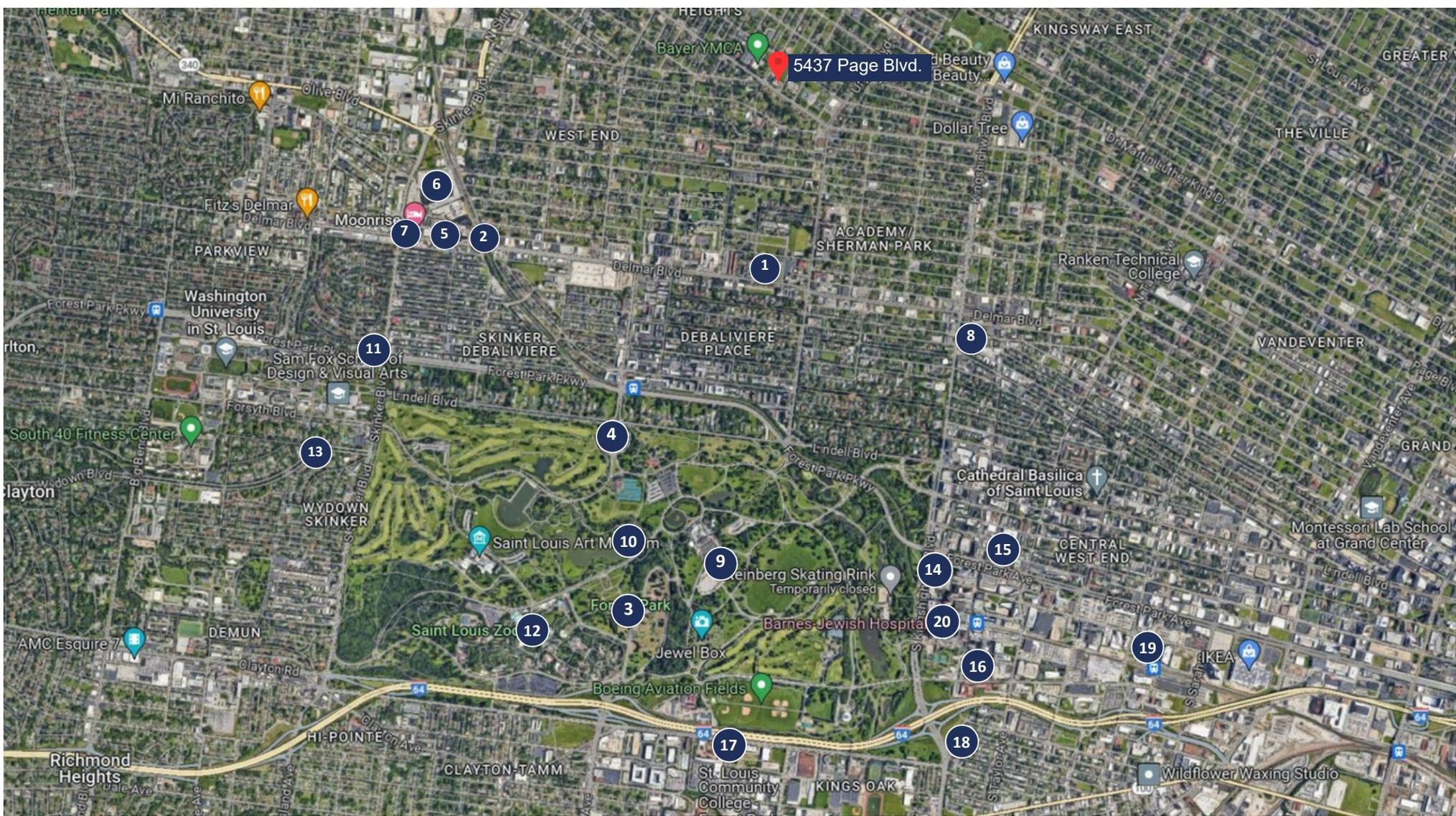




**5437 Page Blvd, Saint Louis, MO 63112**

**Renovated Central West End Home with Historic Charm**





- 1. Delmar Divine Loop
- 2. Metrolink Stop Forest
- 3. Park Missouri History
- 4. Museum The Loop
- 5. Washington
- 6. University North Campus
- 7. The Pageant

