



fully updated  
6-unit building

9.69% cap rate

all 2 bd / 2 ba units

**for sale**

2722 miami  
st. louis, mo 63118

## PROPERTY DESCRIPTION

2722 Miami Street offers a fully renovated 6-unit multifamily building in the heart of South City, St. Louis, with each unit featuring 2 bedrooms and 2 bathrooms. A full gut rehab was completed in 2020, including new plumbing, electrical, water heaters, roof, flooring, modern kitchens with updated appliances, and in-unit washer/dryers.

Miami Street delivers a 9.69% gross cap rate when fully occupied. Currently, 5 of 6 units are rented, with a pro forma of \$7,200 monthly income and roughly \$65,860 annual NOI. Each renovated 2-bed, 2-bath unit earns above-market rents, offering investors a turnkey, high-return asset with immediate cash flow.

## PROPERTY HIGHLIGHTS

- Strong 9.70% Cap Rate offering excellent cash flow potential
- Six fully updated 2 bed / 2 bath units — turnkey investment opportunity
- Modern finishes throughout with new plumbing, electrical, and mechanicals
- In-unit washer and dryer in every apartment — highly desirable tenant feature
- Low-maintenance, stabilized asset with strong rental history

## OFFERING SUMMARY

Sale Price:	\$680,000
Number of Units:	6
Lot Size:	2,206 SF
Building Size:	3,414 SF
NOI:	\$65,985.82
Cap Rate:	9.7%



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110  
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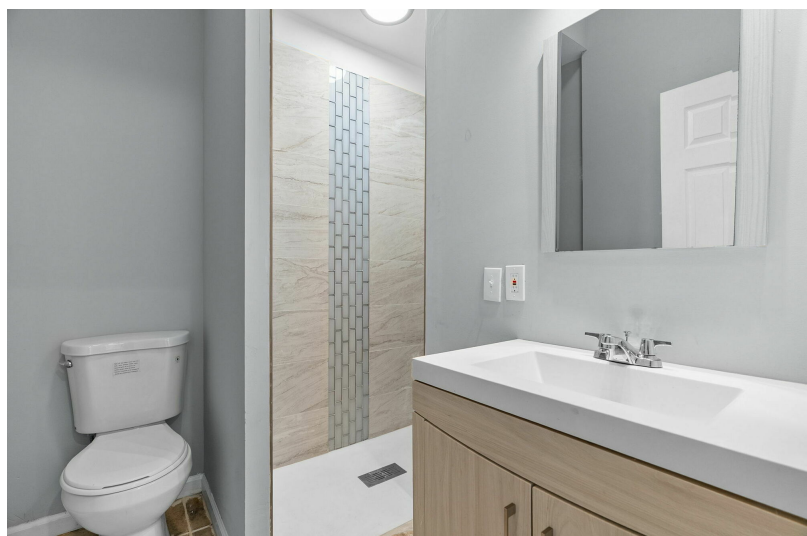
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## INVESTMENT OVERVIEW

## IN-PLACE

## PROFORMA AT MARKET RENTS

Price	\$680,000	\$680,000
Price per SF	\$199	\$199
Price per Unit	\$113,333	\$113,333
GRM	9.41	7.29
CAP Rate	9.70%	10.33%

## OPERATING DATA

## IN-PLACE

## PROFORMA AT MARKET RENTS

Gross Scheduled Income	\$72,240	\$93,240
Total Scheduled Income	\$87,780	\$93,240
Vacancy Cost	\$3,612	\$4,662
Gross Income	\$84,168	\$88,578
Operating Expenses	\$18,182	\$18,308
Net Operating Income	\$65,986	\$70,270



