

Timber Place Apartments

9921 Sloane Square,
Woodson Terrace, MO 63134

Asking Price

\$3,800,000



No. of Buildings: 9

Units: 64

Unit Mix:

12 - One Bedroom, One Bathroom
52 - Two Bedroom, One Bathroom

Address:

9921 Sloane Sq., Woodson Terrace, MO 63134

Summary:

64-unit Timber Place Apartments complex was built in 1965. Offering recent upgrades including hardwood and ceramic flooring, all-electric units, pitched roofs, central air, and forced heat. Prime location near Lambert Airport, UMSL, and several major employers.



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



Mike Shepherd

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INVESTMENT OVERVIEW

PROPERTY SUMMARY

Asking Price: \$3,800,000

Year Built: 1965

Building Size: 46,410 SF

Lot Size: 135,646 SF

Prime Location: 64-unit apartment complex in Woodson Terrace, built in 1965. Located in close proximity to Lambert Airport, the University of Missouri - St. Louis (UMSL), and major employers like Boeing and Emerson.

Unit Mix: 12 one-bedroom units and 52 two-bedroom units, offering a variety of living options to suit different needs.

Recent Upgrades: The seller has recently made over \$500K in updates to the plumbing, concrete, and various unit upgrades. Other recent updates include—all hardwood and ceramic flooring, all-electric units, pitched roofs, central air, and forced heat.

Spacious Layouts: Approximately 46,410 square feet of building space across 9 buildings, situated on a 3.114-acre lot.



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PROPERTY PHOTOS



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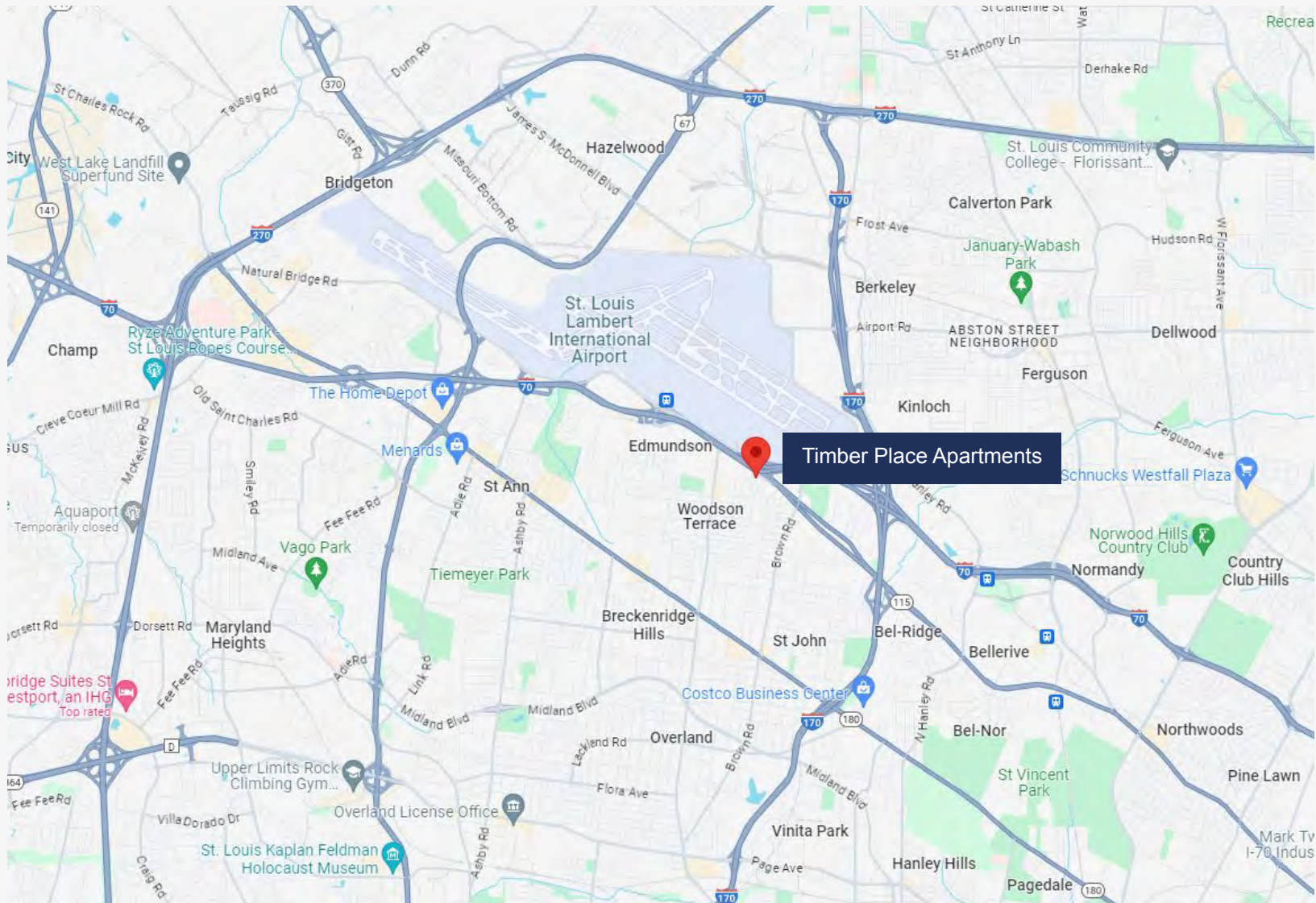
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MAP