- 8. The Central West End
- 9. The Muny Forest Park
- 10. Boathouse Washington
- 11. University Main Campus
- 12. The Saint Louis Zoo
- 13. Clayton, Missouri
- 14. St. Louis Children's Hospital

- 15. Barnes-Jewish Center for Advanced Medicine
- 16. Washington University School of Medicine
- 17. St. Louis Community College
- 18. The Grove
- 19. The Cortex
- 20. Barnes-Jewish Hospital



# INVESTMENT SUMMARY

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- ▶ Opportunity to acquire 12 units in a highly desirable rental corridor near The Loop, Forest Park, and Washington University. The property consists of four three-family buildings featuring 900SF three-bedroom units, totaling 36 bedrooms.
- ▶ Recent renovations include updated HVAC systems, electrical, plumbing, flooring, appliances, doors, windows, fresh paint, and refreshed common areas. Off-street parking is available for tenants.
- ▶ This is a clear value-add opportunity with rents currently below market levels. Rental data within a 3-mile radius shows:
  - Average market rent for 3BR units: \$2,230/month
  - Average rent per square foot: \$1.83/SF
  - Section 8 rents for similar 3BR units: \$1,570–\$1,670/month

## **Prime Location – Distances from 5437 Page Blvd:**

- Forest Park- 1.4 miles
- The Loop- .9 miles
- Washington University North Campus- 1.9 miles
- Barnes Hospital Complex- 2.2 miles
- Washington University Main Campus- 2.9 miles
- Clayton- 3 miles



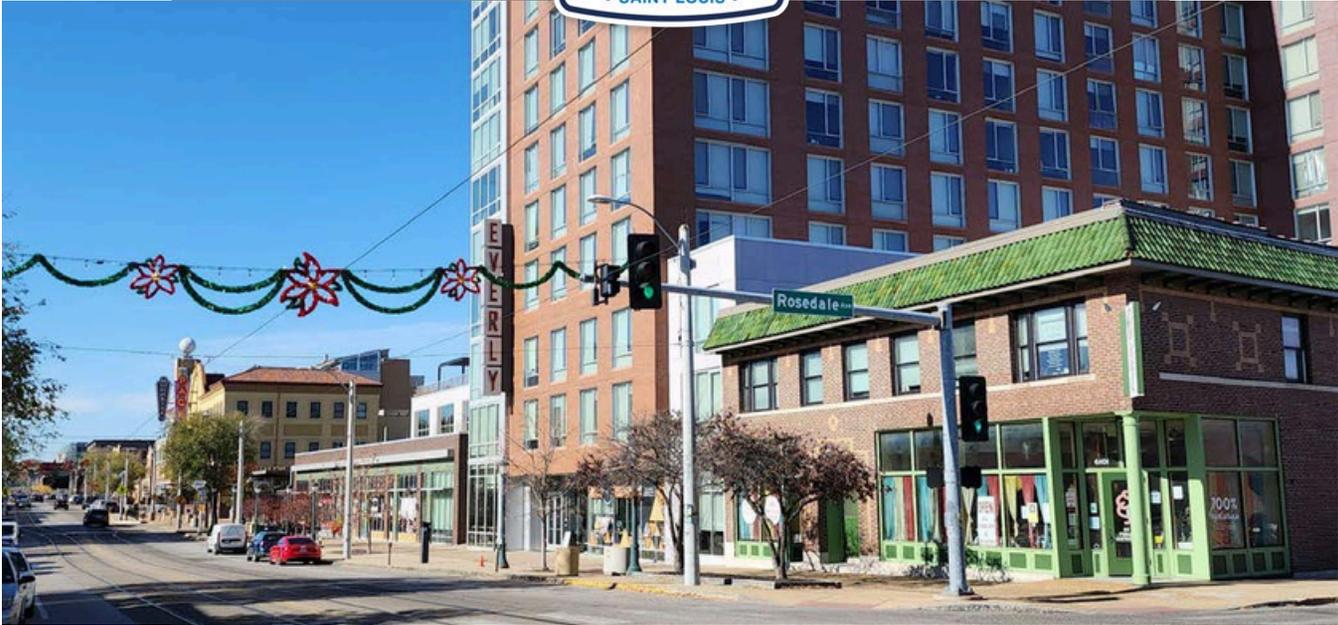
# VARIOUS AMENITIES AND ATTRACTIONS NEAR 5437 PAGE BLVD:



