

Tesson Hills Apartments

1-20 Tesson Hills Court,
Arnold, MO 63010

Asking Price

\$1,600,000



No. of Buildings: 5

Units: 20

Unit Mix:

- 6 - One Bedroom, One Bathroom
- 14 - Two Bedroom, One Bathroom
- 22 - Storage Units

Address:

1-20 Tesson Hills Court, Arnold, MO 63010

Summary:

Built in 1965, this 20-unit apartment complex with all-brick exteriors includes a 22-unit storage building and common laundry facilities. Conveniently located near Old Hwy 21 and Konert/Lonedell, it offers quick access to South County, Arnold, and Gravois Bluffs.



Invest St. Louis
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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: \$1,600,000

Year Built: 1965

Building SF: 11,033 SF

Lot SF: 98,446 SF

Property Overview: 20-unit apartment complex with all brick exterior entrances and a 22-unit storage building available now.

Unit Mix: The complex includes 14 two-bedroom units and 6 one-bedroom units.

Storage Building: The 90 x 30 storage building, currently used by the owner, offers various unit sizes and presents an additional income opportunity once rented out.

Amenities and Utilities: Common laundry facility available for tenant use. Each unit is equipped with all-electric appliances and includes 2+ parking spaces. Tenants are responsible for electricity and water expenses.

Convenient Location: Situated on the corner of Old Hwy 21 and Konert/Lonedell, just 1 mile from Hwy 141, providing quick access to South County, Arnold, and Gravois Bluffs.



