



44-Units in Florissant, Missouri 63031

Opportunity to Purchase 44 Apartments
Comprising Four 8-Families & Three 4-Families on Bruce Drive



EXECUTIVE SUMMARY

1 Bruce Drive

44-Unit Multifamily Portfolio * Seven Buildings on Bruce Drive * Value - Add / Market Rent Repositioning

All 44 Units
\$3,500,000
 \$79,545 per unit

PROPERTY OVERVIEW

Asset Type:	Multifamily Porfolio
Total Units	44 Units
Unit Mix	12 x 2BR/1BA + 32 x 1BR/1BA
Buildings	7 (three 4-plexes + four 8-plexes)
Year Built	1960s
Total Building SF	44,092 SF
Condition	Fully Renovated
Systems	Central Air * Updated Electrical
Parking	Ample - 63 spaces
Proximity	Lambert Int'l, Boeing, Amazon



CAPITAL INVESTED
\$2,200,000+
 Full renovations completed 2023–2025

FINANCIAL SUMMARY

STABILIZED NOI

\$264,165

7.5% cap rate at ask * \$22,013 / mo

Gross Income	\$512,928 / yr
Vacancy	\$41,034 / yr
Effective Gross Income	\$471,894 / yr
Operating Expenses	\$198,197/ yr
Net Operating Income (NOI)	\$22,808 / yr



OCCUPANCY BY BUYER SEGMENT

32-Unit Porfolio (4, 5, 16 Bruce Dr)	94%
<i>29/32 occupied * 1 unit from 920% delivery treshold</i>	
Individual 4-Plexes (1, 2 & 3 Bruce Dr)	67%
<i>Vacancy by design - owner - occupant buyers need vacant unit</i>	

Seller delivers 32-unit portfolio at 90% occupancy. Peak leasing season (Apr-Aug) underway.

PURCHASE OPTIONS

ALL 44 UNITS

\$3,500,00 BEST VALUE

\$79,545 / unit

32 X 1BR UNITS

\$2,375,000

\$74,218 / unit * 1 Title

PER 4-PLEX BUILDING

\$375,000

\$93,750 / unit * conv. fin.

- 32 Units single commercial title
- 4-plexes: individually titled - buy 1, 2 or all 3
- Matterport 3D tours available for all units



INVESTMENT OVERVIEW

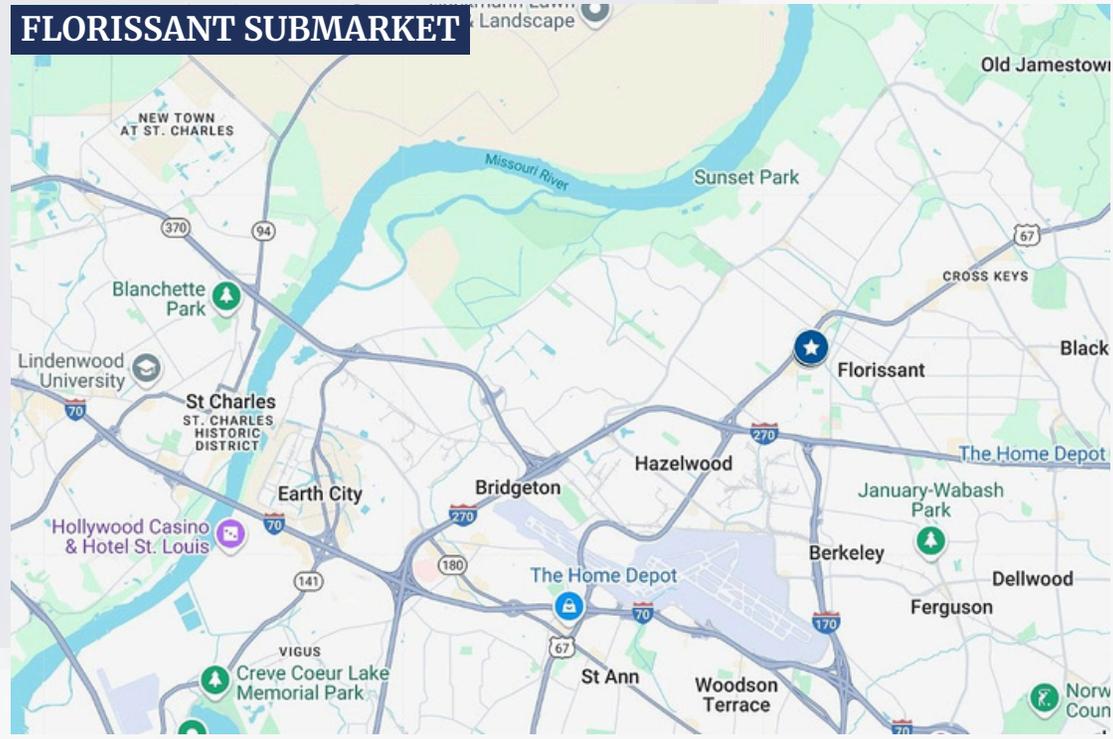
- ▶ Extensive Renovations & Capital Investment: Buildings underwent extensive renovations (2023-2026) with over \$2.2 million in capital expenditures.
- ▶ Prime Location: A short drive to Lambert International Airport and close to major employers, including Boeing and Amazon.
- ▶ Seller's Delivery Options: The seller will deliver the complex with 90% occupancy.
- ▶ Efficient Property Layout: Side-by-side buildings provide ease of maintenance and leasing.
- ▶ Flood Zone & Nearby Development: Buildings are located in a flood zone. The City of Florissant has purchased the land adjacent to the nearby creek for a future park development.
- ▶ Additional Property Features: Buildings have pitched roofs and large open common areas. Washer/dryer hookups are available, with the potential to add laundry facilities for additional income.
- ▶ There are 63 parking spaces available for tenants, with an average of 1.3 parking spaces for each apartment.



