

AVAILABLE FOR SALE



**16-UNIT  
PORTFOLIO  
ST. LOUIS,  
MISSOURI**

**16 TOTAL UNITS IN 4 BUILDINGS IN  
PREMIER ST. LOUIS LOCATION**



## PROPERTY OVERVIEW

CBRE is pleased to present for sale a 4-asset, 16 unit residential portfolio located in historic south St. Louis, Missouri. This highly desirable location is in close proximity to the Missouri Botanical Garden and beautiful Tower Grove Park.

**FOR SALE AS A  
PORTFOLIO OR  
INDIVIDUALLY**

## PURCHASING INFORMATION



**Sell as portfolio**



**Sell individually  
to investors**



**Portfolio Price:  
\$950,000**



# INVESTMENT HIGHLIGHTS

## SALE PRICE



**4940 MARDEL AVE., ST. LOUIS, MO 63109**  
**4-UNITS**

**\$250,000**



**4951 POTOMAC ST., ST. LOUIS, MO 63139**  
**4-UNITS**

**\$260,000**



**3159 BENT AVE., ST. LOUIS, MO 63116**  
**4-UNITS**

**\$215,000**



**4544 FLAD AVE., ST. LOUIS, MO 63110**  
**4-UNITS**

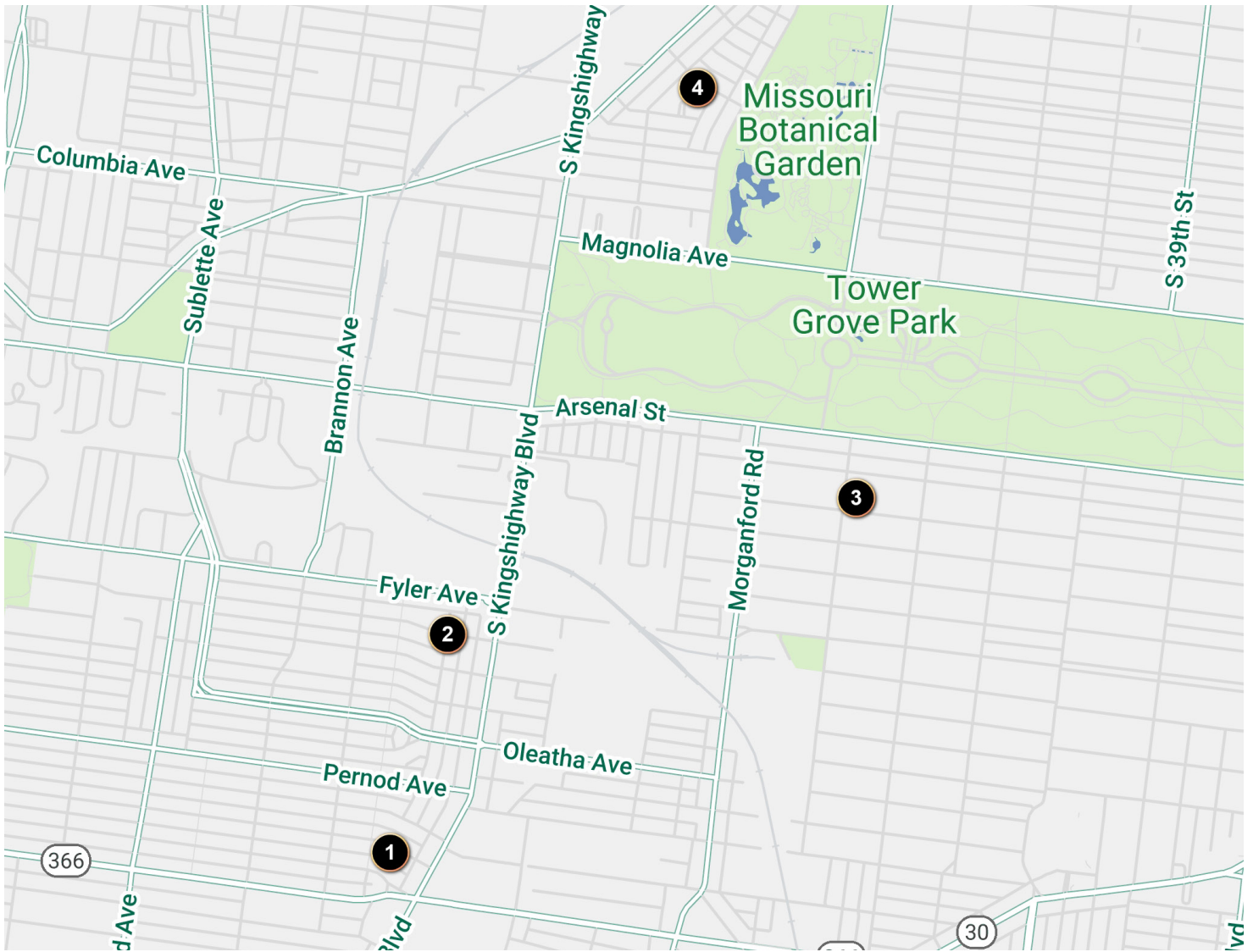
**\$225,000**

**PORTFOLIO PRICE:**

**\$950,000**



# LOCATOR MAP



	ADDRESS	UNITS	TOTAL SQ. FT.	TOTAL RENT
1	4940 Mardel Ave., St. Louis, MO 63109	4	3,400	\$2,585
2	4951 Potomac Street, St. Louis, MO 63139	4	3,304	\$2,585
3	3159 Bent Ave., St. Louis, MO 63116	4	3,264	\$2,060
4	4544 Flad Ave., St. Louis, MO 63110	4	2,720	\$2,000
<b>TOTAL</b>		<b>16</b>	<b>12,688</b>	<b>\$9,230</b>



# ST. LOUIS OVERVIEW

The St. Louis Metropolitan Statistical Area is the largest Metropolitan Area in Missouri, the 19th largest in the United States, and has an estimated total population of 2.86 million. The Metropolitan Area is bisected by the Mississippi River where eastern Missouri meets western Illinois. The MSA includes the independent City of St. Louis (population 308,626) along with the Missouri counties of St. Louis, St. Charles, Jefferson, Franklin, Lincoln, Warren, and Washington, plus the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.

From St. Louis, Chicago is approximately 300 miles to the northeast, Kansas City is approximately 250 miles to the west, and Memphis is approximately 250 miles to the south. Its location near the geographical center of the United States means it is one of the closest major metropolitan areas to the U.S. population center.

