

2907-2915 CHIPPEWA

2907 Chippewa | St. Louis, MO 63118
OFFERING MEMORANDUM



2907-2915 Chippewa

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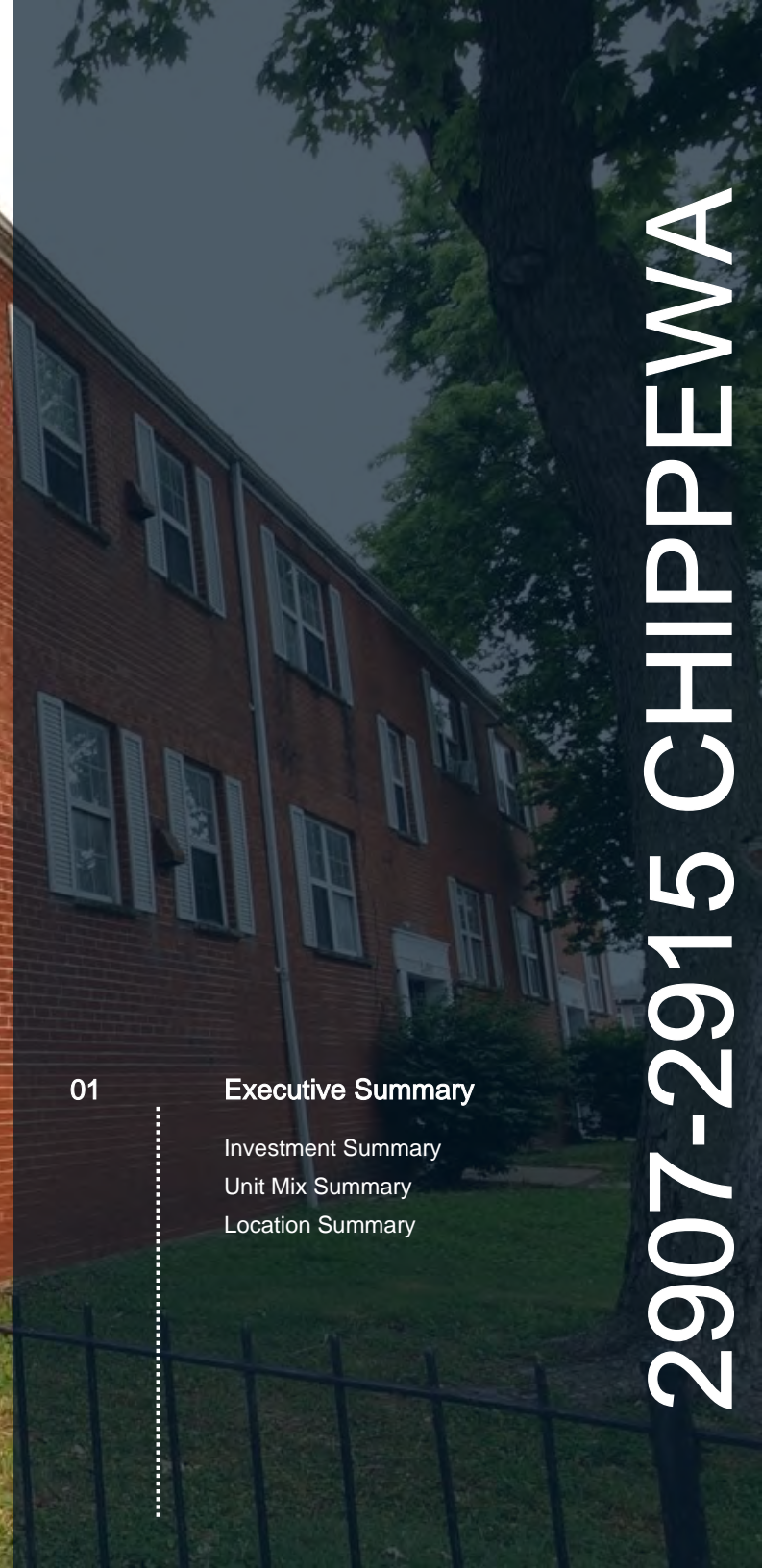
Rent Roll

Exclusively Marketed by:

Jordan Schoen

(314) 255-5117
jordan@investinstlouis.com





01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

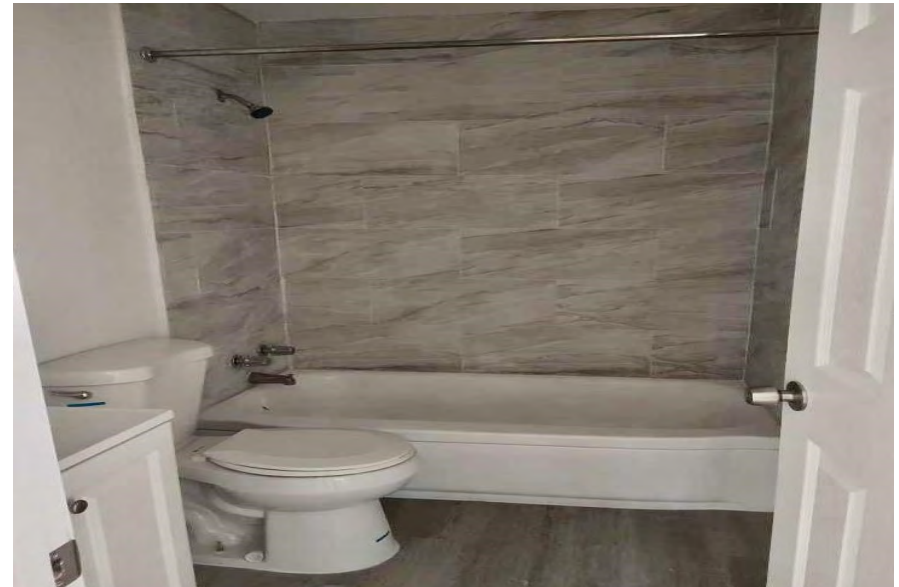
ADDRESS	2907 Chippewa St. Louis MO 63118
COUNTY	St. Louis City
MARKET	St. Louis
BUILDING SF	11,972 SF
LAND ACRES	0.184
NUMBER OF UNITS	20
YEAR BUILT	1965
YEAR RENOVATED	2022

FINANCIAL SUMMARY

OFFERING PRICE	\$1,195,000
PRICE PSF	\$99.82
PRICE PER UNIT	\$59,750
OCCUPANCY	95.00 %
NOI (CURRENT)	\$105,393
NOI (Pro Forma)	\$114,513
CAP RATE (CURRENT)	8.82 %
CAP RATE (Pro Forma)	9.58 %
GRM (CURRENT)	7.60
GRM (Pro Forma)	7.16

Property Description

- Opportunity to purchase a 20 unit apartment complex in south city, close to Cherokee Street, Tower Grove Park, and Benton Park.
- Complex features two buildings with a mix of 16 one bedroom apartments, and 4 two bedroom apartments.



