

33 Unit Portfolio in Cape Girardeau, Missouri

Diverse Unit Mix, Strong Returns, and Prime Location in Southeast Missouri



208 North West End Boulevard



601 North Middle Street



820 Merriwether Street



1715 Forest View Drive

Investment Highlights:

Rare opportunity to acquire a cash-flowing 33-unit turnkey investment portfolio in the heart of Cape Girardeau, Missouri. This diverse package includes 29 single-family homes and 2 multifamily buildings (totaling 4 units), offering a mix of 1- to 5-bedroom units—ideal for accommodating a broad tenant base.

Strategically located near downtown amenities, major employers, and Southeast Missouri State University, these properties offer strong rental demand, stable occupancy, and easy access to transportation and services.

Highlights:

- 33 total units – strong unit mix for diversified income
- Proximity to downtown, medical centers, and SEMO campus
- Solid rental history with value-add potential
- Professionally maintained and easy to manage
- Ideal for both seasoned investors and 1031 exchange buyers

Unlock reliable cash flow with long-term growth potential in this well-located, easy-to-maintain portfolio. Opportunities like this are rare—schedule a review of the full package today!



Addresses Included in This Portfolio:

26 N Pacific St, Cape Girardeau, MO 63701

28 N Pacific St, Cape Girardeau, MO 63701

30 N Pacific St, Cape Girardeau, MO 63701

132 S Benton St, Cape Girardeau, MO 63703

320 N Fountain St, Cape Girardeau, MO 63701

406 S Bellevue St, Jackson, MO 63755

429 Emerald St, Cape Girardeau, MO 63701

521 Asher St, Cape Girardeau, MO 63703

523 N Middle St, Cape Girardeau, MO 63701

537 Albert St, Cape Girardeau, MO 63703

601 N Middle St, Cape Girardeau, MO 63701

602 N Fountain St, Cape Girardeau, MO 63701

613 Albert St, Cape Girardeau, MO 63703

618 Ferguson Dr, Cape Girardeau, MO 63701

704 S Sprigg St, Cape Girardeau, MO 63703

732 N Middle St, Cape Girardeau, MO 63701