## Recent Performance

The St. Louis region has a highly diversified industry structure which keeps the region's economy growing at a modest pace. Net job growth continues in the public sector, in the private industries, transportation/warehousing, and in retail trade. Continued positive momentum includes rising industrial output, resumed income growth, and banks reporting strong loan demand from both households and businesses.

## Population

The St. Louis MSA has seen consistent population growth over the past several years. At the 2000 Census the St. Louis MSA had a population of 2.70 million; at the 2010 Census it had increased to 2.85 million; current estimates place population at 2.86 million. It is currently the 20th most populous MSA in the US.

## Education

With more than a dozen four-year universities and colleges, St. Louis offers a number of options for students pursuing degrees in a variety of fields. Over 126,000 students are currently enrolled in area four-year institutions, which produce more than 28,000 new graduates with bachelor's, master's, doctorate,

or professional degrees annually and attract an enormously gifted workforce to the area.

## Health Care

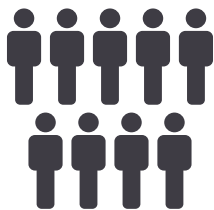
The St. Louis region offers some of the best and most accessible health care from more than 50 general practice, teaching and research hospitals. Not only is St. Louis recognized as the most affordable city for children's health insurance, it is home to some of the best overall hospitals in the nation.

## Employment

The economic diversification of St. Louis is one of the area's most significant assets. Diversification supports resistance to sharp economic recessions and allows quick responsiveness in periods of expansion. The region is known as an academic and corporate center for the biomedical sciences and is home to some of the country's largest privately held corporations, including Enterprise Rent-A-Car, Graybar, Scottrade and Edward Jones, and is also home to many large public corporations, including Emerson, Energizer, Anheuser-Busch InBev (North American Headquarters), Boeing Integrated Defense Systems, Nestle Purina, Express Scripts, Monsanto Company and Wells Fargo Advisors.







