit connections are available within a short walk.

The location benefits from its proximity to several community anchors and outdoor recreational spaces. Residents are within minutes of Marquette Park, which serves as a major local hub for athletics and leisure, as well as the diverse shopping and dining options found along the nearby Meramec Street. This pocket of South City offers a consistent rental market driven by its affordability and its established network of neighborhood-scale amenities.

For those commuting or working in the city's major employment hubs, the building offers a strategic vantage point. It is roughly a seven-minute drive to Saint Louis University and ten minutes from the Central West End medical and innovation district. Its proximity to major thoroughfares like Gravois Avenue and I-55 provides straightforward travel to Downtown St. Louis and the surrounding metropolitan area, making it a convenient anchor for urban living.



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UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	1	1	625 SF	\$695	\$1.11	\$850	\$1.36	\$550	3/25/2021	03/31/2026
2	1	1	625 SF	\$695	\$1.11	\$850	\$1.36	\$400	3/25/2021	03/31/2026
3	1	1	625 SF	\$695	\$1.11	\$850	\$1.36	\$1,220	4/02/2025	04/01/2026
4	1	1	625 SF	\$710	\$1.14	\$850	\$1.36	\$1,350	9/20/2024	08/31/2026
5	1	1	625 SF	\$741	\$1.19	\$850	\$1.36	\$1,220	10/15/2021	10/31/2026
6	1	1	625 SF	\$695	\$1.11	\$850	\$1.36	\$1,300	7/11/2024	10/31/2026
7	1	1	625 SF	\$695	\$1.11	\$850	\$1.36	\$1,390	9/25/2025	08/31/2026
8	1	1	625 SF	\$695	\$1.11	\$850	\$1.36	\$1,300	7/16/2024	-
9	1	1	625 SF	\$675	\$1.08	\$850	\$1.36	\$1,350	1/03/2025	1/31/2026
10	1	1	625 SF	-	-	\$850	\$1.36	-	-	-
11	1	1	625 SF	\$710	\$1.14	\$850	\$1.36	\$1,350	11/20/2024	11/30/2026
12	1	1	625 SF	\$675	\$1.08	\$850	\$1.36	\$1,350	11/12/2023	-
13	1	1	625 SF	\$675	\$1.08	\$850	\$1.36	\$675	05/09/2025	04/30/2026
14	1	1	625 SF	\$710	\$1.14	\$850	\$1.36	\$425	03/25/2021	04/30/2026
<b>TOTALS</b>			<b>8,750 SF</b>	<b>\$9,066</b>	<b>\$14.51</b>	<b>\$11,900</b>	<b>\$19.04</b>	<b>\$13,880</b>		
<b>AVERAGES</b>			<b>625 SF</b>	<b>\$697</b>	<b>\$1.12</b>	<b>\$850</b>	<b>\$1.36</b>	<b>\$1,068</b>		



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## EXPENSE SUMMARY

## IN-PLACE

Janitorial	\$1,317
Security Service	\$1,130
Utilities	\$7,429
Maintenance	\$6,011
Extermination	\$1,309
Groundskeeping	\$1,155
Legal Expenses	\$320
Insurance	\$10,037
Taxes	\$3,960
Management Fees	\$9,019

## GROSS EXPENSES

\$41,687



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**INVESTMENT OVERVIEW**

**IN-PLACE**

**PRO-FORMA**

Price	\$799,000	\$799,000
Price per SF	\$81	\$81
Price per Unit	\$57,071	\$57,071
GRM	8.01	5.6
Total Return (yr 1)	\$58,036	\$101,113
Cap Rate:	7.26%	12.65%

**OPERATING DATA**

**IN-PLACE**

**PRO-FORMA**

Gross Income	\$99,723	\$142,800
Operating Expenses	\$41,687	\$41,687
Net Operating Income	\$58,036	\$101,113