Delmar Divine - 0.9 Miles



Delmar Divine - 0.9 Miles



Everly Student Housing - Delmar Loop - 0.9 Miles

# VARIOUS AMENITIES AND ATTRACTIONS NEAR 5437 PAGE BLVD:



Delmar Loop - 0.9 Miles



Delmar Loop - 0.9 Miles



The Pageant / Moonrise / Delmar Hall - 2.2 Miles



Forest Park - 1.4 Miles

# VARIOUS AMENITIES AND ATTRACTIONS NEAR 5437 PAGE BLVD:



The Boathouse at Forest Park - 2.2 Miles



The Muny at Forest Park - 2 Miles



Washington University North Campus - 1.9 Miles

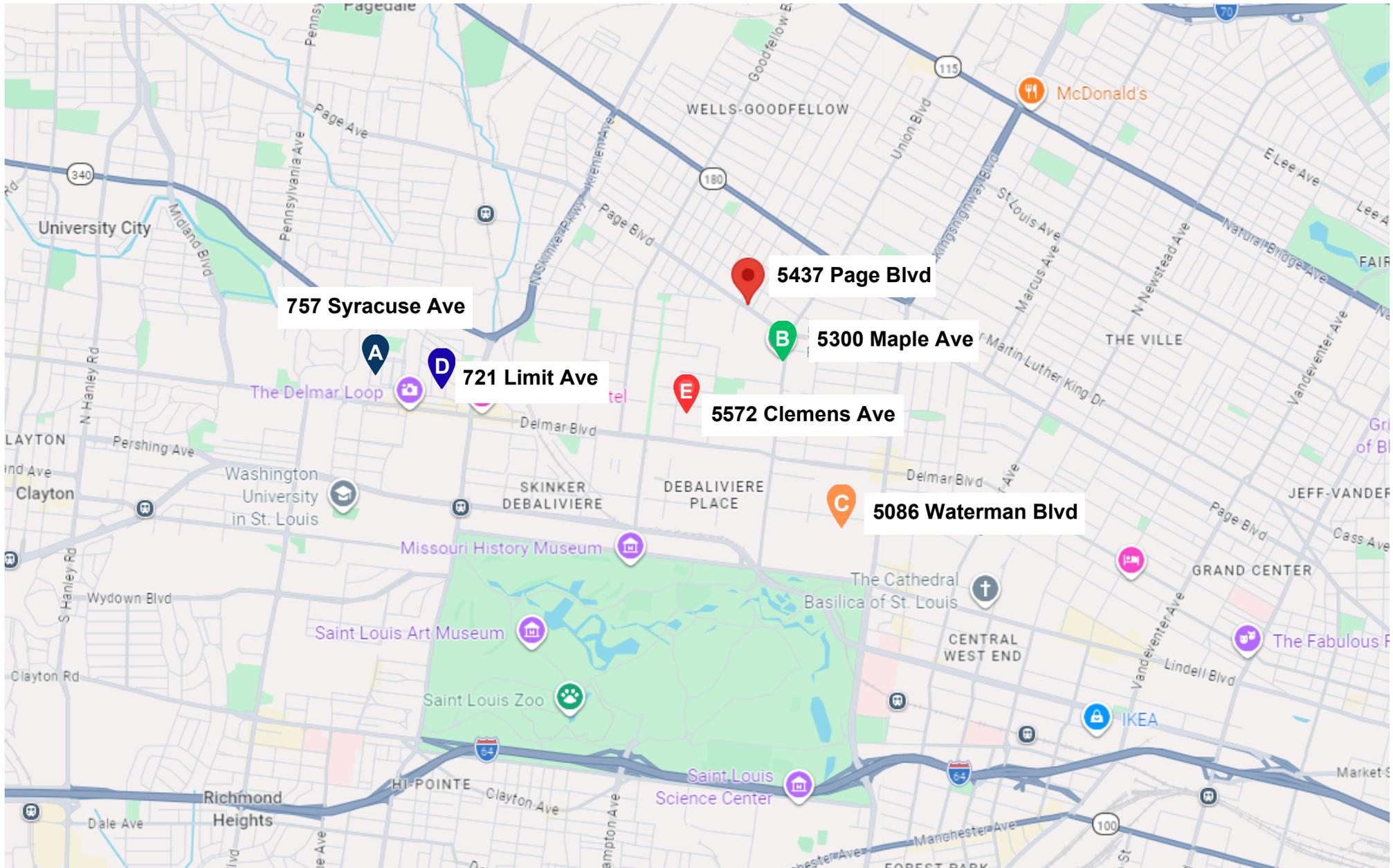


Washington University Main Campus - 2.9 Miles

# SALES COMPS

	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 <b>757 Syracuse Ave., St. Louis MO</b>	9,300	<b>\$1,350,000</b>	6	\$145	\$225,000	Updated
	 <b>5300 Maple Ave., St. Louis MO</b>	15,008	<b>\$1,530,663</b>	18	\$102	\$85,037	Updated