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INCOME, EXPENSES, & PRO FORMA

<i>Actual 2023</i>			<i>*Pro Forma</i>		
Income	Rents	\$ 519,924.00	Income	Rents	\$ 652,416.00
				5% Vacancy	\$ 32,620.80
	Total Income	\$ 519,924.00		Total Income	\$ 619,795.20
Expense	Taxes	\$ 76,028.00	Expense	Taxes	\$ 76,028.00
	Insurance	\$ 26,952.00		Insurance	\$ 26,952.00
	Maintenance	\$ 32,678.00		Maintenance	\$ 32,678.00
	Utilities - Sewer	\$ 33,600.00		Utilities - Sewer	\$ 33,600.00
	Utilities - Water	\$ 38,400.00		Utilities - Water	\$ 38,400.00
	Utilities - Trash	\$ 7,200.00		Utilities - Trash	\$ 7,200.00
	Total Expenses	\$ 214,858.00		Total Expenses	\$ 214,858.00
	Net Income	\$ 305,066.00		Net Income	\$ 404,937.20
	<i>per month</i>	<i>\$ 25,422.17</i>		<i>per month</i>	<i>\$ 33,744.77</i>

*The proforma rent amount for one-bedroom, one-bathroom layouts is based on 14 apartment rentals observed within a 3-mile radius over the past 12 months and is \$778 per month. The proforma rent amount for two-bedroom, one-bathroom layouts is based on 15 apartment rentals observed within a 3-mile radius over the past 12 months and is \$866 per month. Information sourced from Rentometer.com.



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NEARBY ONE-BEDROOM APARTMENT RENTALS



9921 Sloane Square St. Louis, MO

Results based on 14, single bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

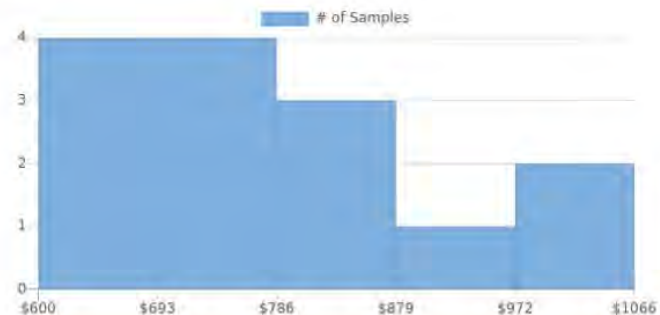
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$778 $\pm 5\%$	\$744	\$680	\$876

Summary Statistics

Sample Size	14
Sample Min	\$600
Sample Max	\$1,061
Sample Median	\$744
Sample Mean	\$778
Sample Standard Deviation	\$146
25th – 75th Percentile	\$680 – 876
10th – 90th Percentile	\$591 – 964
5th – 95th Percentile	\$539 – 1,017

Rent Distribution



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NEARBY TWO-BEDROOM APARTMENT RENTALS



9921 Sloane Square St. Louis, MO

Results based on 15, 2-bedroom, single bath Apartment rentals seen within 12 months in a 3.00 mile radius.

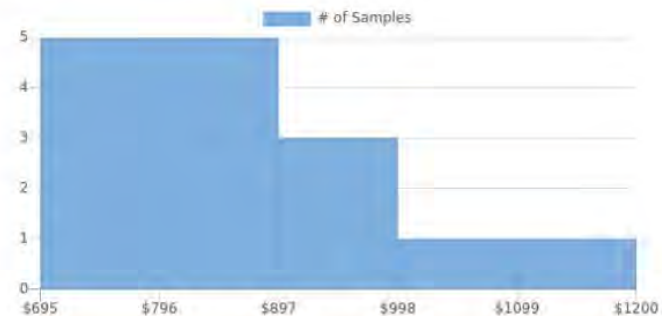
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$866 \pm 4%	\$870	\$772	\$960

Summary Statistics

Sample Size	15
Sample Min	\$695
Sample Max	\$1,195
Sample Median	\$870
Sample Mean	\$866
Sample Standard Deviation	\$140
25th - 75th Percentile	\$772 - 960
10th - 90th Percentile	\$687 - 1,044
5th - 95th Percentile	\$636 - 1,095

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Disclaimer:

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