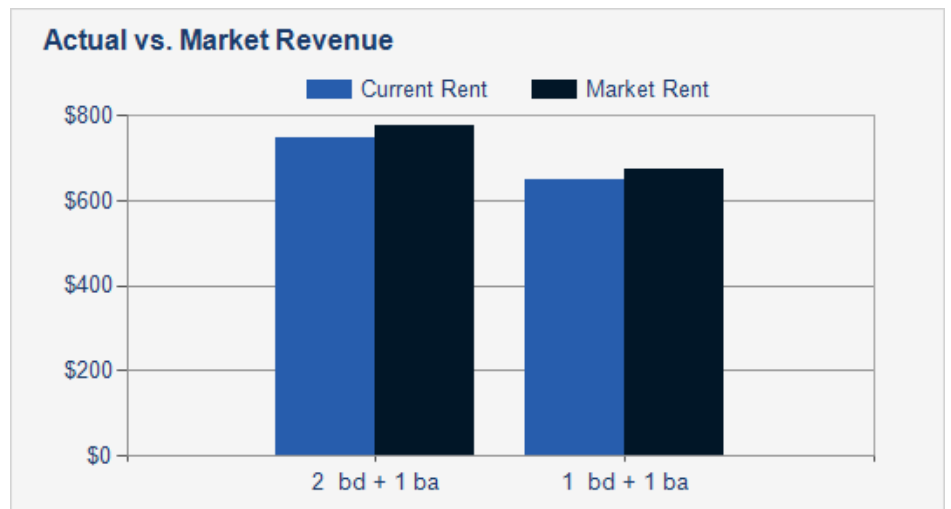
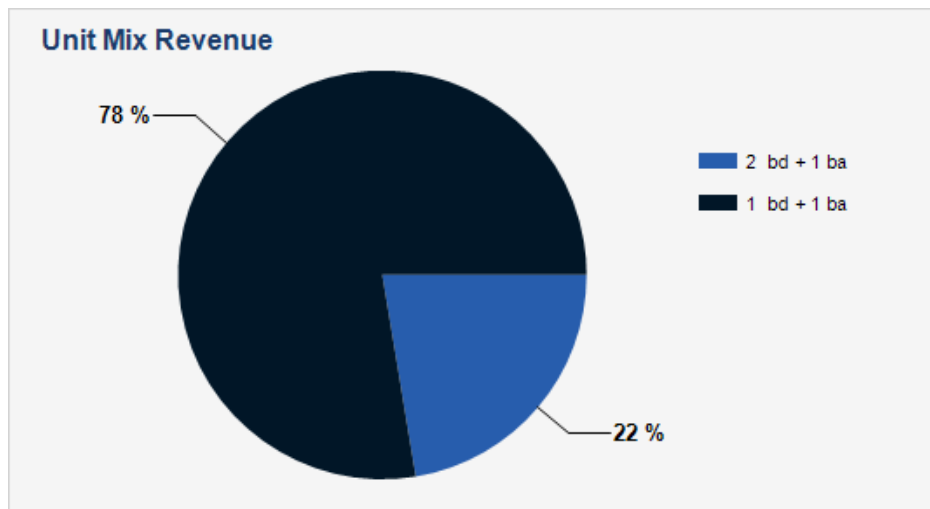
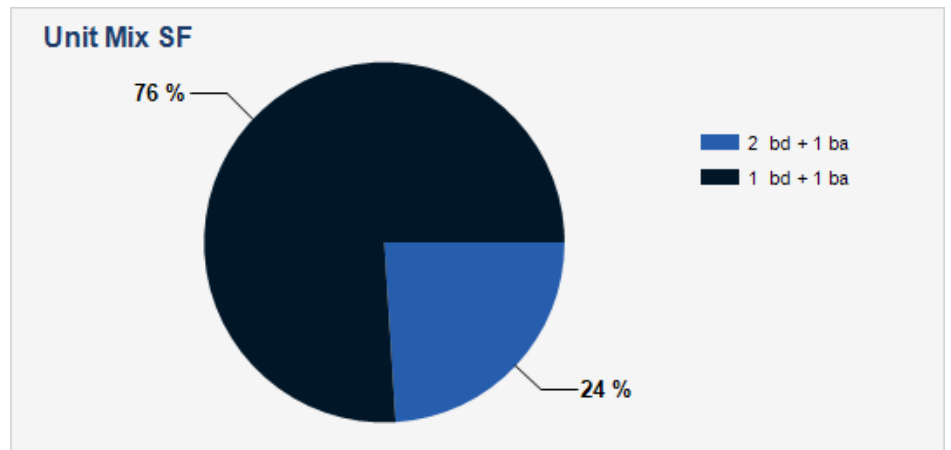
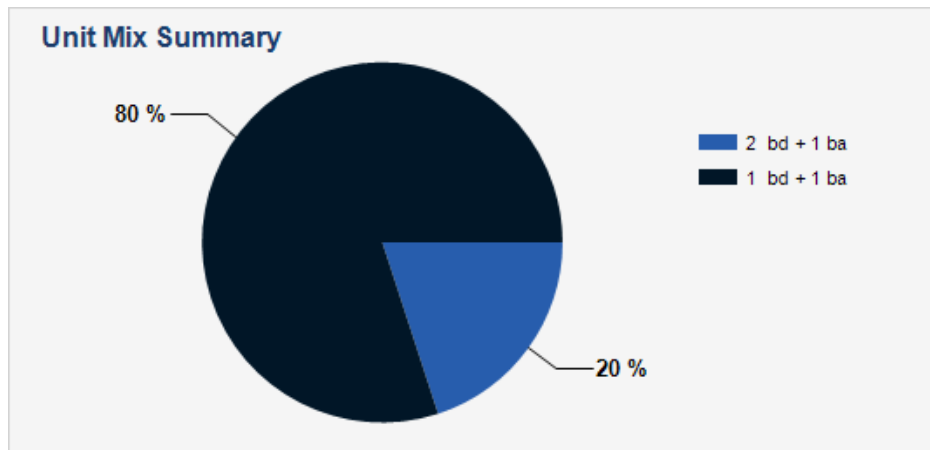
- Two bedroom apartments are now renting for \$750. One bedrooms are now leasing for \$675. Raising the rents to \$675 for the remaining one bedrooms will generate significant additional income.
- 19 of the 20 units are currently rented with the vacant unit being left vacant to show.
- Units feature central air conditioning, hardwood floors, and there is lots of closet space.
- Complex features off street parking in the rear, and storage units in the basements for tenants. Located on a convenient bus line.
- Solid brick buildings built in 1964 with pitched roofs.
- There is ample off street parking for tenants in the rear of the complex.
- Tenants pay for rental insurance through The Guarantors. If a tenant defaults on their lease, rent coverage covers owner and operators for the missed rent. Additional information about how this works can be found on The Guarantors website at thegarantors.com.

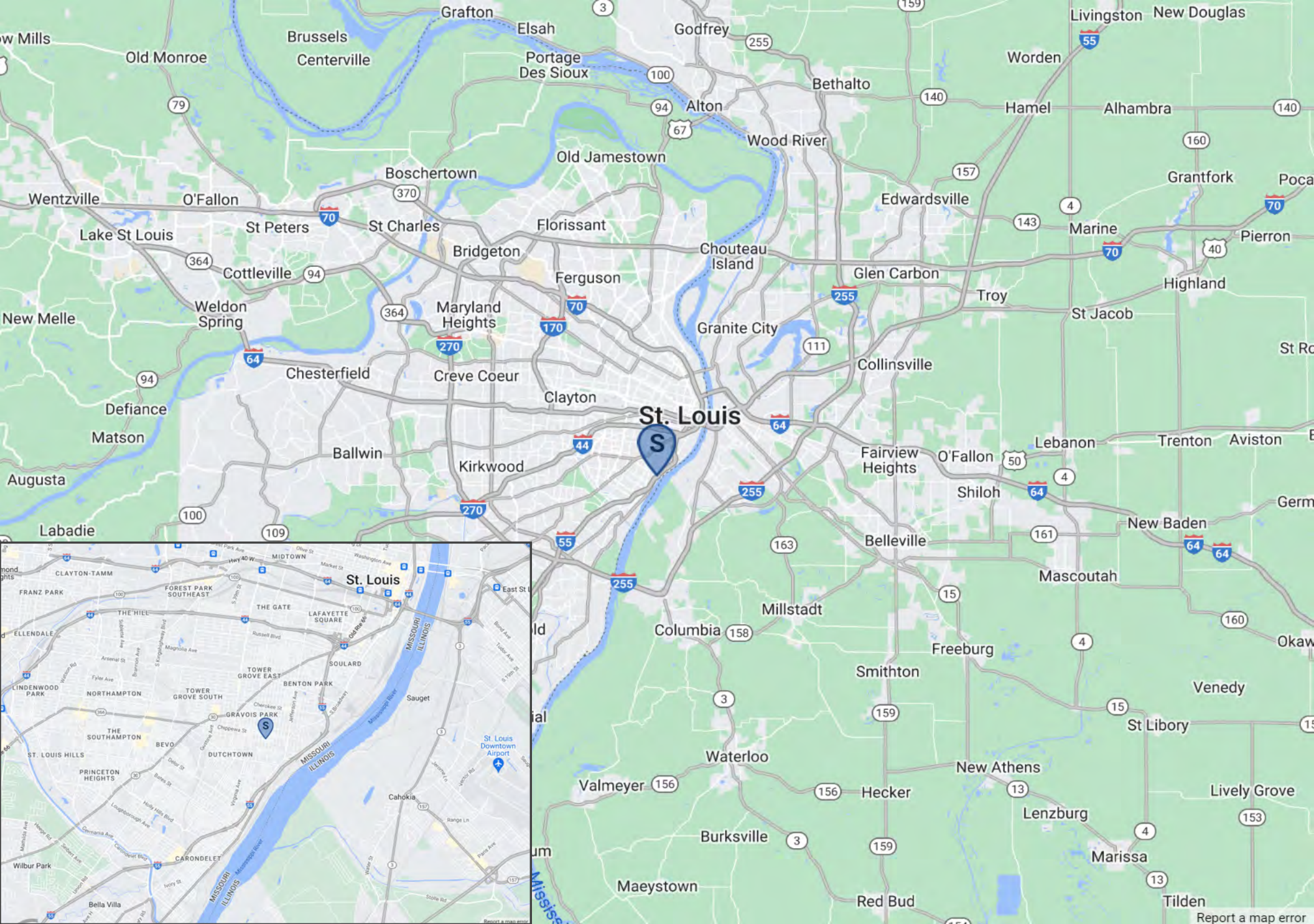
Recent Capital Improvements

- A majority of the units have recently been turned over and renovated.
- Individual gas water heaters for all 10 units in 2907, 2909 and 2911 buildings were added.
- 12 new furnaces and AC units secured in metal cages were installed.
- All 6 stairwells and landings were remodeled with new flooring, baseboards, new basement door and lock, painting, electronic locks to the front door.
- Mailboxes were replaced.
- Gutters were repaired.
- Exterior doors were painted.
- P-traps were replaced in the 2015-2919 building.
- Exterior lights were added.



Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	4	709	\$750	\$1.06	\$3,000	\$775	\$1.09	\$3,100
1 bd + 1 ba	16	571	\$625 - \$675	\$1.14	\$10,400	\$675	\$1.18	\$10,800
Totals/Averages	20	599	\$670	\$1.10	\$13,400	\$695	\$1.14	\$13,900







02

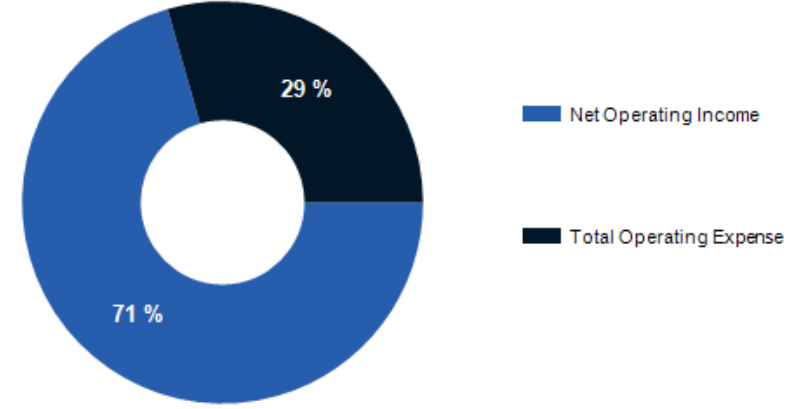
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION

CURRENT

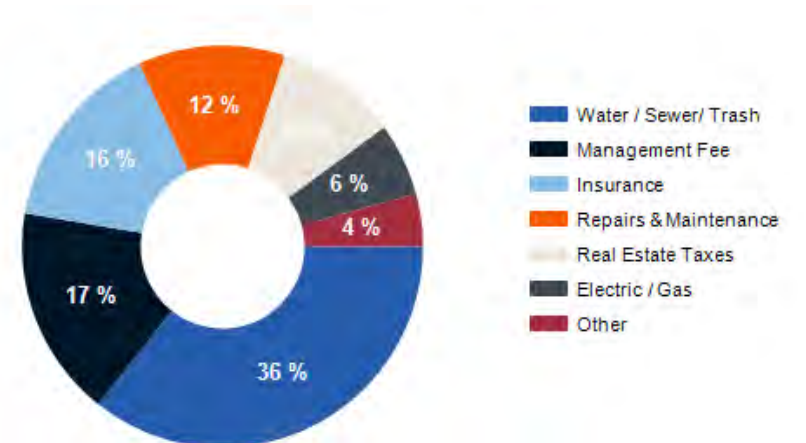
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$157,200		\$166,800	
Gross Potential Income	\$157,200		\$166,800	
General Vacancy	-\$7,860	5.0 %	-\$8,340	5.0 %
Effective Gross Income	\$149,340		\$158,460	
Less Expenses	\$43,947	29.42 %	\$43,947	27.73 %
Net Operating Income	\$105,393		\$114,513	



EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$4,342	\$217	\$4,342	\$217
Insurance	\$6,840	\$342	\$6,840	\$342
Management Fee	\$7,467	\$373	\$7,467	\$373
Marketing	\$1,000	\$50	\$1,000	\$50
Repairs & Maintenance	\$5,200	\$260	\$5,200	\$260
Water / Sewer/ Trash	\$15,668	\$783	\$15,668	\$783
Pest Control	\$600	\$30	\$600	\$30
Administration	\$250	\$13	\$250	\$13
Electric / Gas	\$2,580	\$129	\$2,580	\$129
Total Operating Expense	\$43,947	\$2,197	\$43,947	\$2,197
Expense / SF	\$3.67		\$3.67	
% of EGI	29.42 %		27.73 %	

DISTRIBUTION OF EXPENSES

CURRENT



GLOBAL

Offering Price	\$1,195,000
Analysis Period	5 year(s)

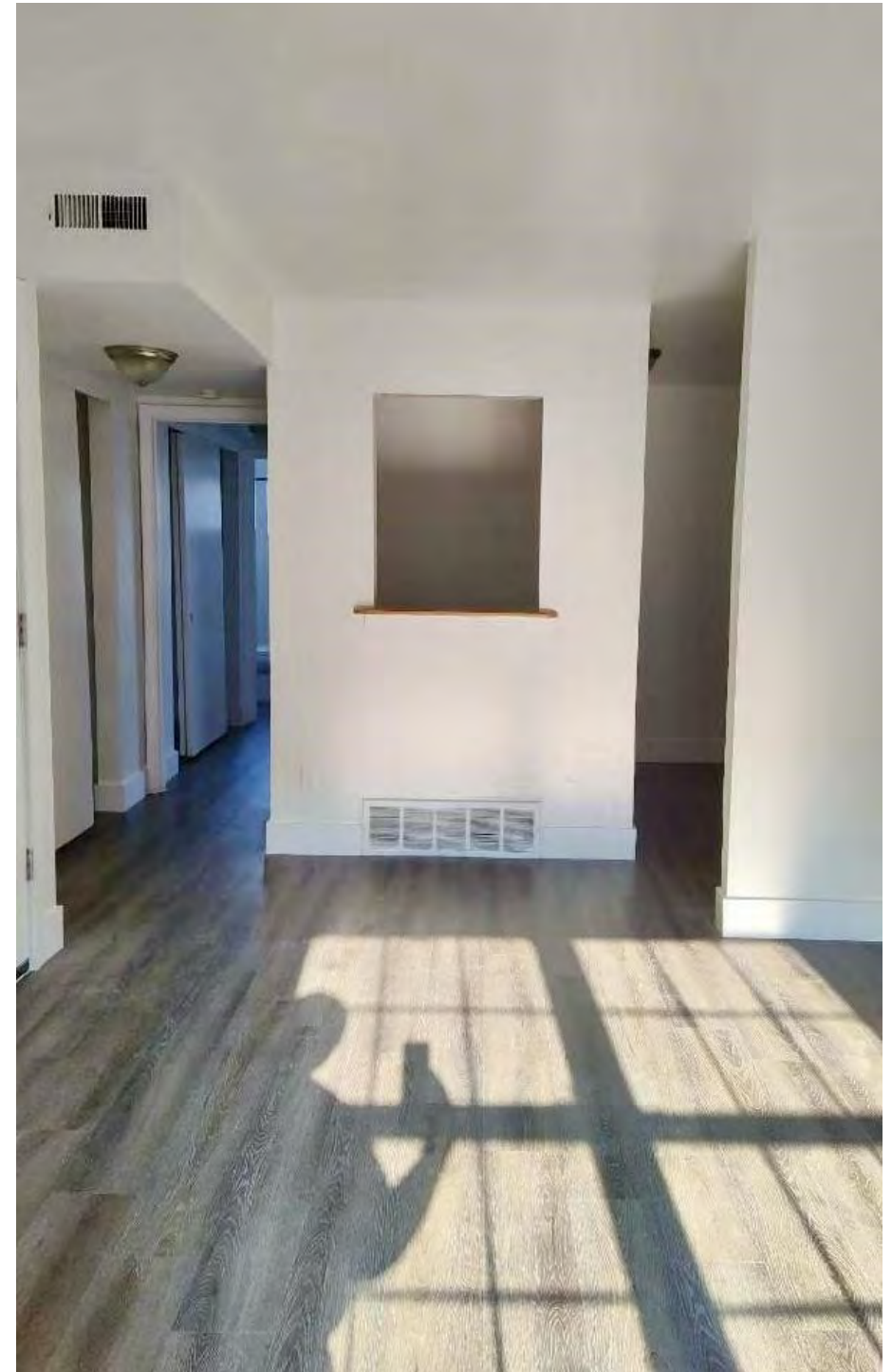
INCOME - Growth Rates

Gross Potential Rent	3.80 %
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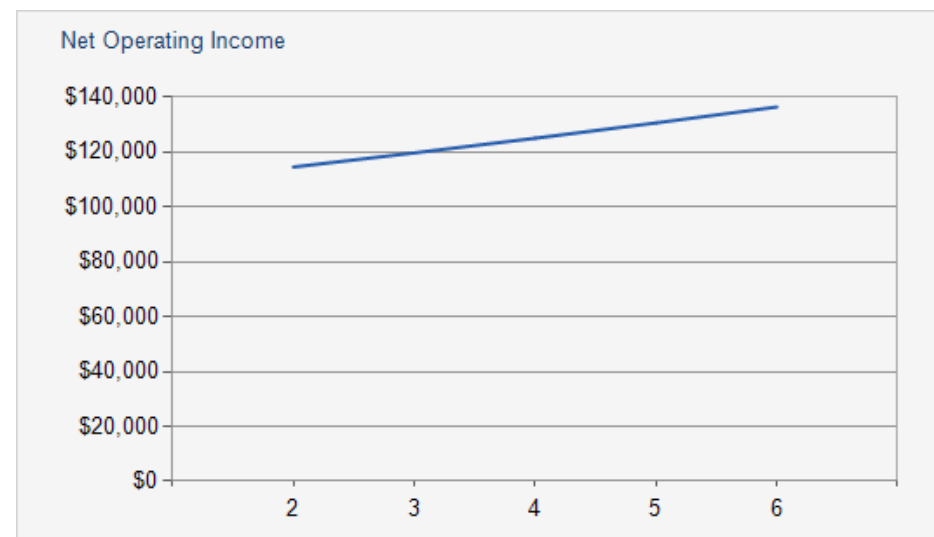
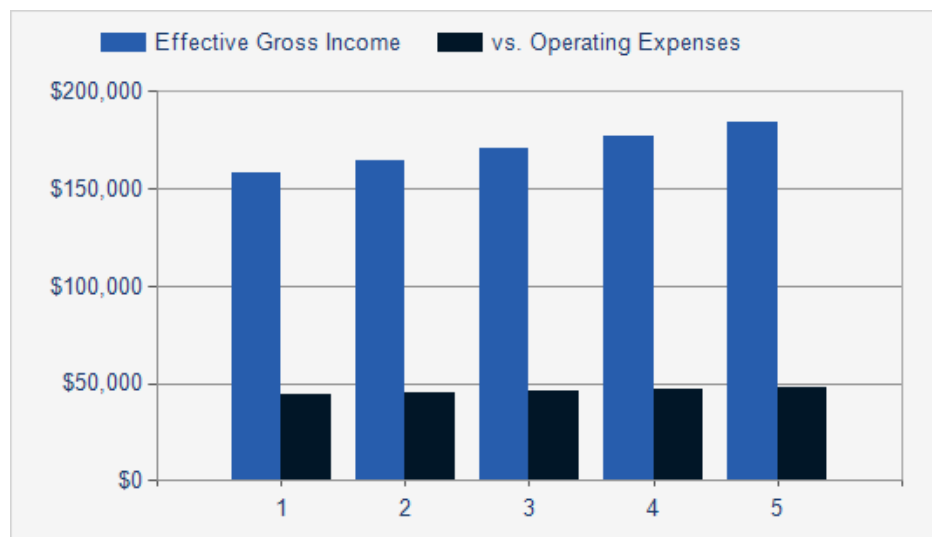
Notes Rent growth rate of 3.8% based on YoY change of national median rents throughout 2022, per 'Apartment List National Rent Report of 2023.'