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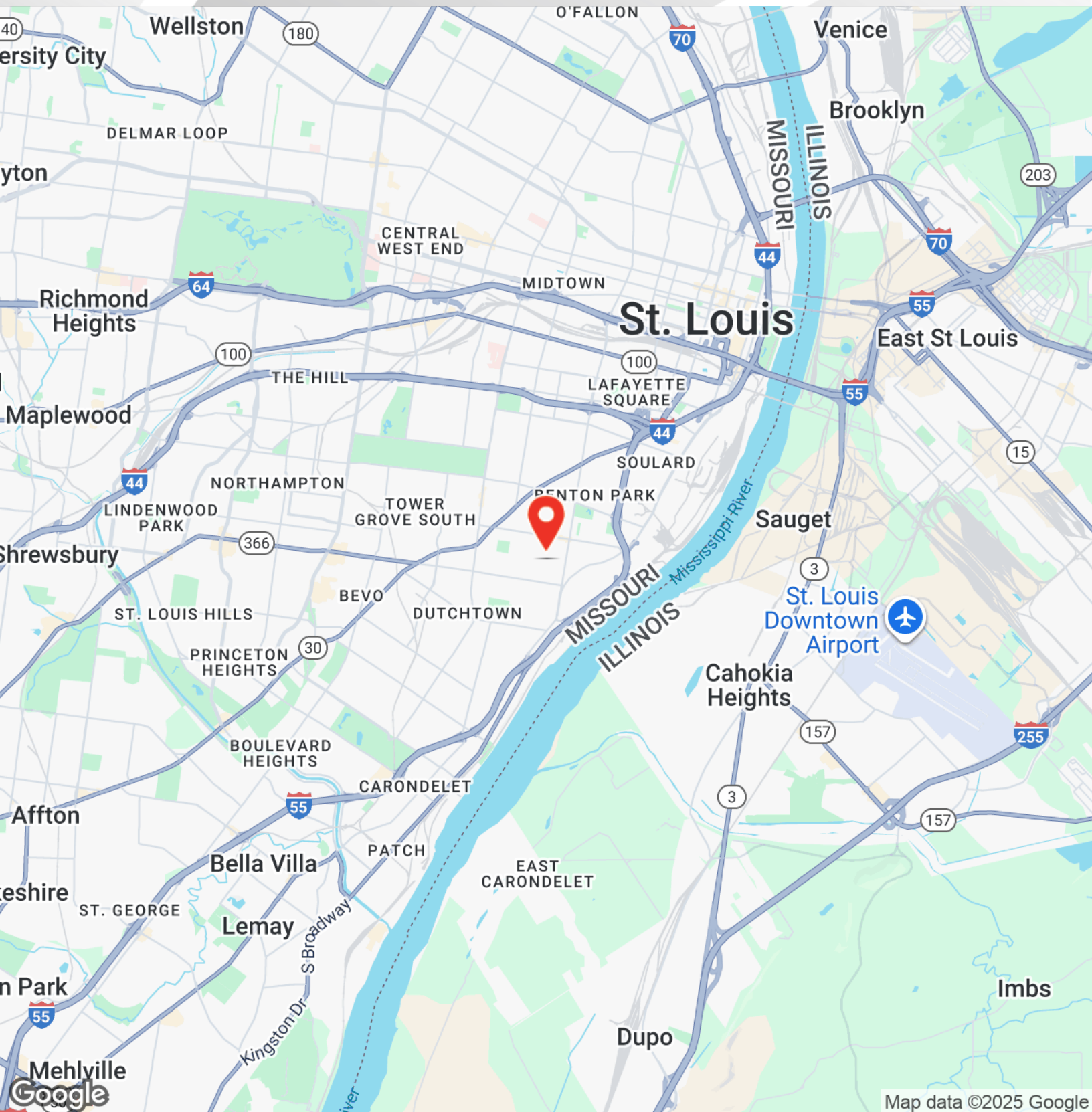
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INCOME SUMMARY	IN-PLACE	PROFORMA AT MARKET RENTS
Gross Rental Income	\$87,780	\$93,240
Vacancy Cost	(\$3,612)	(\$4,662)
<b>GROSS INCOME</b>	<b>\$84,168</b>	<b>\$88,578</b>
EXPENSES SUMMARY	IN-PLACE	PROFORMA AT MARKET RENTS
Insurance	\$4,548	\$4,548
Taxes	\$1,874	\$2,000
Landscaping	\$500	\$500
Maintenance	\$7,500	\$7,500
Water & Trash	\$1,516	\$1,516
Sewer	\$2,244	\$2,244
<b>OPERATING EXPENSES</b>	<b>\$18,182</b>	<b>\$18,308</b>
<b>NET OPERATING INCOME</b>	<b>\$65,986</b>	<b>\$70,270</b>





