

4981 Rosalie St.  
ST. LOUIS MO 63115

**SALE PRICE: \$1,100,000 / \$68,750-KEY**



## INTERIOR DESCRIPTION

Step into the charm of the 1920s with our apartments, featuring tile and marble entranceways. These spacious 1-bedroom apartments offer a large full bath with a tub. Interior features include high ceilings over 8 feet high, arch doorways, and spacious kitchens. What sets us apart is the direct access from the kitchen to a rear-fenced yard, perfect for play, BBQ, or relaxation. Kitchen appliances include Gas ranges/stoves and Refrigerators. Enjoy the character of wood or laminate Floors and newer aluminum windows with blinds in most units. Some units offer the comfort of central air/heat, while others feature window units for AC.



## MARKETING BULLETS

- **Significant Value-Add Opportunity:** Through stabilization of property, immediate rent increases, and completion of unit renovation.
- 16 1-Bedroom/1-Bath Units
- Average Size 600 SF
- Current Rents are \$595-\$620-Rentometer for a similar Property is \$706
- Assumable \$370,000 5% Assumable Loan
- Breakeven Occupancy 24.9%
- Large fenced-in In Yard
- Desirable Location only 10-Minutes from Downtown St. Louis
- Priced to sell at \$68,750/Key
- **Portfolio Purchase Opportunity:** This property and 5437-5445 Page Blvd. can both be purchased for \$1,950,000 a 22% Savings



For more information, please contact:



**HAL HANSTEIN**

Mobile: (314) 607-2928

Office: (636) 225-0385

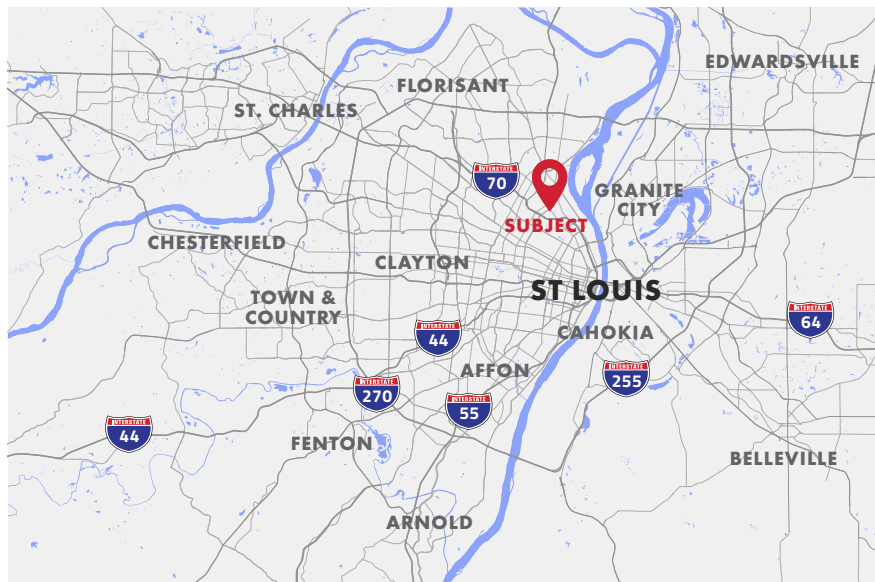
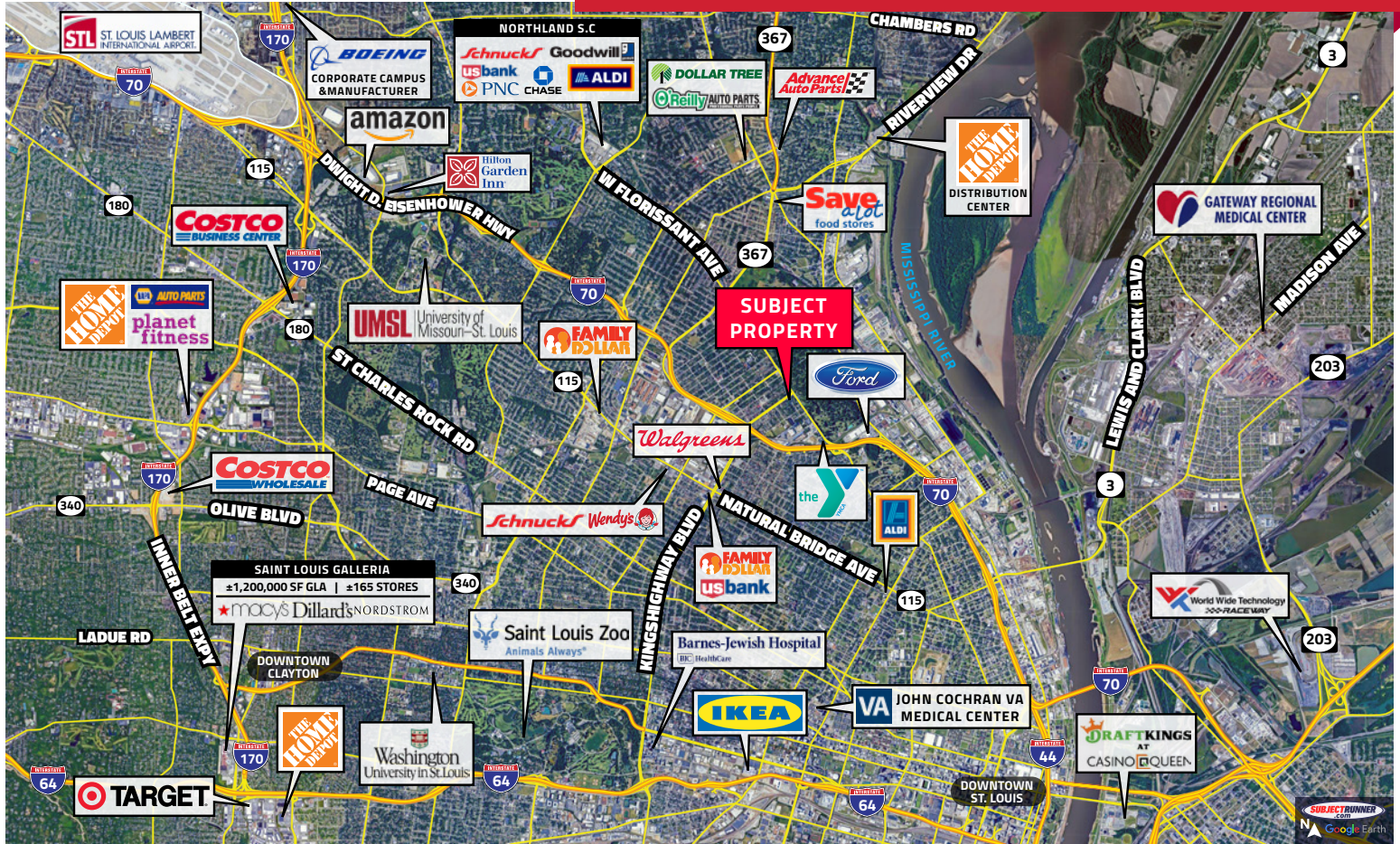
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**CARDINAL REALTY GROUP**  
REAL ESTATE & ACQUISITIONS  
WITHOUT LIMITATIONS