EXPENSES - Growth Rates

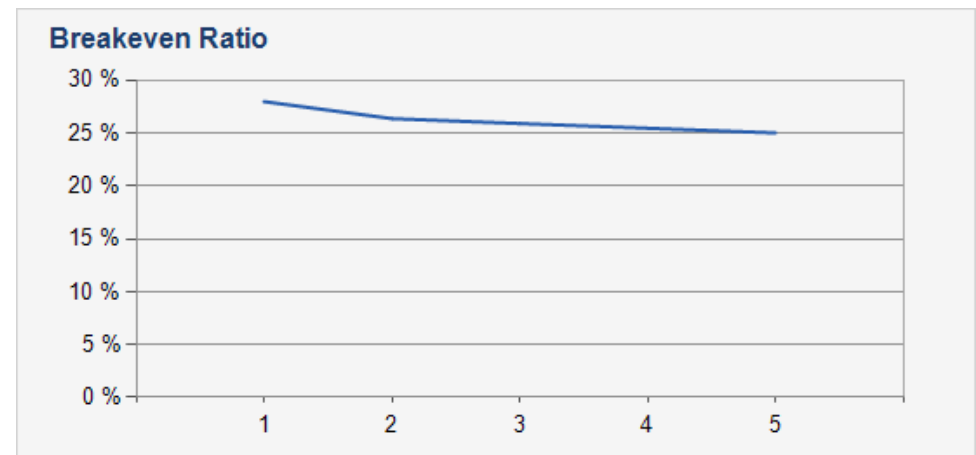
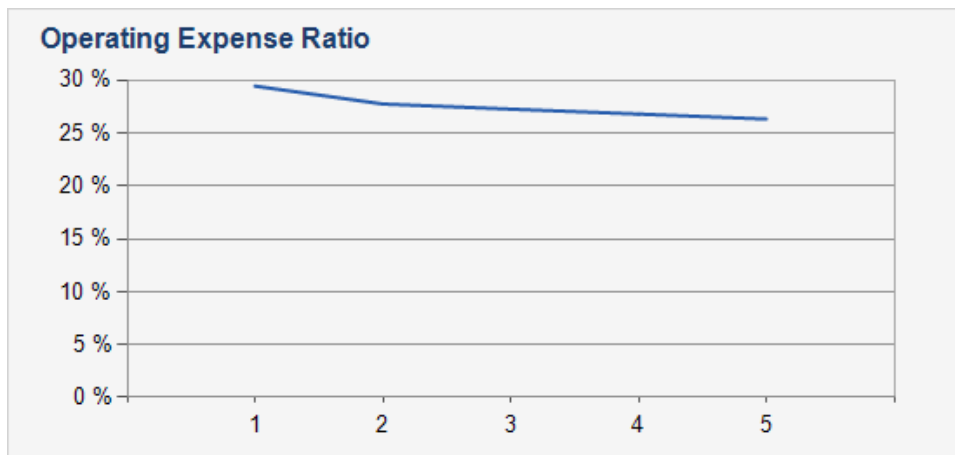
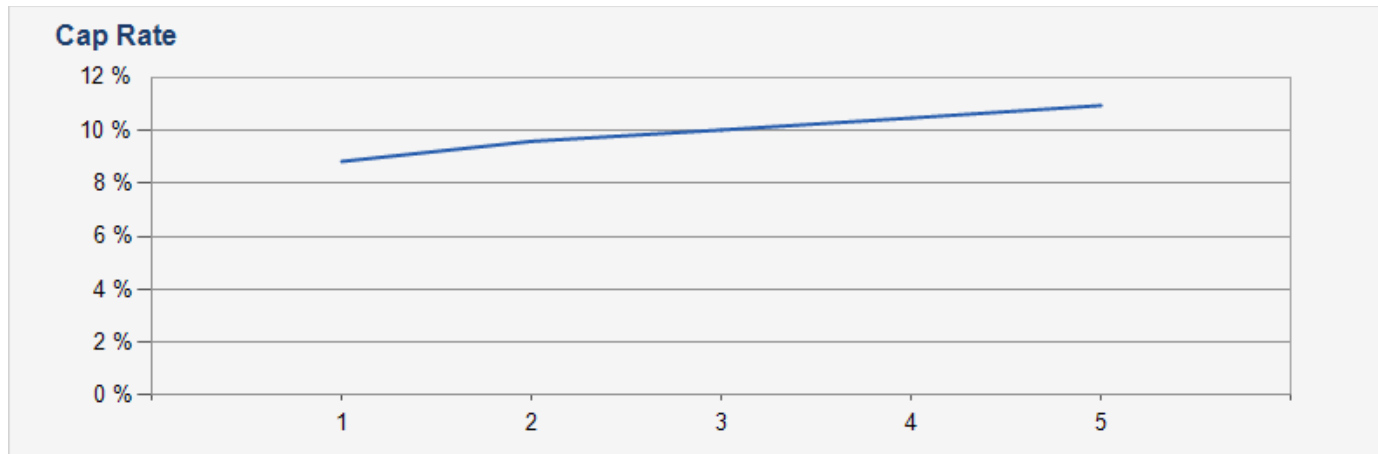
Real Estate Taxes	2.00 %
Insurance	2.00 %
Management Fee	2.00 %
Marketing	2.00 %
Repairs & Maintenance	2.00 %
Water / Sewer/ Trash	2.00 %
Pest Control	2.00 %
Administration	2.00 %
Electric / Gas	2.00 %



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Potential Revenue						
Gross Rental Income	\$157,200	\$166,800	\$173,138	\$179,718	\$186,547	\$193,636
General Vacancy	-\$7,860	-\$8,340	-\$8,657	-\$8,986	-\$9,327	-\$9,682
Effective Gross Income	\$149,340	\$158,460	\$164,481	\$170,732	\$177,220	\$183,954
Operating Expenses						
Real Estate Taxes	\$4,342	\$4,342	\$4,429	\$4,517	\$4,608	\$4,700
Insurance	\$6,840	\$6,840	\$6,977	\$7,116	\$7,259	\$7,404
Management Fee	\$7,467	\$7,467	\$7,616	\$7,769	\$7,924	\$8,083
Marketing	\$1,000	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082
Repairs & Maintenance	\$5,200	\$5,200	\$5,304	\$5,410	\$5,518	\$5,629
Water / Sewer/ Trash	\$15,668	\$15,668	\$15,981	\$16,301	\$16,627	\$16,960
Pest Control	\$600	\$600	\$612	\$624	\$637	\$649
Administration	\$250	\$250	\$255	\$260	\$265	\$271
Electric / Gas	\$2,580	\$2,580	\$2,632	\$2,684	\$2,738	\$2,793
Total Operating Expense	\$43,947	\$43,947	\$44,826	\$45,722	\$46,637	\$47,570
Net Operating Income	\$105,393	\$114,513	\$119,656	\$125,009	\$130,583	\$136,384



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
CAP Rate	8.82 %	9.58 %	10.01 %	10.46 %	10.93 %	11.41 %
Operating Expense Ratio	29.42 %	27.73 %	27.25 %	26.78 %	26.31 %	25.85 %
Gross Multiplier (GRM)	7.60	7.16	6.90	6.65	6.41	6.17
Breakeven Ratio	27.96 %	26.35 %	25.89 %	25.44 %	25.00 %	24.57 %
Price / SF	\$99.82	\$99.82	\$99.82	\$99.82	\$99.82	\$99.82
Price / Unit	\$59,750	\$59,750	\$59,750	\$59,750	\$59,750	\$59,750
Income / SF	\$12.47	\$13.23	\$13.73	\$14.26	\$14.80	\$15.36
Expense / SF	\$3.67	\$3.67	\$3.74	\$3.81	\$3.89	\$3.97





03

Property Description

Property Features

2907-2915 CHIPPEWA

PROPERTY FEATURES

NUMBER OF UNITS	20
BUILDING SF	11,972
LAND ACRES	0.184
YEAR BUILT	1965
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	Neighborhood Commercial
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	64 x 125
FLOORS	Hardwood
PUBLIC TRANSPORTATION	Located on bus line

