

REAL ESTATE INVESTMENT
PROPOSAL

**JZ COWORKING SPACES +
RESIDENTIAL LOFT**

7185-7187 Manchester Ave
Maplewood, MO 63143



VACATIONRENTALS

Prepared By: Alex Zemianek CEO and Founder
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PROPERTIES

ABOUT THE INVESTMENT



5,500 Sq Ft Mixed-Use Maplewood, MO

**7185-7187 MANCHESTER RD -
RESIDENTIAL | CO-WORKING | OFFICE SUITES | CLIMATE
CONTROLLED STORAGE**

JZ Properties is excited to announce it's 10th Turnkey Real Estate Investment Opportunity, 7185-7187 Manchester, is now available after JZ Vacation Rentals' relocation to a neighboring property.

The fully renovated mixed-use building includes 3 components for consistent rental revenue, comprising 3,100 Sq ft of Residential/Offices earning \$5 per Sq ft, and 2,200 sq ft of Climate Controlled Storage earning up to \$2.50 per Sq ft. Hassle-free with professional management already in place, schedule a tour today to learn more and generate income right away.

Contact us to learn more!

INVESTMENT DETAILS

UP TO :

\$ 253,135

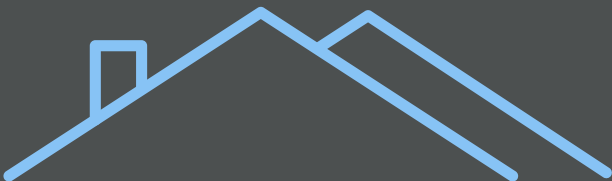
IN EST. EARNINGS
YEARLY

Purchase Price	\$ 1,400,000.00
Annual ROI	16% - 18%
Cap Rate	8%
Average Office Term	1+ Year(s)

Year	Net Income	Depreciation*	Appreciation**	Total Earnings	R.O.I.
1	\$111,326.00	\$42,000.00	\$70,000.00	\$223,326.00	16%
2	\$114,740.94	\$39,900.00	\$73,500.00	\$228,140.94	16%
3	\$123,357.80	\$37,800.00	\$77,625.00	\$238,782.80	17%
4	\$129,540.98	\$35,700.00	\$82,395.00	\$247,635.98	18%
5	\$131,785.06	\$33,600.00	\$87,750.00	\$253,135.06	18%
	\$610,750.78	\$189,000.00	\$391,270.00	\$1,191,020.78	85%

*Depreciation is an estimate at 3%

**Appreciation is an estimate at 5%



**LET'S GET IN
TOUCH**

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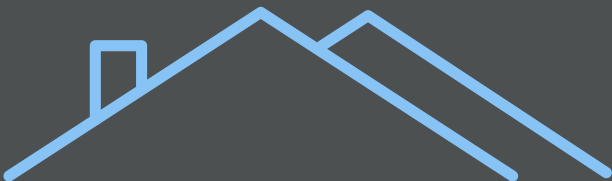
INVESTMENT DETAILS

Value by Income (Cap Rate) Approach

Income Approach Valuation	Cap Rate %	Net Income	Income Value
Market cap rate	6.50%	\$ 111,326.00	\$ 1,650,000.00

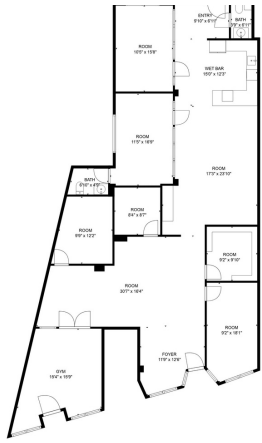
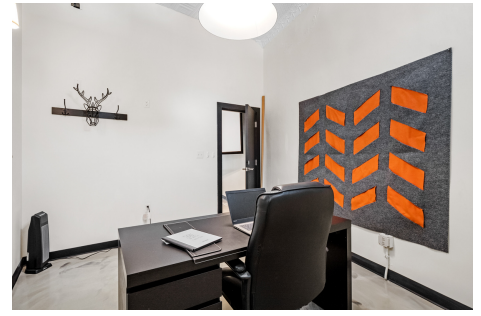
Value by Sales Comparison Approach

Comparable Range per SF	PPSqFt	Sq foot	Value
Market Value per SF (Above Grade)	\$322	3,300	\$1,062,600
Market Value per SF (Below Grade)	\$161	2,200	\$354,200
Value by Sales Comparison Approach	Total	5,500	\$1,416,800



LET'S GET IN TOUCH

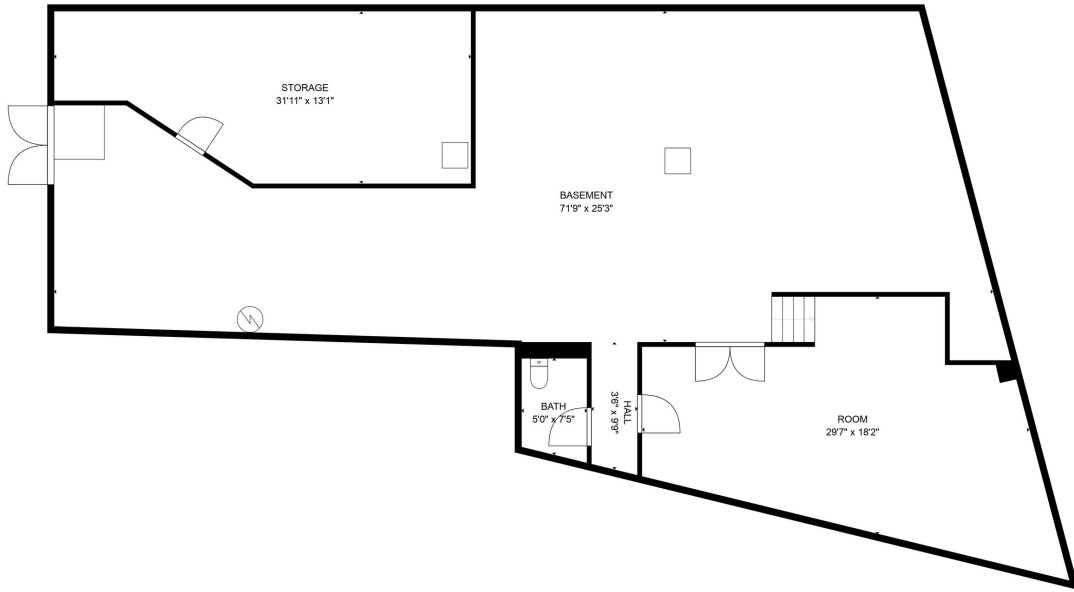
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Total scanned area: 2393 sq. ft.







Total scanned area: 2352 sq. ft



WHO IS JZ?



Who is JZ

Our Experience

Guest & Owner Support

Leadership Team

Alex Zemianek
Founder/CEO

Rick Kronk
Maintenance/Construction

Nikolai Kronk
Revenue Operations

Kim Conway
Housekeeping & Property Operations

- 30+ years of construction Experience
- 15+ years of Real Estate Investment Experience
- 10+ years Property Management Experience
- 9+ years Short Term Rental Management Experience
- 5+ Million in successful Residential Turnkey sales since 2018



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