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PROPERTY PHOTOS



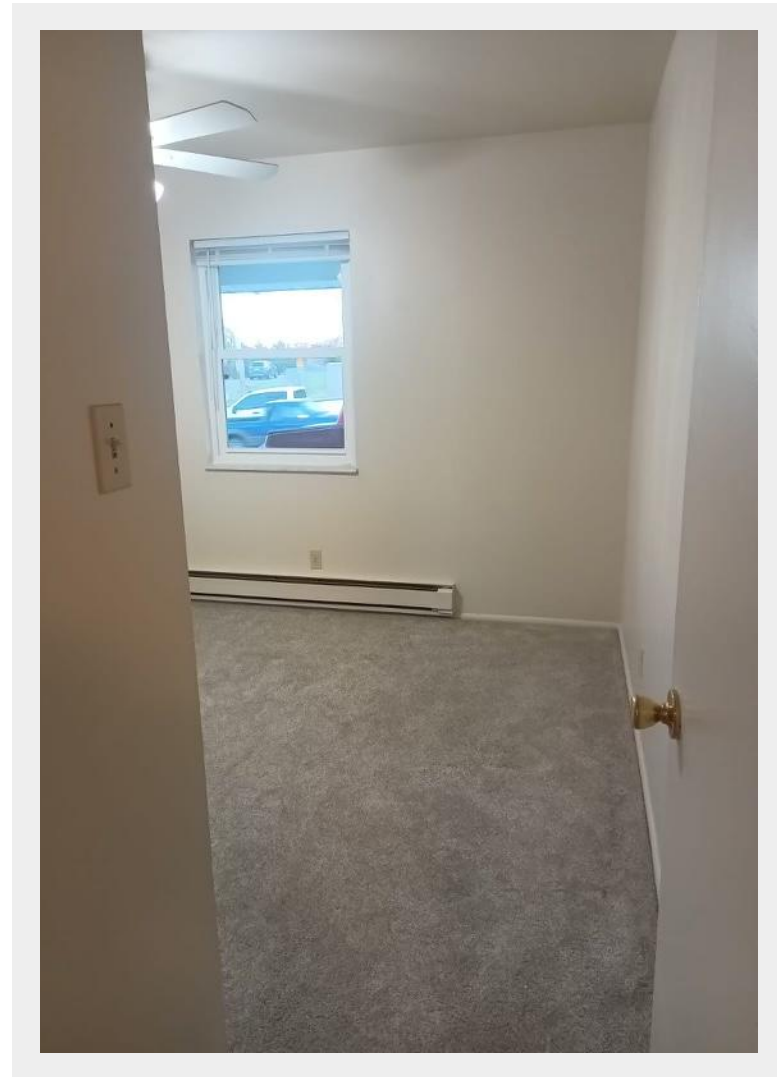
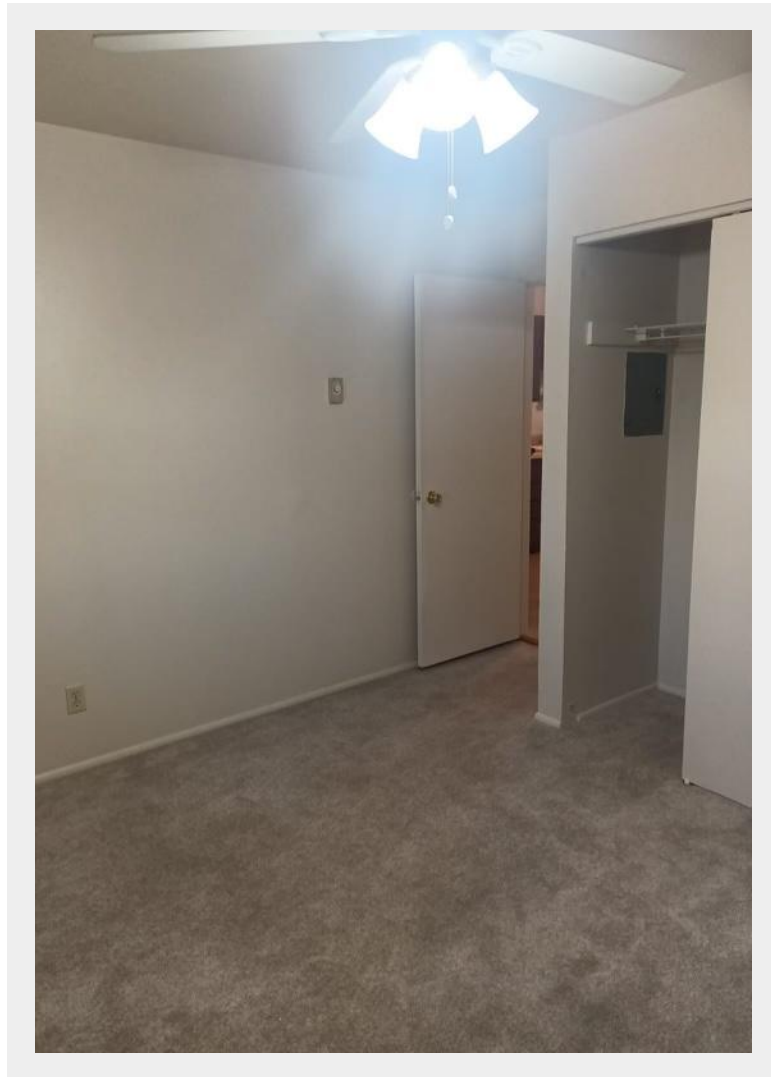