**15,687**  
POPULATION



**\$66,546**  
AVERAGE HOUSEHOLD INCOME





## DEMOGRAPHICS

1-MILE RADIUS



**\$192,997**  
AVERAGE HOME VALUE



**3.9%**  
UNEMPLOYMENT RATE



# PROPERTY #1

## INVESTMENT SUMMARY

ADDRESS	4940 Mardel Avenue St. Louis, MO 63109
PROPERTY TYPE	Multifamily
YEAR BUILT	1927
MSA   COUNTY	St. Louis City
UNITS	4
TOTAL SF	3,400

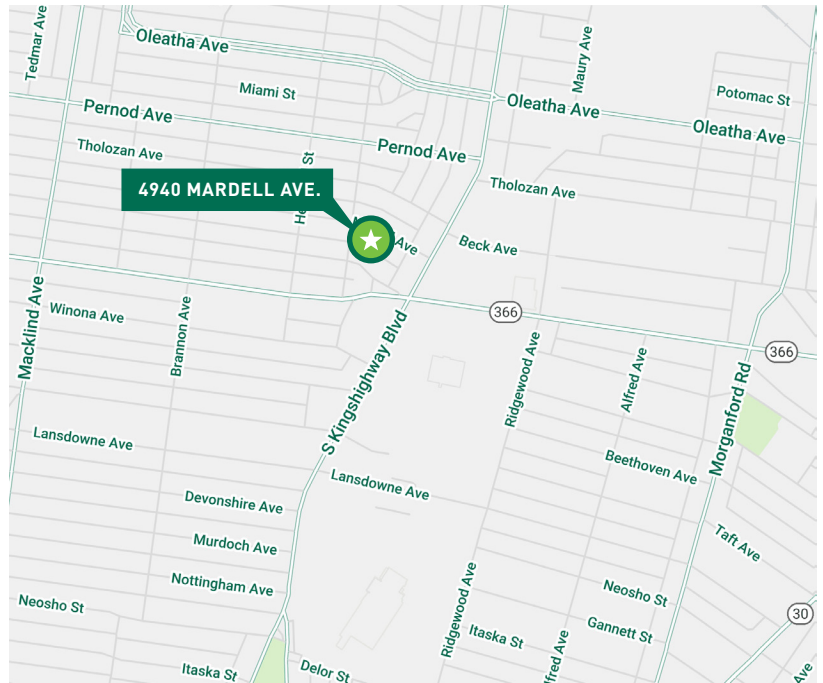
## UNIT MIX

UNIT #	TYPE	SQ. FT.	RENT
1E	1 BD / 1 BA	850	\$675
1W	1 BD / 1 BA	850	\$675
2E	1 BD / 1 BA	850	\$635
2W	1 BD / 1 BA	850	\$600
<b>TOTAL/AVG</b>		<b>3,400</b>	<b>\$2,585</b>

## FINANCIALS

Total Income	\$31,020
5% Vacancy	\$1,551
<b>EFFECTIVE INCOME</b>	<b>\$29,469</b>
<b>EXPENSES</b>	
Real Estate Taxes	\$2,671
Insurance	\$1,088
Water/Trash	\$1,430
Sewer	\$1,641
Management (5%)	\$1,473
Reserve (\$300/unit)	\$1,200
Maintenance (5%)	\$1,473
<b>TOTAL EXPENSES</b>	<b>\$10,977</b>
<b>NOI</b>	<b>\$18,492</b>

# 4940 MARDEL AVENUE ST. LOUIS, MO 63109



# PROPERTY #2

## INVESTMENT SUMMARY

ADDRESS	4951-53 Potomac Street St. Louis, MO 63139
PROPERTY TYPE	Multifamily
YEAR BUILT	1941
MSA   COUNTY	St. Louis City
UNITS	4
TOTAL SF	3,304