MECHANICAL

HVAC	Central Electric
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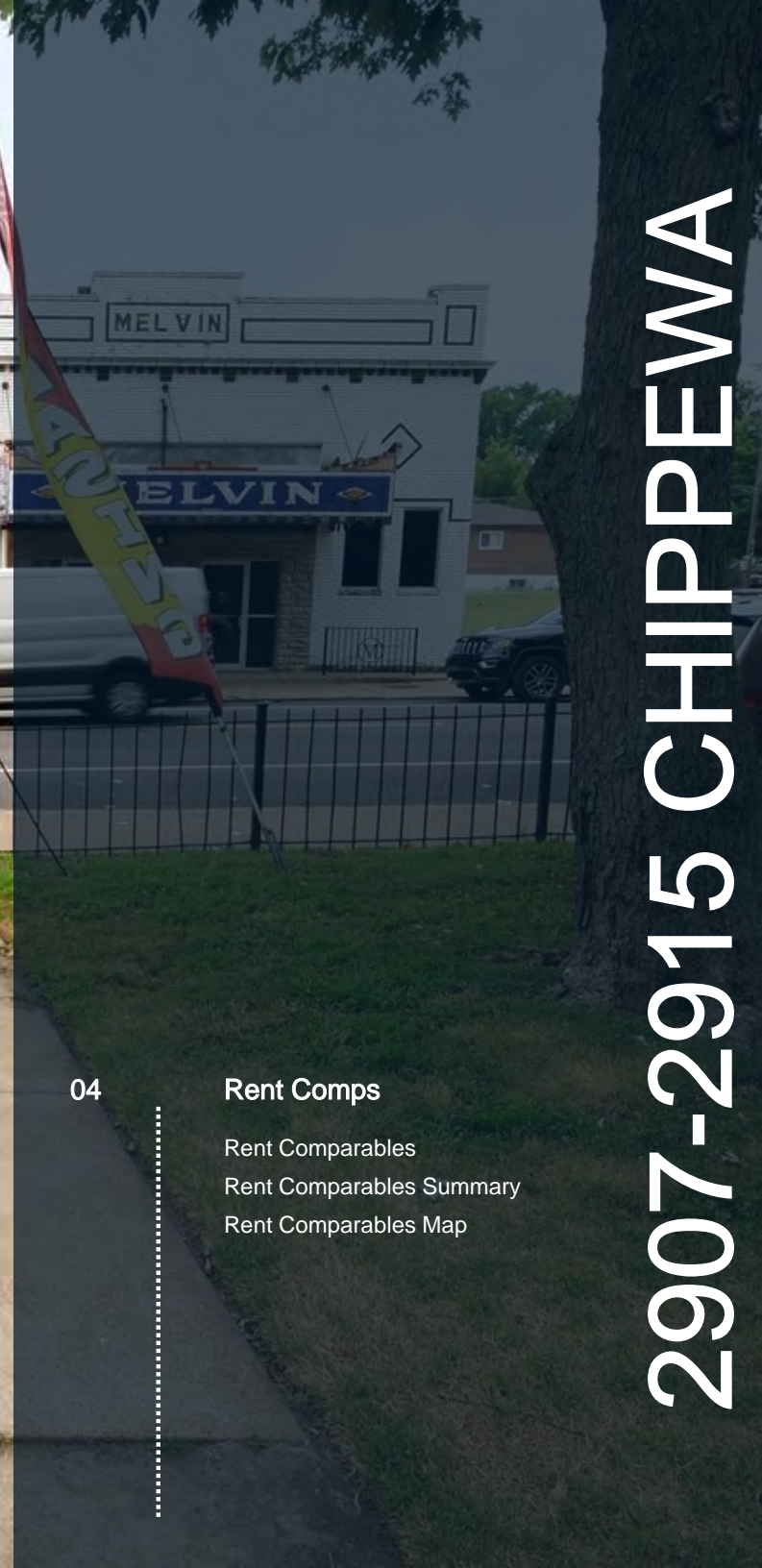
UTILITIES

WATER	Public
GAS	Spire
ELECTRIC	Ameren

CONSTRUCTION

FOUNDATION	Poured Concrete
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Pitched Architectural Shingle





Rent Comps

- Rent Comparables
- Rent Comparables Summary
- Rent Comparables Map

1



Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	1	620	\$925	\$1.49
Total/WAVG	1	620	\$925	\$1.49

Comparables Rent Analysis



4021 Iowa Ave, St. Louis, MO 63118

Property Summary

DISTANCE 0.5 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	1	600	\$700	\$1.17
Total/WAVG	1	600	\$700	\$1.17

Comparables Rent Analysis



3115 Cherokee St, St. Louis, MO 63118

Property Summary

DISTANCE 0.7 miles

Unit Mix Breakdown

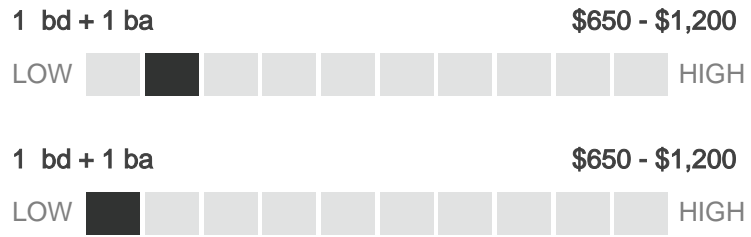




Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	1	490	\$710	\$1.45
1 bd + 1 ba	1	473	\$690	\$1.46
Total/WAVG	2	481	\$700	\$1.46

Comparables Rent Analysis

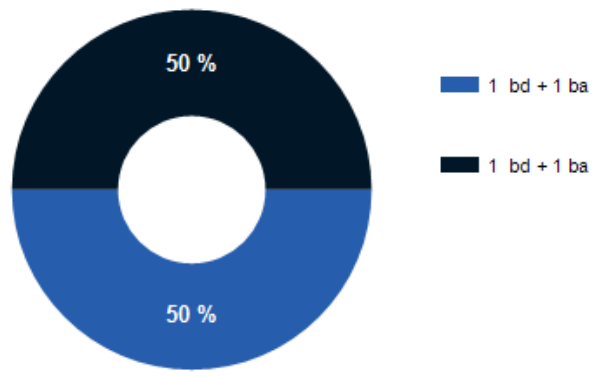


4249 Michigan Ave, St. Louis, MO 63111

Property Summary

DISTANCE 0.8 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	1	550	\$750	\$1.36
Total/WAVG	1	550	\$750	\$1.36

Comparables Rent Analysis



3221 S Compton Ave, St. Louis, MO 63118

Property Summary

DISTANCE 0.9 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	1	1,200	\$1,200	\$1.00
Total/WAVG	1	1,200	\$1,200	\$1.00

Comparables Rent Analysis



3500 Lemp Ave, St. Louis, MO 63118

Property Summary

DISTANCE 1.0 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
2 bd + 1 ba	1	925	\$1,175	\$1.27
Total/WAVG	1	925	\$1,175	\$1.27

Comparables Rent Analysis



4021 Iowa Ave, St. Louis, MO 63118

Property Summary

DISTANCE 0.5 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
2 bd + 1 ba	1	750	\$750	\$1.00
Total/WAVG	1	750	\$750	\$1.00

Comparables Rent Analysis



3805 Keokuk St, St. Louis, MO 63116

Property Summary

DISTANCE 1.0 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
2 bd + 1 ba	1	775	\$850	\$1.10
Total/WAVG	1	775	\$850	\$1.10

Comparables Rent Analysis



3134 S Compton Ave, St. Louis, MO 63118

Property Summary

DISTANCE 1.1 miles

Unit Mix Breakdown





Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
2 bd + 1 ba	1	850	\$1,250	\$1.47
Total/WAVG	1	850	\$1,250	\$1.47

Comparables Rent Analysis



3450 Wisconsin Ave, St. Louis, MO 63118

Property Summary

DISTANCE 0.9 miles

Unit Mix Breakdown





2907-2915 Chippewa

2907 Chippewa, St. Louis, MO 63118

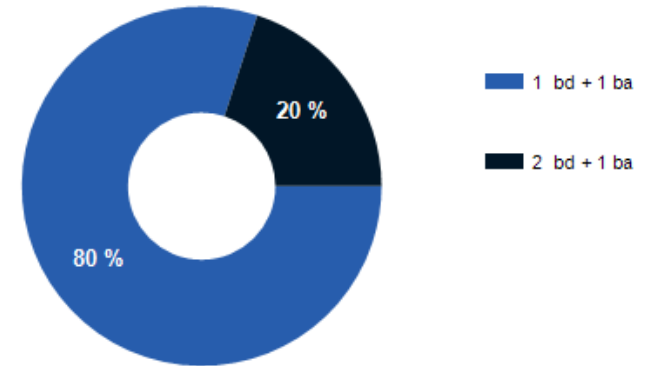
Property Summary

UNITS	20
YEAR BUILT	1965
OCCUPANCY	95 %
ACRES	0.184

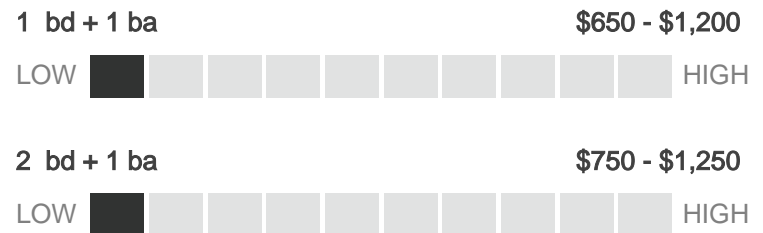
Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	16	571	\$650	\$1.14
2 bd + 1 ba	4	709	\$750	\$1.06
Totals/Averages	20	599	\$670	\$1.10