820 Merriwether St, Cape Girardeau, MO 63703

1106 Breezie Ln, Cape Girardeau, MO 63701

1113 N Fountain St, Cape Girardeau, MO 63701

208 North West End Blvd, Cape Girardeau, MO 63701

1331 Perryville Rd, Cape Girardeau, MO 63701

1340 Main St, Cape Girardeau, MO 63701

1415 Themis St, Cape Girardeau, MO 63701

1437 N Water St, Cape Girardeau, MO 63701

1441 Luce St, Cape Girardeau, MO 63701

1528 N Water St, Cape Girardeau, MO 63701

1530 N Water St, Cape Girardeau, MO 63701

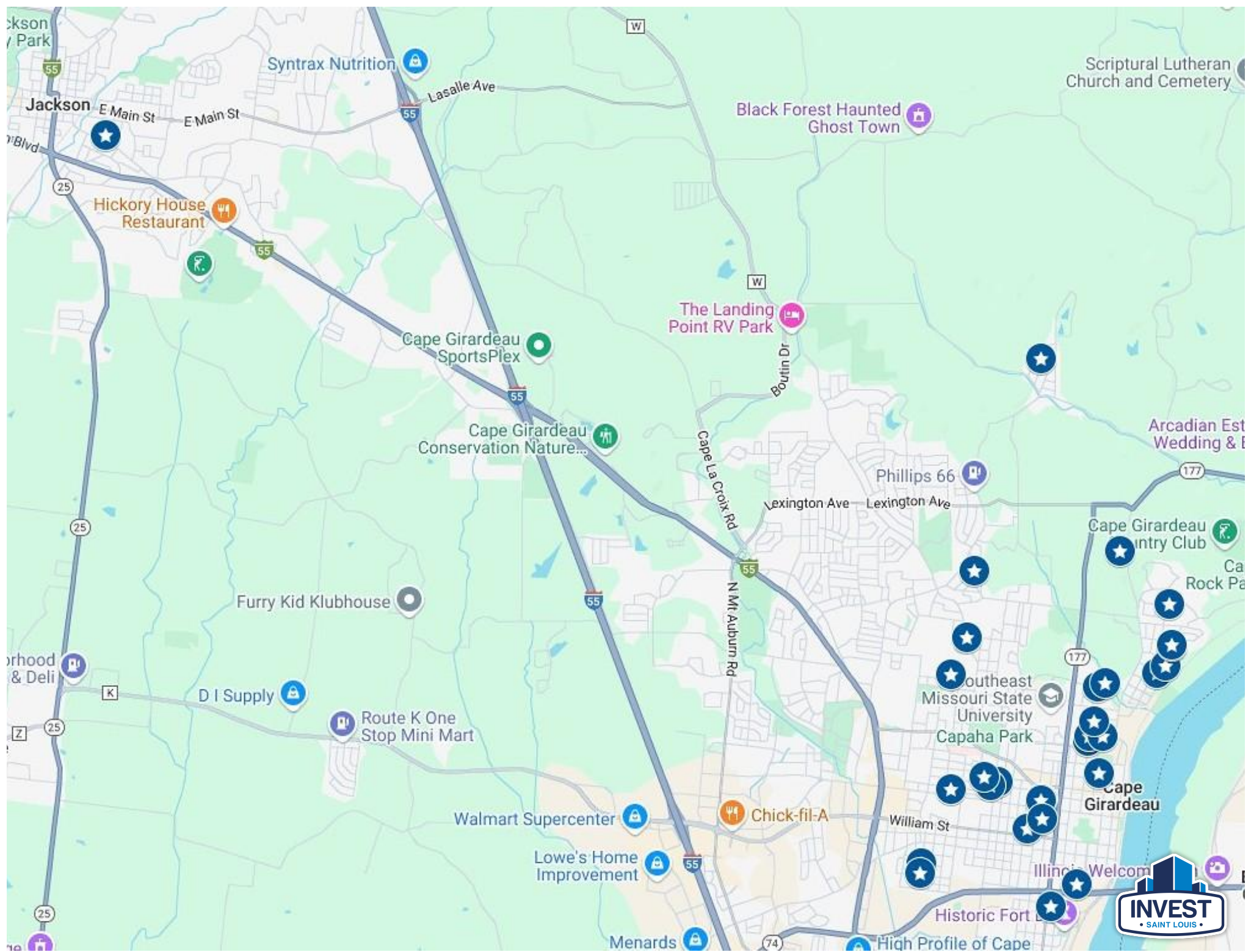
1550 McDonald St, Cape Girardeau, MO 63701

1629 Whitener St, Cape Girardeau, MO 63701

1715 Forest View Dr, Cape Girardeau, MO 63701

1726 Main St, Cape Girardeau, MO 63701





Portfolio - Income & Expenses:

Estimated Annualized - Income & Expenses

Income	Rent	\$376,740
	Total Income	\$376,740
Expenses	Taxes	\$15,828
	Insurance	\$40,008
	Utilities - Water	\$4,800
	Utilities - Electric	\$3,012
	Management	\$37,000
	Vacancy	\$26,371
	Maintenance & Repairs	\$14,850
	Total Expenses	\$141,869
Net Income		\$234,871
<i>per month</i>		<i>\$19,573</i>





26, 28, & 30 North Pacific Street



132 South Benton Street



320 North Fountain Street



521 Asher Street



523 North Middle Street



613 Albert Street



618 Ferguson Drive



704 South Sprigg Street



732 North Middle Street



1113 North Fountain Street



1340 Main Street



1415 Themis Street



1437 North Water Street



1441 Luce Street



1629 Whitener Street



1726 Main Street



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St. Louis, Missouri 63110

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*Invest St. Louis is a licensed real estate
brokerage in the state of Missouri.*

Disclaimer:

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33-Unit Portfolio in Cape Girardeau

Diverse Unit Mix, Strong Returns,
and Prime Location in Southeast Missouri

Priced at

\$3,300,000

Contact:

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