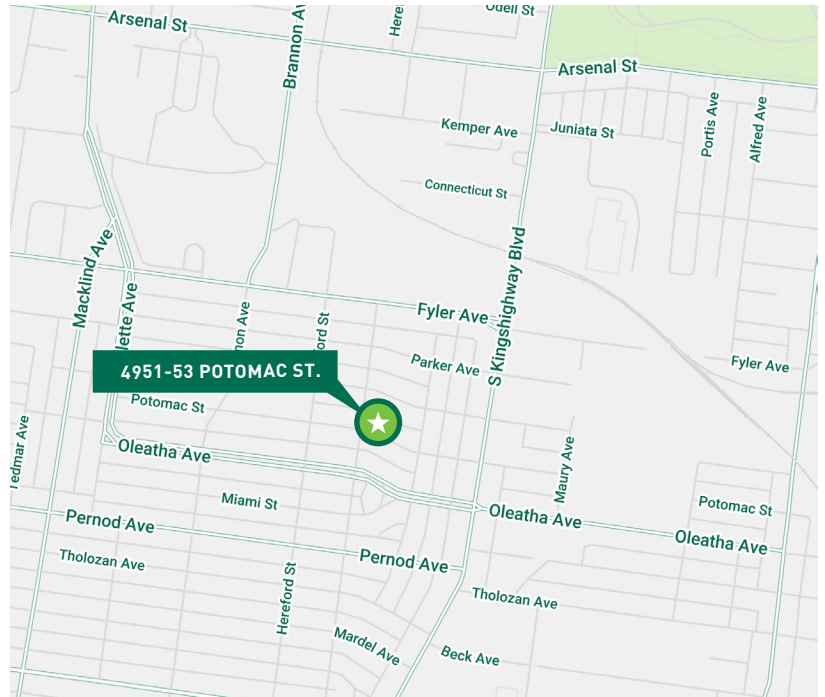
## UNIT MIX

UNIT #	TYPE	SQ. FT.	RENT
4951	1 BD / 1 BA	833	\$660
4951A	1 BD / 1 BA	819	\$650
4953	1 BD / 1 BA	833	\$625
4953A	1 BD / 1 BA	819	\$650
<b>TOTAL/AVG</b>		<b>3,304</b>	<b>\$2,585</b>

## FINANCIALS

Total Income	\$31,020
5% Vacancy	\$1,551
<b>EFFECTIVE INCOME</b>	<b>\$29,469</b>
<b>EXPENSES</b>	
Real Estate Taxes	\$2,928
Insurance	\$1,049
Water/Trash	\$1,370
Sewer	\$1,641
Management (5%)	\$1,473
Reserve (\$300/unit)	\$1,200
Maintenance (5%)	\$1,473
<b>TOTAL EXPENSES</b>	<b>\$11,135</b>
<b>NOI</b>	<b>\$18,334</b>

# 4951-53 POTOMAC STREET ST. LOUIS, MO 63139





# PROPERTY #3

## INVESTMENT SUMMARY

ADDRESS	3159 Bent Avenue St. Louis, MO 63116
PROPERTY TYPE	Multifamily
YEAR BUILT	1923
MSA   COUNTY	St. Louis City
UNITS	4
TOTAL SF	3,264

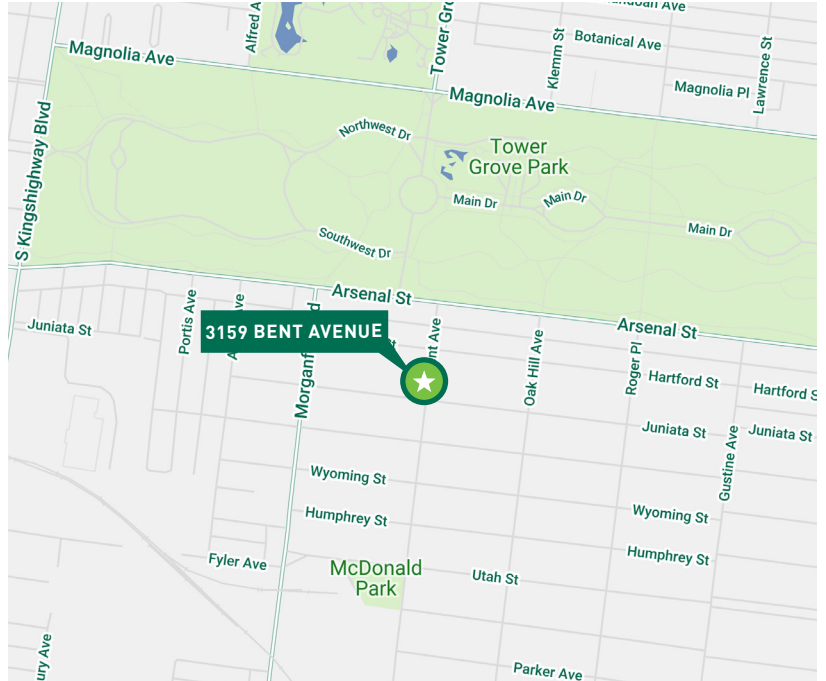
## UNIT MIX

UNIT #	TYPE	SQ. FT.	RENT
1N	1 BD / 1 BA	816	\$450
1S	1 BD / 1 BA	816	\$525
2N	1 BA / 1 BA	816	\$525
2S	1 BD / 1 BA	816	\$560
<b>TOTAL/AVG</b>		<b>3,264</b>	<b>\$2,060</b>