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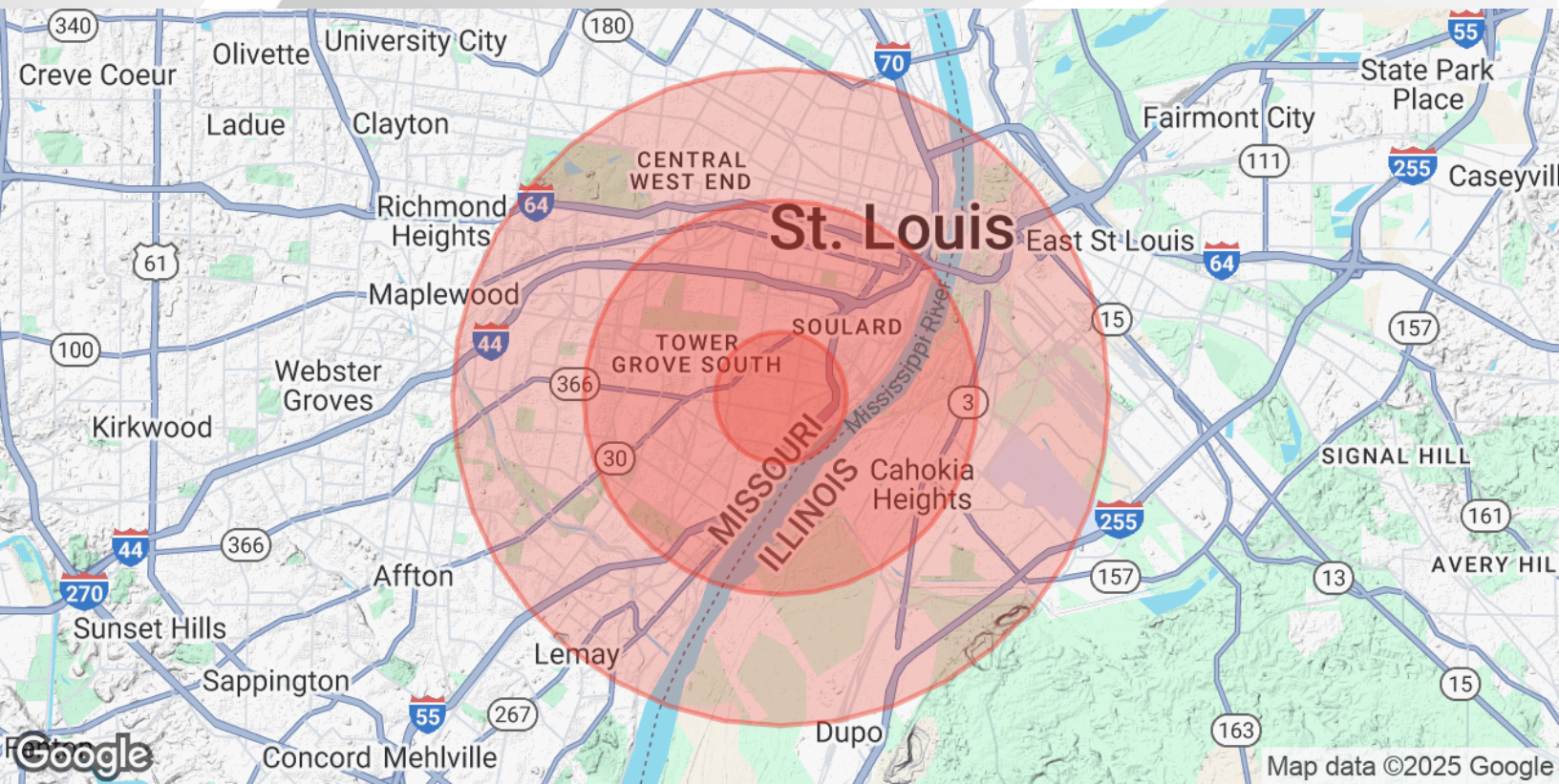
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	23,616	117,640	265,638
Average Age	36	38	39
Average Age (Male)	36	38	38
Average Age (Female)	37	38	39

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

Total Households	10,502	56,304	129,404
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$68,737	\$79,545	\$78,880
Average House Value	\$197,824	\$246,496	\$253,015

Demographics data derived from AlphaMap



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