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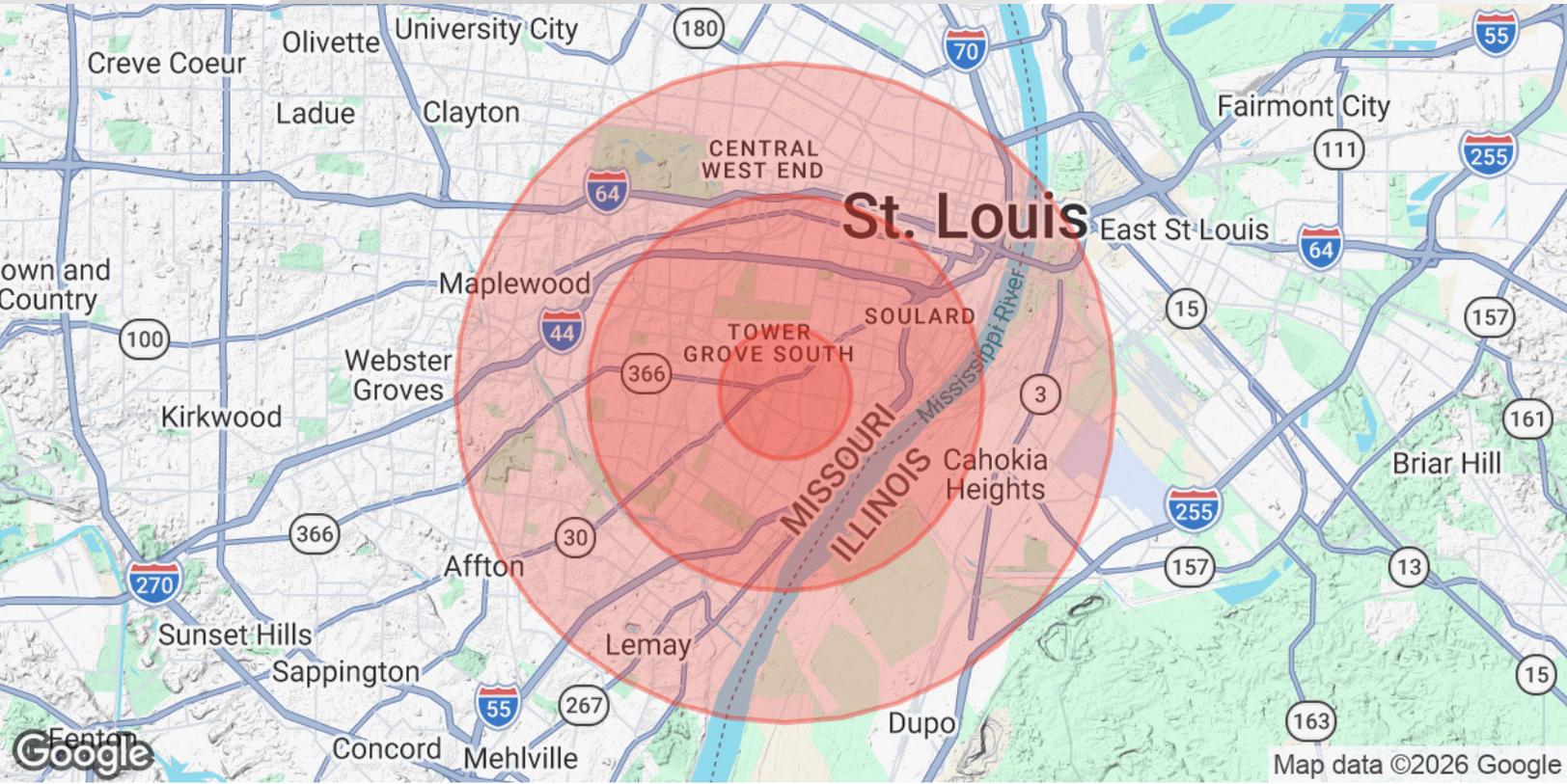
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	30,700	146,934	309,120
Average Age	37	39	40
Average Age (Male)	37	39	39
Average Age (Female)	37	39	40

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	13,704	71,724	149,928
# of Persons per HH	2.2	2	2.1
Average HH Income	\$66,703	\$83,263	\$82,466
Average House Value	\$188,336	\$249,254	\$264,623

Demographics data derived from AlphaMap



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**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

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**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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