## FINANCIALS

Total Income	\$24,720
5% Vacancy	\$1,236
<b>EFFECTIVE INCOME</b>	<b>\$23,484</b>
<b>EXPENSES</b>	
Real Estate Taxes	\$2,611
Insurance	\$1,080
Water/Trash	\$1,366
Sewer	\$1,515
Management (5%)	\$1,174
Reserve (\$300/unit)	\$1,200
Maintenance (5%)	\$1,174
<b>TOTAL EXPENSES</b>	<b>\$10,120</b>
<b>NOI</b>	<b>\$13,364</b>

# 3159 BENT AVENUE ST. LOUIS, MO 63116





# PROPERTY #4

## INVESTMENT SUMMARY

ADDRESS	4544 Flad Avenue St. Louis, MO 63110
PROPERTY TYPE	Multifamily
YEAR BUILT	1926
MSA   COUNTY	St. Louis City
UNITS	4
TOTAL SF	2,720

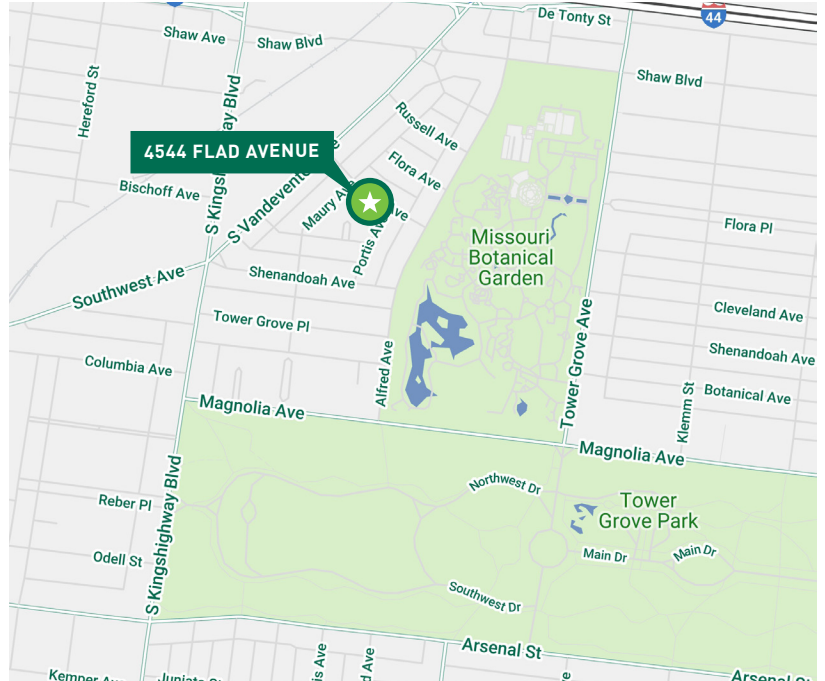
## UNIT MIX

UNIT #	TYPE	SQ. FT.	RENT
1E	1 BD / 1 BA	680	\$465
1W	1 BD / 1 BA	680	\$525
2E	1 BD / 1 BA	680	\$525
2W	1 BD / 1 BA	680	\$485
<b>TOTAL/AVG</b>		<b>2,720</b>	<b>\$2,000</b>

## FINANCIALS

Total Income	\$24,000
5% Vacancy	\$1,200
<b>EFFECTIVE INCOME</b>	<b>\$22,800</b>
<b>EXPENSES</b>	
Real Estate Taxes	\$3,874
Insurance	\$1,100
Water/Trash	\$1,370
Sewer	\$1,515
Management (5%)	\$1,140
Reserve (\$300/unit)	\$1,200
Maintenance (5%)	\$1,140
<b>TOTAL EXPENSES</b>	<b>\$11,339</b>
<b>NOI</b>	<b>\$11,461</b>

# 4544 FLAD AVENUE ST. LOUIS, MO 63110







## 16-UNIT MULTIFAMILY PORTFOLIO

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