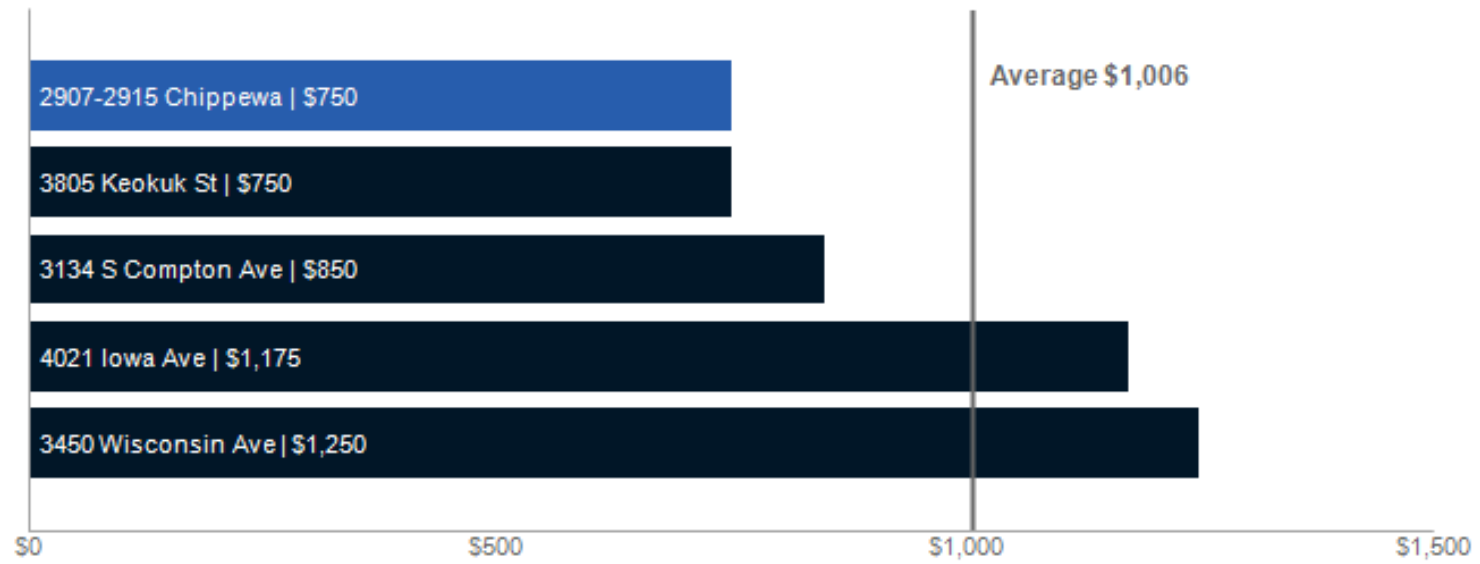
Unit Mix Breakdown



Comparables Rent Analysis

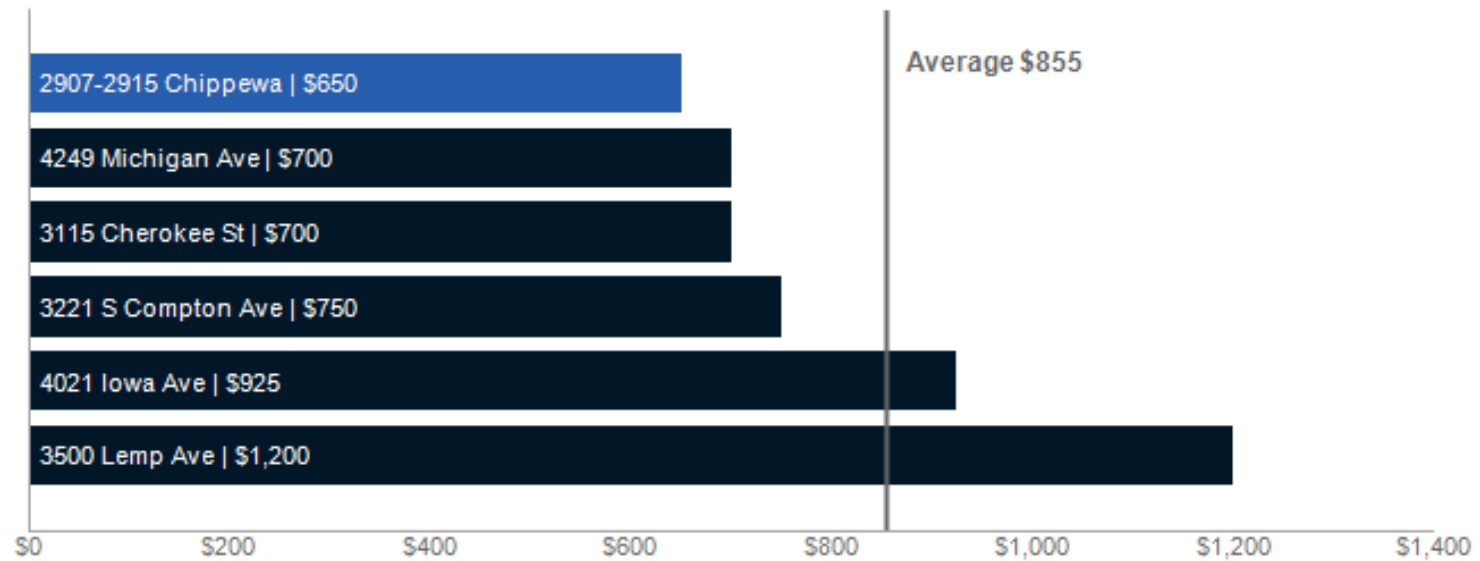


2 BD + 1 BA



Rents shown in ascending order.

1 BD + 1 BA



Rents shown in ascending order.



#	Address	City
S	2907 Chippewa	St. Louis
1	4021 Iowa Ave	St. Louis
2	3115 Cherokee St	St. Louis
3	4249 Michigan Ave	St. Louis
4	3221 S Compton Ave	St. Louis
5	3500 Lemp Ave	St. Louis
6	4021 Iowa Ave	St. Louis
7	3805 Keokuk St	St. Louis
8	3134 S Compton Ave	St. Louis
9	3450 Wisconsin Ave	St. Louis



05

Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

1



3900 Dunnica Ave
St. Louis, MO 63116

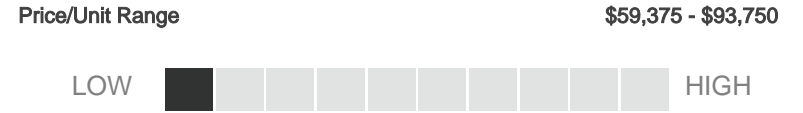
TOTAL UNITS	12
YEAR BUILT	1929
SALE PRICE	\$845,000
PRICE/UNIT	\$70,417
PRICE/SF	\$97.80
BUILDING SF	8,640
CLOSING DATE	12/30/2022
DISTANCE	1.1 miles





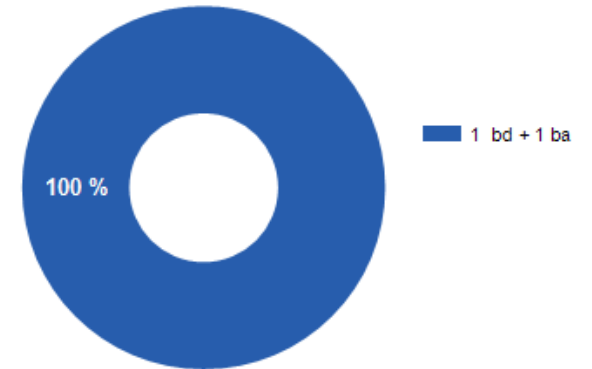
4100 South Compton Ave
St. Louis, MO 63118

TOTAL UNITS	8
YEAR BUILT	1948
SALE PRICE	\$475,000
PRICE/UNIT	\$59,375
PRICE/SF	\$53.22
BUILDING SF	8,925
CLOSING DATE	8/16/2022
DISTANCE	0.6 miles



Unit Mix and Rent Schedule

Unit Mix	# of Units	Rent Summary
1 bd + 1 ba	8	\$600
Total/WAVG	8	\$600



3



3150 Arkansas Ave
St. Louis, MO 63118

TOTAL UNITS	8
YEAR BUILT	1948
SALE PRICE	\$750,000
PRICE/UNIT	\$93,750
PRICE/SF	\$113.64
BUILDING SF	6,600
CLOSING DATE	8/29/2022
DISTANCE	1.4 miles

Price/Unit Range

\$59,375 - \$93,750

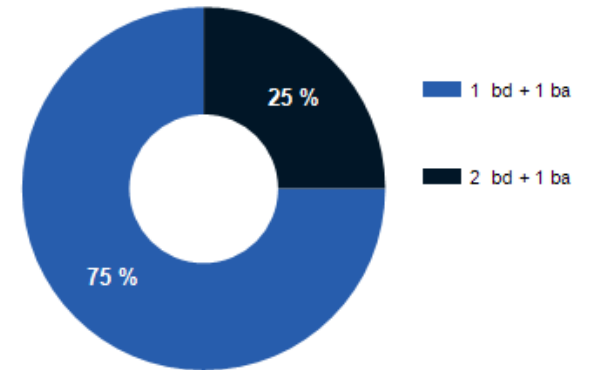
LOW



HIGH

Unit Mix and Rent Schedule

Unit Mix	# of Units	Rent Summary
1 bd + 1 ba	6	\$775
2 bd + 1 ba	2	\$925
Total/WAVG	8	\$813



4



4243 Tholozan Ave
St. Louis, MO 63116

TOTAL UNITS	8
YEAR BUILT	1964
SALE PRICE	\$735,000
PRICE/UNIT	\$91,875
PRICE/SF	\$95.70
CAP RATE	8.40 %
BUILDING SF	7,680
CLOSING DATE	7/28/2022
DISTANCE	1.8 miles