	 <b>5086 Waterman Blvd., St. Louis MO</b>	18,200	<b>\$2,985,000</b>	28	\$164	\$106,607	Updated
	 <b>721 Limit Ave., University City MO</b>	8,712	<b>\$1,795,500</b>	6	\$206	\$299,250	Updated
	 <b>5572 Clemens Ave., St. Louis MO</b>	7,500	<b>\$600,000</b>	6	\$80	\$100,000	Updated

# SALES COMPS MAP



# RENT COMPARABLES



## 5437 Page Ave St. Louis, MO

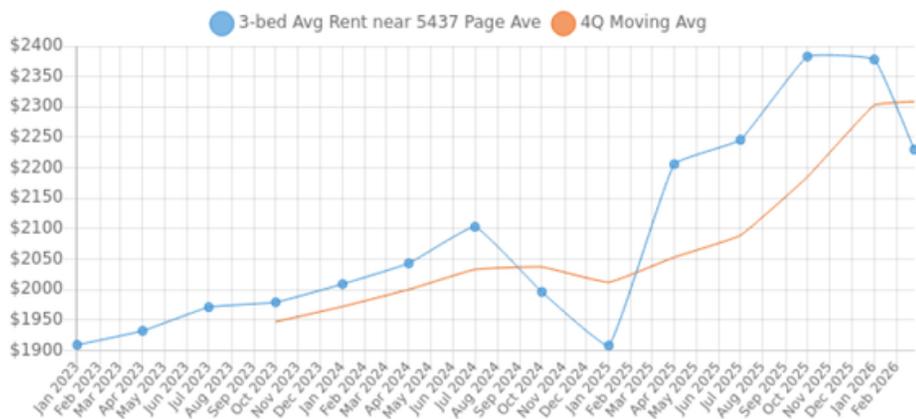
Results based on 11, 3-bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,230 $\pm 7\%$	\$2,000	\$1,891	\$2,569

Report generated: 02 Feb 2026

### Historical Trend Line



### Average Rent by Bedroom Type



### Summary Statistics

Sample Size	11
Sample Min	\$1,500
Sample Max	\$3,000
Sample Median	\$2,000

Sample Mean	\$2,237
Sample Standard Deviation	\$502
25th – 75th Percentile	\$1,891 – 2,569
10th – 90th Percentile	\$1,587 – 2,874
5th – 95th Percentile	\$1,404 – 3,506