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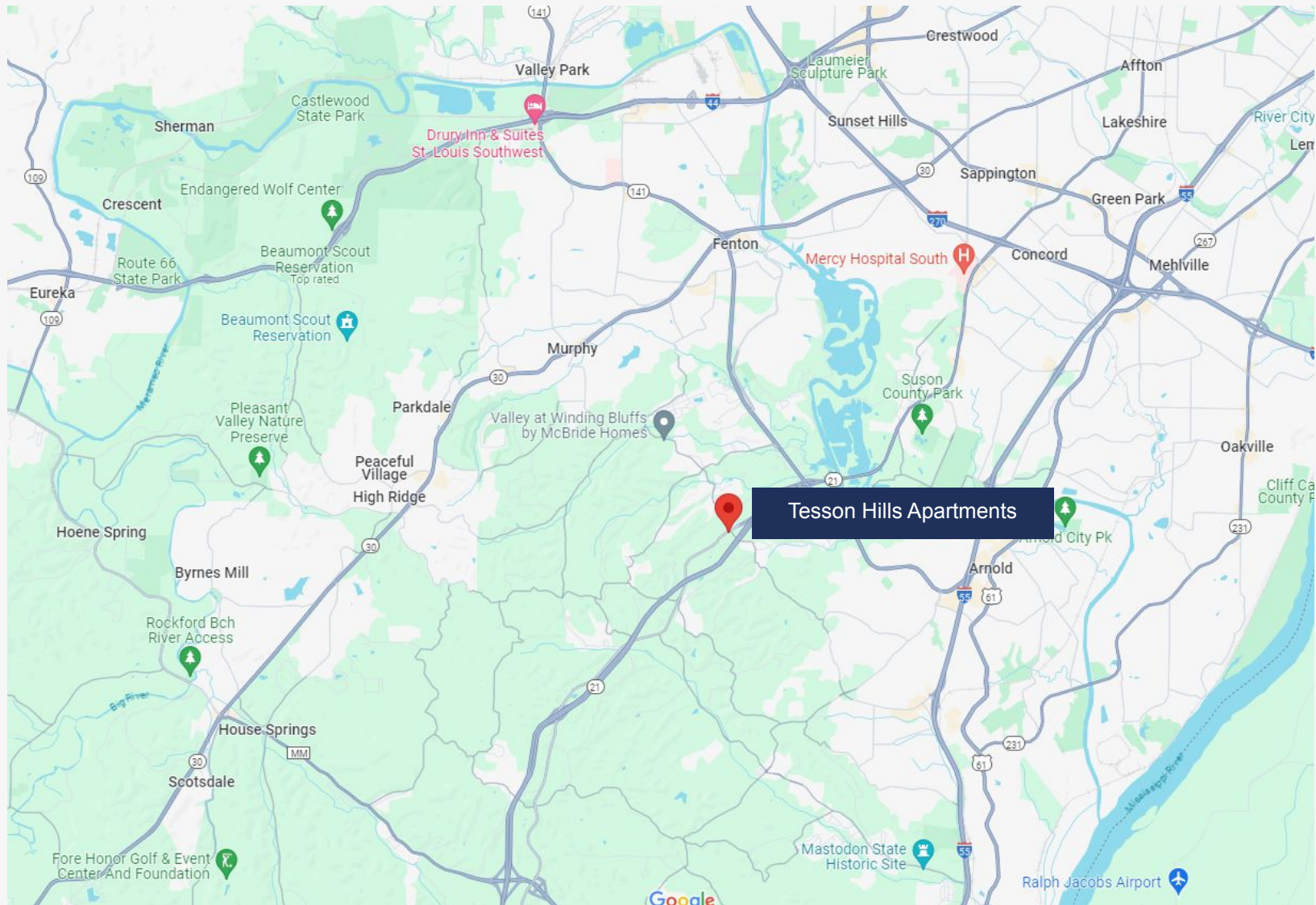
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MAP