Cap Rate Range 5.50 % - 8.82 %

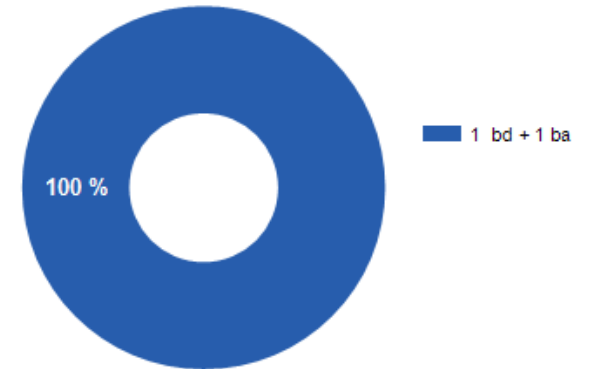


Price/Unit Range \$59,375 - \$93,750



Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	8	960	\$795	\$0.83
Total/WAVG	8	960	\$795	\$0.83





Mount Pleasant Apartments

4528 Nebraska Ave
St. Louis, MO 63111

TOTAL UNITS	22
YEAR BUILT	1900
SALE PRICE	\$1,420,000
PRICE/UNIT	\$64,545
PRICE/SF	\$44.97
BUILDING SF	31,578
CLOSING DATE	11/18/2022
DISTANCE	1.0 miles

Price/Unit Range

\$59,375 - \$93,750

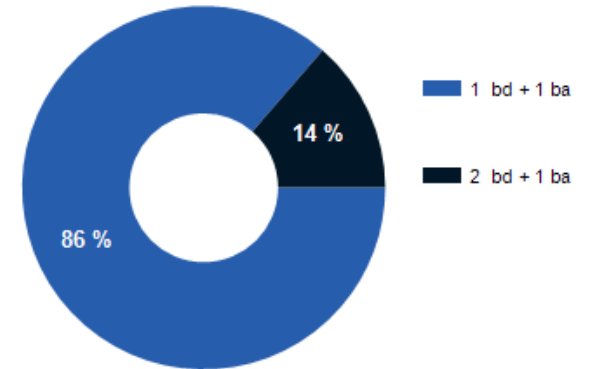
LOW



HIGH

Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	19	750	\$606	\$0.81
2 bd + 1 ba	3	950	\$768	\$0.81
Total/WAVG	22	777	\$628	\$0.81





Harmony West Apartments

3666 Illinois Ave
St. Louis, MO 63118

TOTAL UNITS	38
YEAR BUILT	1959
SALE PRICE	\$2,500,000
PRICE/UNIT	\$65,789
PRICE/SF	\$101.21
CAP RATE	5.50 %
BUILDING SF	24,700
CLOSING DATE	8/12/2022
DISTANCE	0.8 miles

Cap Rate Range 5.50 % - 8.82 %

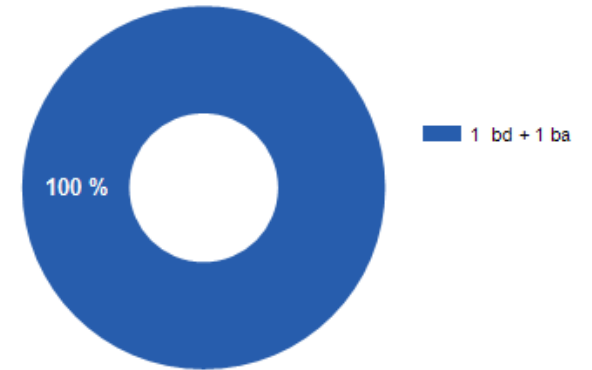


Price/Unit Range \$59,375 - \$93,750



Unit Mix and Rent Schedule

Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	38	650	\$520	\$0.80
Total/WAVG	38	650	\$520	\$0.80





2907-2915 Chippewa

2907 Chippewa
St. Louis, MO 63118

TOTAL UNITS	20
YEAR BUILT	1965
ASKING PRICE	\$1,195,000
PRICE/UNIT	\$59,750
PRICE/SF	\$99.82
CAP RATE	8.82 %
GRM	7.60
OCCUPANCY	95.00 %
BUILDING SF	11,972
LAND ACRES	0.184

Cap Rate Range 5.50 % - 8.82 %

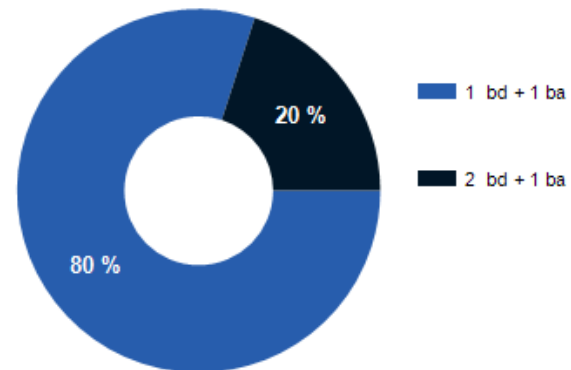








Price/Unit Range \$59,375 - \$93,750



Unit Mix and Rent Schedule

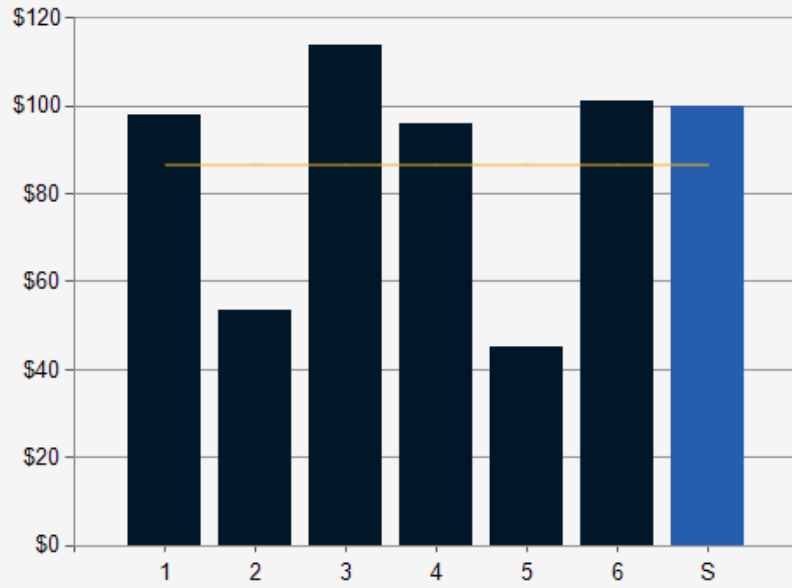
Unit Mix	# of Units	Square Feet	Rent Summary	Rent per SF
1 bd + 1 ba	16	571	\$650	\$1.14
2 bd + 1 ba	4	709	\$750	\$1.06
Totals/Averages	20	599	\$670	\$1.10



	PROPERTY	Units	Built	Sale Price	Price/Unit	PSF	Cap Rate	Close Date	DISTANCE (mi)
1	 3900 Dunnica Ave St. Louis, MO 63116	12	1929	\$845,000	\$70,417	\$97.80		12/30/2022	1.10
2	 4100 South Compton Ave St. Louis, MO 63118	8	1948	\$475,000	\$59,375	\$53.22		8/16/2022	0.60
3	 3150 Arkansas Ave St. Louis, MO 63118	8	1948	\$750,000	\$93,750	\$113.64		8/29/2022	1.40
4	 4243 Tholozan Ave St. Louis, MO 63116	8	1964	\$735,000	\$91,875	\$95.70	8.40%	7/28/2022	1.80
5	 Mount Pleasant Apartments 4528 Nebraska Ave St. Louis, MO 63111	22	1900	\$1,420,000	\$64,545	\$44.97		11/18/2022	1.00
6	 Harmony West Apartments 3666 Illinois Ave St. Louis, MO 63118	38	1959	\$2,500,000	\$65,789	\$101.21	5.50%	8/12/2022	0.80
AVERAGES		16	1941	\$1,120,833	\$74,292	\$84.42	6.95%		
SUBJECT		20	1965	\$1,195,000	\$59,750	\$99.82	8.82%		