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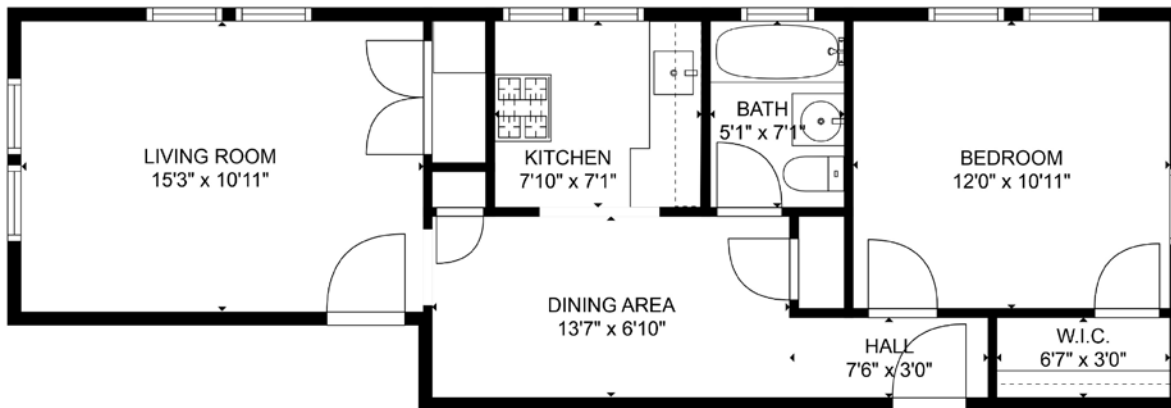
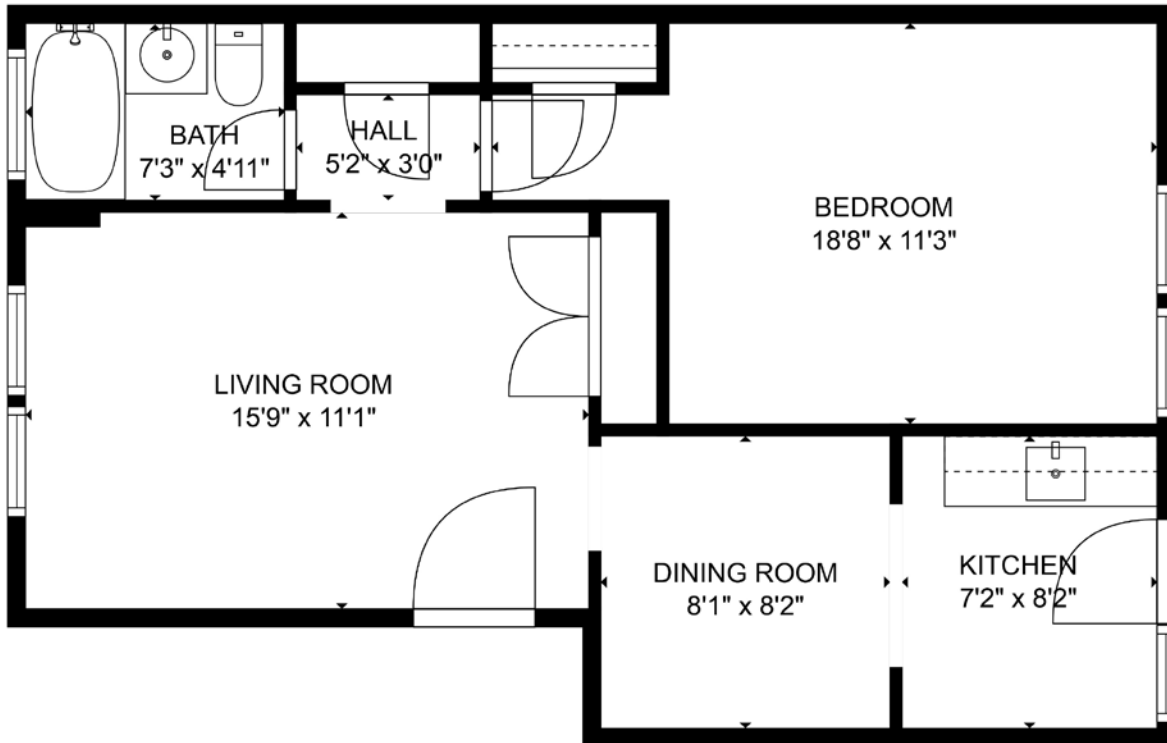
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## FLOOR PLAN



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## INTERIOR PHOTOS



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