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INCOME, EXPENSES, & PROFORMA

Income, Expense, & Proforma - Tesson Hills Apartments

<i>Actual</i>			<i>*Proforma</i>		
Income	Rents (Current Rent Roll Annualized)	\$ 139,596.00	Income	Rents	\$ 232,992.00
				5% Vacancy	\$ 11,649.60
	Total Income	\$ 139,596.00		Total Income	\$ 221,342.40
Expense	Taxes	\$ 7,356.00	Expense	Taxes	\$ 7,356.00
	Insurance	\$ 7,236.00		Insurance	\$ 7,236.00
	Maintenance	\$ 8,500.00		Maintenance	\$ 8,500.00
	Utilities - Sewer	\$ 7,812.00		Utilities - Sewer	\$ 7,812.00
	Utilities - Water	\$ 1,428.00		Utilities - Water	\$ 1,428.00
	Utilities - Trash	\$ 3,036.00		Utilities - Trash	\$ 3,036.00
	Total Expenses	\$ 35,368.00		Total Expenses	\$ 35,368.00
	Net Income	\$ 104,228.00		Net Income	\$ 185,974.40
	<i>per month</i>	<i>\$ 8,685.67</i>		<i>per month</i>	<i>\$ 15,497.87</i>

*The proforma rent amount for one-bedroom, one-bathroom layouts is based on 13 apartment rentals observed within a 10-mile radius over the past 12 months and is \$928 per month. The proforma rent amount for two-bedroom, one-bathroom layouts is based on 3 apartment rentals observed within a 10-mile radius over the past 12 months and is \$832 per month. Information sourced from Rentometer.com. The proforma rent amount for the storage units is calculated at \$100 per month per unit.



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NEARBY ONE-BEDROOM APARTMENT RENTALS



22 Tesson Hills Arnold, MO

Results based on 13, single bedroom, single bath Apartment rentals seen within 12 months in a 10.00 mile radius.

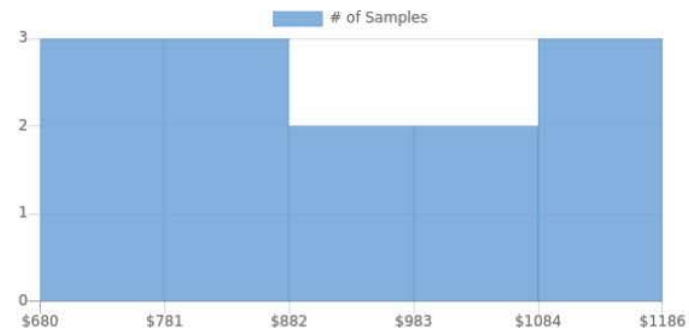
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$928 $\pm 5\%$	\$900	\$818	\$1,038

Summary Statistics

Sample Size	13
Sample Min	\$680
Sample Max	\$1,181
Sample Median	\$900
Sample Mean	\$928
Sample Standard Deviation	\$163
25th – 75th Percentile	\$818 – 1,038
10th – 90th Percentile	\$720 – 1,136
5th – 95th Percentile	\$661 – 1,195

Rent Distribution



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NEARBY TWO-BEDROOM APARTMENT RENTALS



22 Tesson Hills Arnold, MO

Results based on 3, 2-bedroom, single bath Apartment rentals seen within 12 months in a 10.00 mile radius.

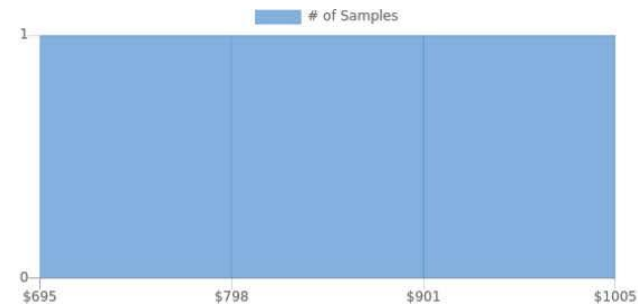
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25 TH PERCENTILE	75 TH PERCENTILE
\$832 ±11%	\$800	\$728	\$937

Summary Statistics

Sample Size	3
Sample Min	\$695
Sample Max	\$1,000
Sample Median	\$800
Sample Mean	\$832
Sample Standard Deviation	\$155
25th – 75th Percentile	\$728 – 937
10th – 90th Percentile	\$634 – 1,031
5th – 95th Percentile	\$577 – 1,087

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Disclaimer:

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Priced at:

\$1,600,000

Paying Buyer Agents 1.5%

Contact:



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