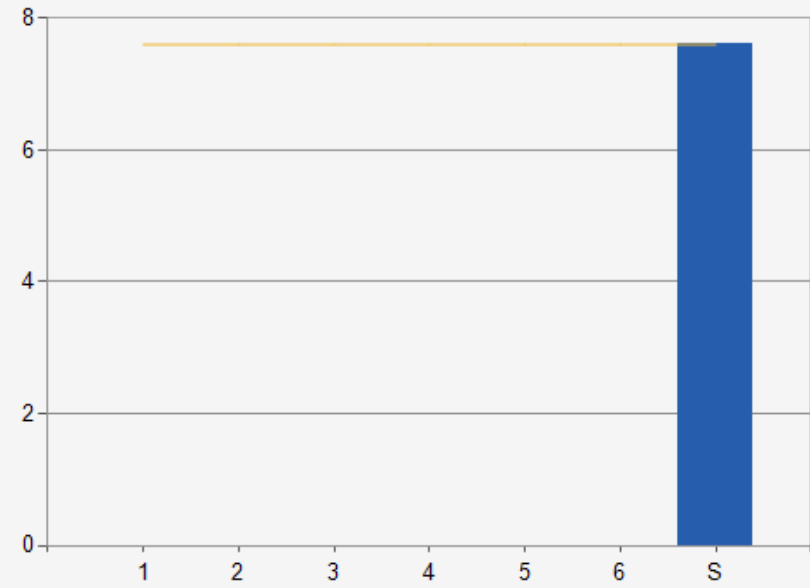
Price/SF

Average: \$86.62



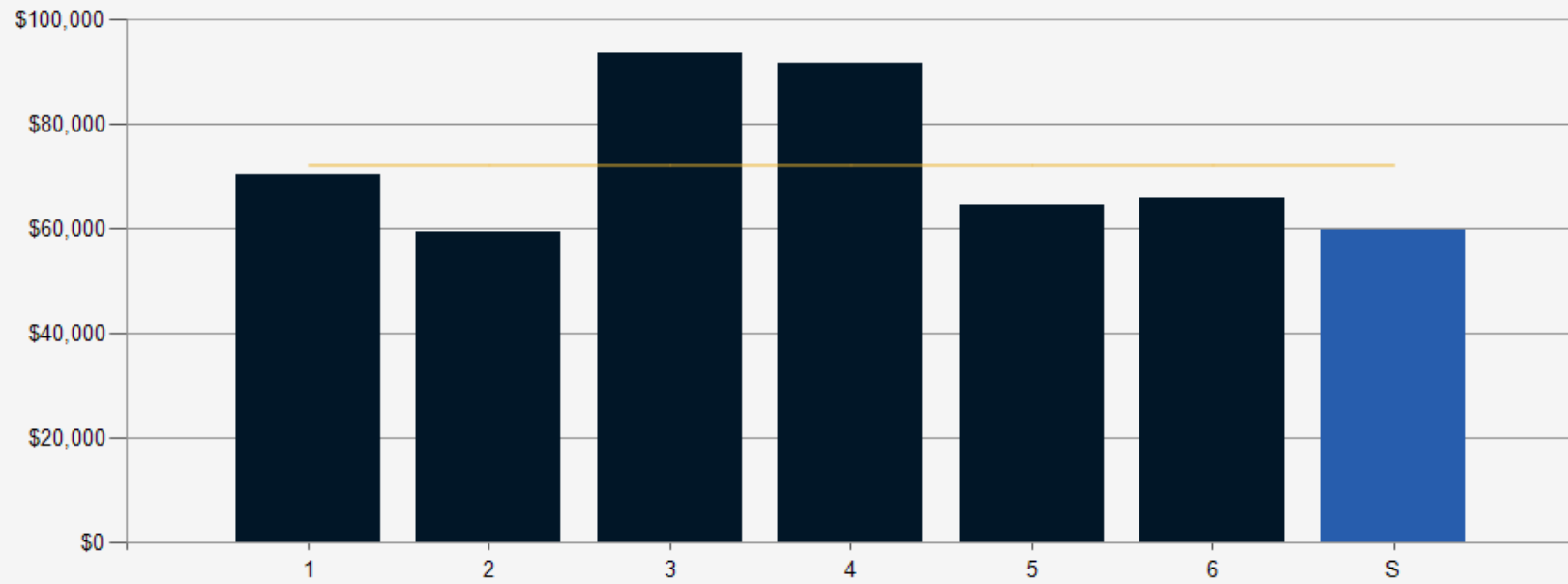
GRM

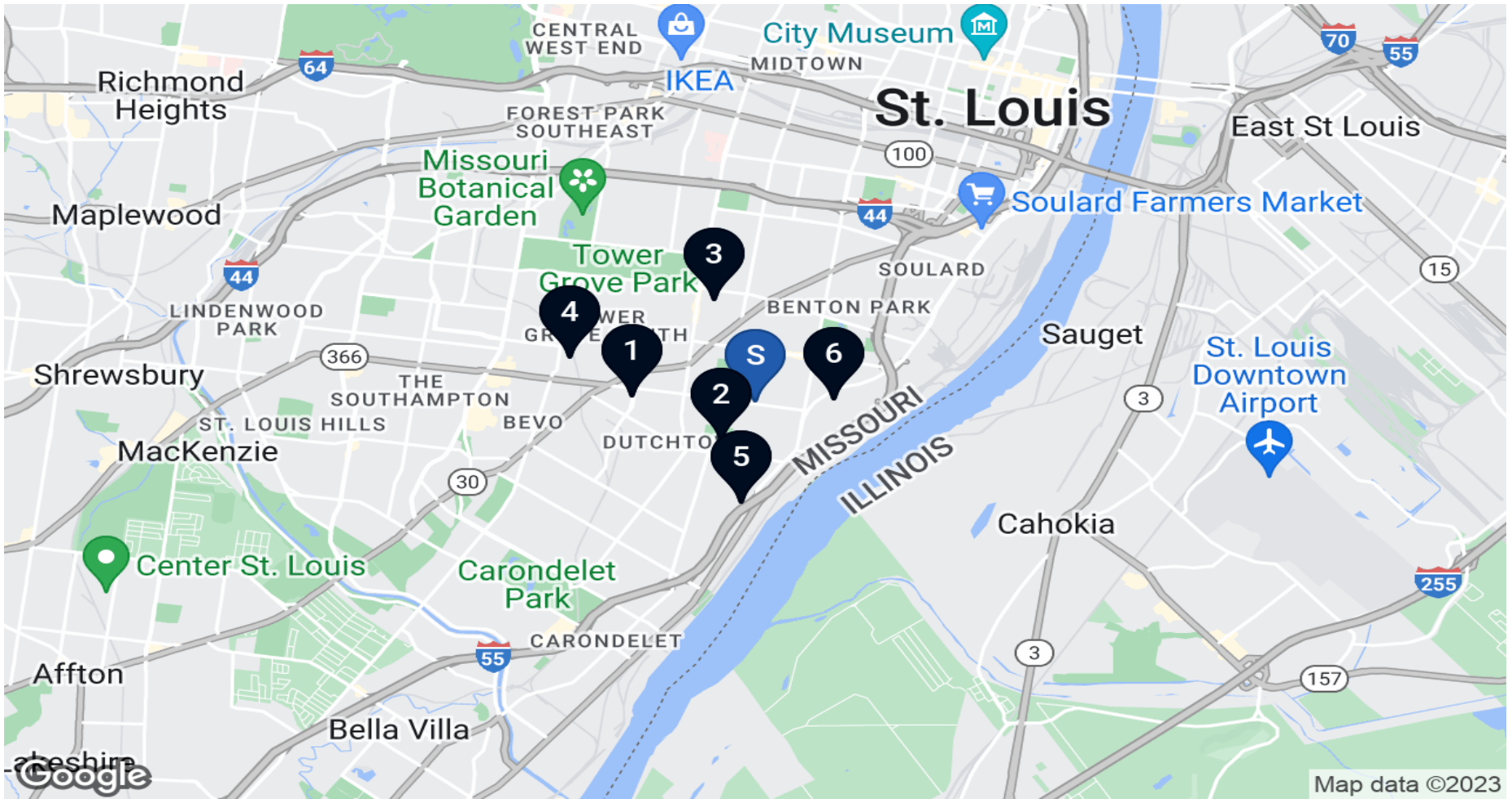
Average: 8



Price/Unit

Average: \$72,214.51





#	Property Name	Address	City
S	2907-2915 Chippewa	2907 Chippewa	St. Louis
1		3900 Dunnica Ave	St. Louis
2		4100 South Compton Ave	St. Louis
3		3150 Arkansas Ave	St. Louis
4		4243 Tholozan Ave	St. Louis
5	Mount Pleasant Apartments	4528 Nebraska Ave	St. Louis
6	Harmony West Apartments	3666 Illinois Ave	St. Louis



2907-2915 CHIPPEWA

Rent Roll

Rent Roll

06

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date
2907 - A	2 bd + 1 ba	709	\$1.06	\$750	11/04/2022
2907 - B	2 bd + 1 ba	709	\$1.06	\$750	01/19/2023
2909 - A	1 bd + 1 ba	571	\$1.09	\$625	02/01/2023
2909 - B	1 bd + 1 ba	571	\$1.18	\$675	01/19/2023
2909 - C	1 bd + 1 ba	571	\$1.09	\$625	06/07/2021
2909 - D	1 bd + 1 ba	571	\$1.09	\$625	06/10/2020
2911 - A	1 bd + 1 ba	571	\$1.09	\$625	03/07/2022
2911 - B	1 bd + 1 ba	571	\$1.09	\$625	11/23/2021
2911 - C	1 bd + 1 ba	571	\$1.09	\$625	09/19/2014
2911 - D	1 bd + 1 ba	571	\$1.09	\$625	02/01/2020
2915 - A	1 bd + 1 ba	571	\$1.09	\$625	04/04/2022
2915 - B	1 bd + 1 ba	571	\$1.09	\$625	05/04/2022
2915 - C	1 bd + 1 ba	571	\$1.09	\$625	03/31/2022
2915 - D	1 bd + 1 ba	571			
2917 - A	1 bd + 1 ba	571	\$1.14	\$650	10/03/2022
2917 - B	1 bd + 1 ba	571	\$1.09	\$625	07/06/2022
2917 - C	1 bd + 1 ba	571	\$1.09	\$625	11/03/2021
2917 - D	1 bd + 1 ba	571	\$1.09	\$625	01/01/2022
2919 - A	2 bd + 1 ba	709	\$1.06	\$750	11/21/2022
2919 - B	2 bd + 1 ba	709	\$1.06	\$750	11/02/2022
Totals/Averages			\$1.09	\$12,450	



2907-2915 Chippewa



Exclusively Marketed by:

Jordan Schoen

(314) 255-5117
jordan@investinstlouis.com