# CURRENT RENT ROLL

CURRENT MONTHLY RENT ROLL		
Unit	Monthly	Annual
5437-1F	\$900.00	\$10,800.00
5437-2F	\$995.00	\$11,940.00
5437-3F	\$848.00	\$10,176.00
5439-1F (Vacant)	900.00	\$10,800.00
5439-2F	\$1,100.00	\$13,200.00
5439-3F	\$925.00	\$11,100.00
5443-1F	\$925.00	\$11,100.00
5443-2F	\$900.00	\$10,800.00
5443-3F	\$900.00	\$10,800.00
5445-1F	\$1,050.00	\$12,600.00
5445-2F	\$900.00	\$10,800.00
5445-3F	\$900.00	\$10,800.00
<b>Total Current Income</b>	<b>10,343</b>	<b>\$134,916.00</b>

KNOWN ACTUAL EXPENSES	
Insurance	\$2,708
Maintenance	\$8,904
Management	\$10,800
Taxes	\$13,006
Trash	\$6,720
Utilities	\$2,748
<b>Total Operating Expenses</b>	<b>\$44,886</b>

CURRENT INCOME & EXPENSE SUMMARY	
Category	Annual Amount
Gross Scheduled Income	\$134,916
Vacancy ( 5439-1F)	\$10,800
Effective Gross Income	124,116
Operating Expenses	44,886
<b>Net Operating Income (NOI)</b>	<b>79,230</b>

\*Current in-place rents total \$134,916 in Gross Scheduled Income annually.

\*Vacant unit needs update/rehab.

\*12-unit multifamily asset offering immediate cash flow with clear value-add potential through renovation of the vacant unit and future rent repositioning.

# INCOME EXPENSES & PROFORMA

PRO FORMA RENT ROLL		
Unit	Monthly	Annual
5437-1F	\$1,570.00	\$18,840.00
5437-2F	\$1,570.00	\$18,840.00
5437-3F	\$1,570.00	\$18,840.00
5439-1F	\$1,570.00	\$18,840.00
5439-2F	\$1,570.00	\$18,840.00
5439-3F	\$1,570.00	\$18,840.00
5443-1F	\$1,570.00	\$18,840.00
5443-2F	\$1,570.00	\$18,840.00
5443-3F	\$1,570.00	\$18,840.00
5445-1F	\$1,570.00	\$18,840.00
5445-2F	\$1,570.00	\$18,840.00
5445-3F	\$1,570.00	\$18,840.00
<b>Total Current Income</b>	<b>18,840</b>	<b>\$226,080.00</b>

KNOWN ACTUAL EXPENSES	
Insurance	\$2,708
Maintenance	\$8,904
Management	\$10,800
Taxes	\$13,006
Trash	\$6,720
Utilities	\$2,748
<b>Total Operating Expenses</b>	<b>\$44,886</b>

PRO FORMA INCOME & EXPENSES SUMMARY	
Category	Annual Amount
Gross Scheduled Income	226,080
Vacancy (8%)	18,086
Effective Gross Income	207,994
Operating Expenses (Actual)	44,886
<b>Net Operating Income (NOI)</b>	<b>163,108</b>

*\*Pro Forma rents modeled at \$1,570 per unit, consistent with the lower end of HUD Section 8 rents for comparable 3-bedroom units.*

*\*Gross Scheduled Income projected at \$226,080 annually.*

*\*Vacancy assumed at 8%, resulting in Effective Gross Income of \$207,994.*

*\*Operating expenses based on actual historical expenses totaling \$44,886 annually.*

*\*Projected Net Operating Income (NOI): \$163,108.*

*\*12-unit multifamily asset offering stabilized Section 8 cash flow strategy.*







## Invest St. Louis

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Office: (314) 325-6201

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

### Disclaimer:

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**5437 Page Blvd,  
Saint Louis, MO 63112**

**Priced at:**

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**\$927,000**

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### Contact:

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Broker

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