



75-Unit Condominium Portfolio

Diverse Portfolio of Condos Across North St. Louis County



Investment Overview:

A rare opportunity to acquire a diversified portfolio of 75 condominiums strategically located across North St. Louis County. This well-performing portfolio offers consistent cash flow, stable tenancy, and strong capitalization potential for both seasoned and first-time multifamily investors.

Portfolio Composition: 75 condominiums across five municipalities: Hazelwood, Florissant, Bridgeton, Ferguson, and Unincorporated St. Louis County.

Asking Price: \$5,300,000

Current Performance: \$70,000 a door, the monthly income is \$77,000 at full occupancy with an estimated cap rate exceeding 9.5%.

Lease-to-Own Program: 31 units operate under a unique model where tenants gain partial LLC ownership, granting full condo ownership after 15 years of continuous payments. Tenants cover HOA fees and partial maintenance, minimizing owner obligations.

Maintenance Advantage: HOA-managed exteriors reduce maintenance expenses and preserve community-wide property value.



Value & Market Position

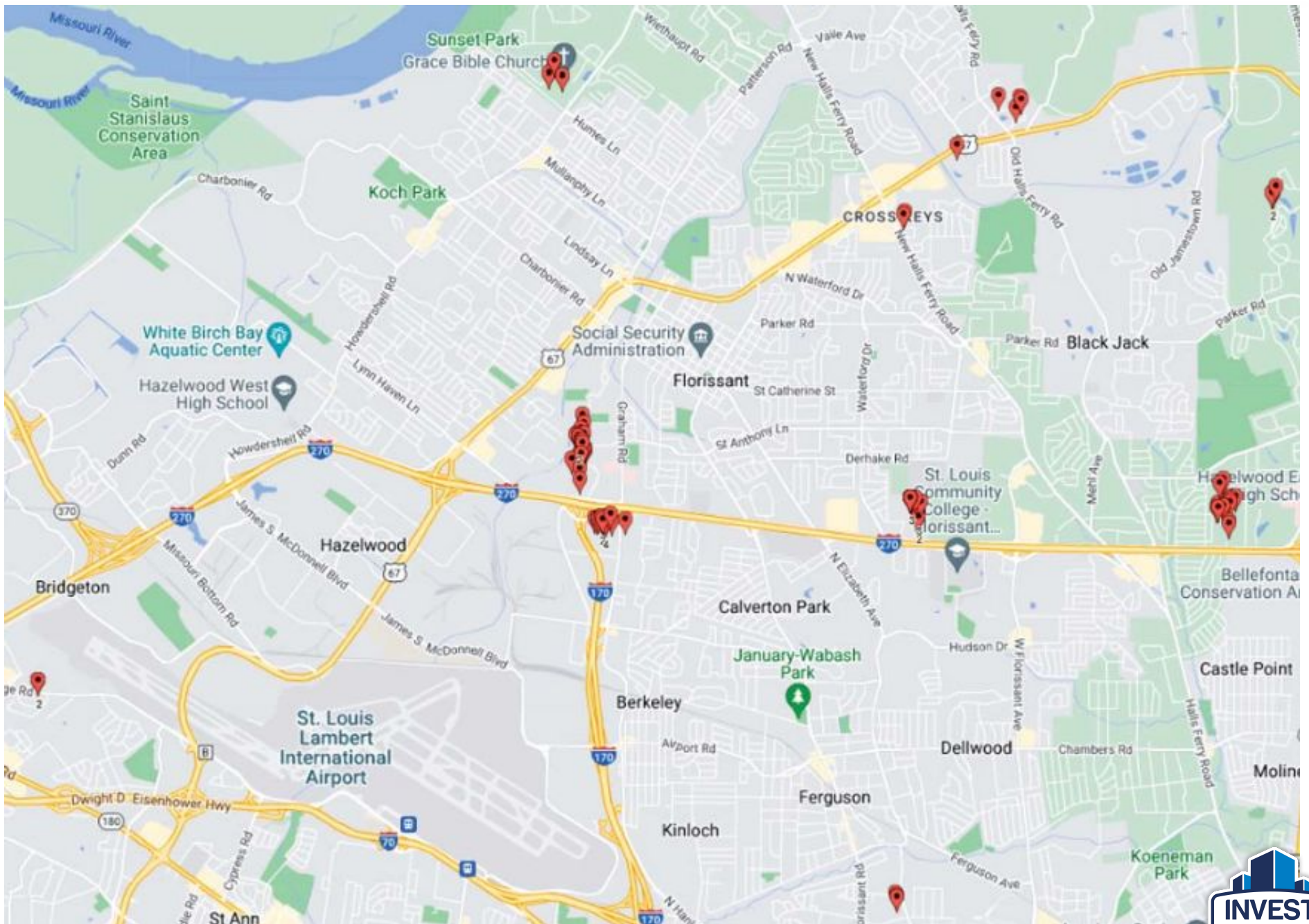
Condo communities offer investors numerous operational advantages over traditional multifamily assets. HOA-maintained exteriors ensure long-term curb appeal and protect against blight, while the shared community structure reduces tenant turnover and property damage. These units attract long-term residents seeking low-maintenance living.

Investment Highlights

- Strong income performance with consistent 9.5%+ cap rate potential.
- Diversified portfolio across multiple municipalities in North St. Louis County.
- Lease-to-own structure creates long-term stability and tenant retention.
- HOA-managed communities reduce maintenance costs and enhance property value.
- Units priced significantly below replacement cost, providing immediate value-add opportunity.



Location Map



Portfolio Composition:

Portfolio Composition

Municipality	Units	Zip Code Range	Example Communities
Hazelwood	34	63042	Hazelcrest, Granada, Morningside
Florissant	12	63033	Summerwood, Leisure Village
Ferguson	3	63135	Quiet Lake
Bridgeton	2	63044	Radcliff
Unincorporated St. Louis County	24	63031–63034	Paddock Lake, River Oaks, Sunset Park, Spring Creek

Income & Expenses:

<i>Income</i>	923,996.00
<i>Expenses</i>	
Taxes	75,000.00
Insurance	14,734.00
Sewer	900.00
Gas	5,670.00
Electric	5,629.00
HOA	268,584.00
Management	64,679.00
<i>Total Expenses</i>	435,196.00
Net Income	488,800.00

Radcliff Condos



12114 NATURAL BRIDGE#A 79200

12114 NATURAL BRIDGE#H 79200





8724 SANTA BELLA, 63042



8736 SANTA BELLA #G, 63042



8732 SANTA BELLA #C, 63042

8732 SANTA BELLA #E, 63042

8732 SANTA BELLA #D, 63042

8732 SANTA BELLA #F, 63042

8732 SANTA BELLA #H, 63042



7431 Hazelcrest Dr Apt H, Hazelwood, MO 63042



7522 Hazelcrest Dr Apt C, Hazelwood, MO 63042



7727 Hazelcrest Dr Apt C, Hazelwood, MO 63042



7601 Hazelcrest Dr Apt A, Hazelwood, MO 63042



11149 Whispering Oaks Dr, Saint Louis, MO 63136





**11127 Whispering Oaks
Dr., St. Louis, MO 63136**





2309 Thurman Avenue
St. Louis, Missouri 63110

Office Phone: (314) 325-6201

Website: www.InvestSTL.com

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

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

75-Unit Condominium Portfolio

Diverse Portfolio of Condos Across North St. Louis

Priced at

\$5,300,000

Contact:

Mike Shepherd, Agent

(314) 662 6453

mikeshepherd1968@gmail.com