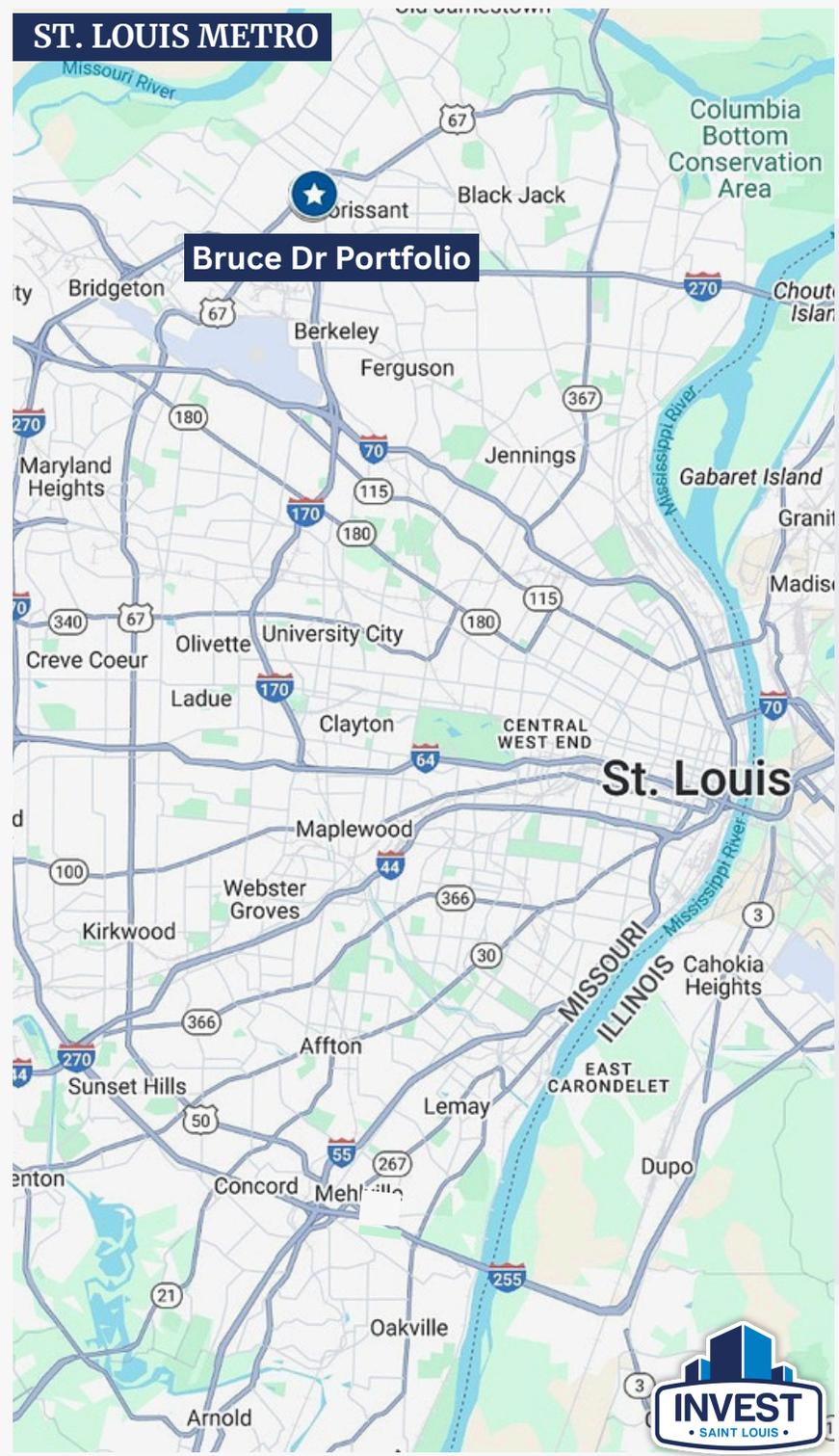
SITE PLAN - BRUCE DRIVE CAMPUS



FLORISSANT SUBMARKET



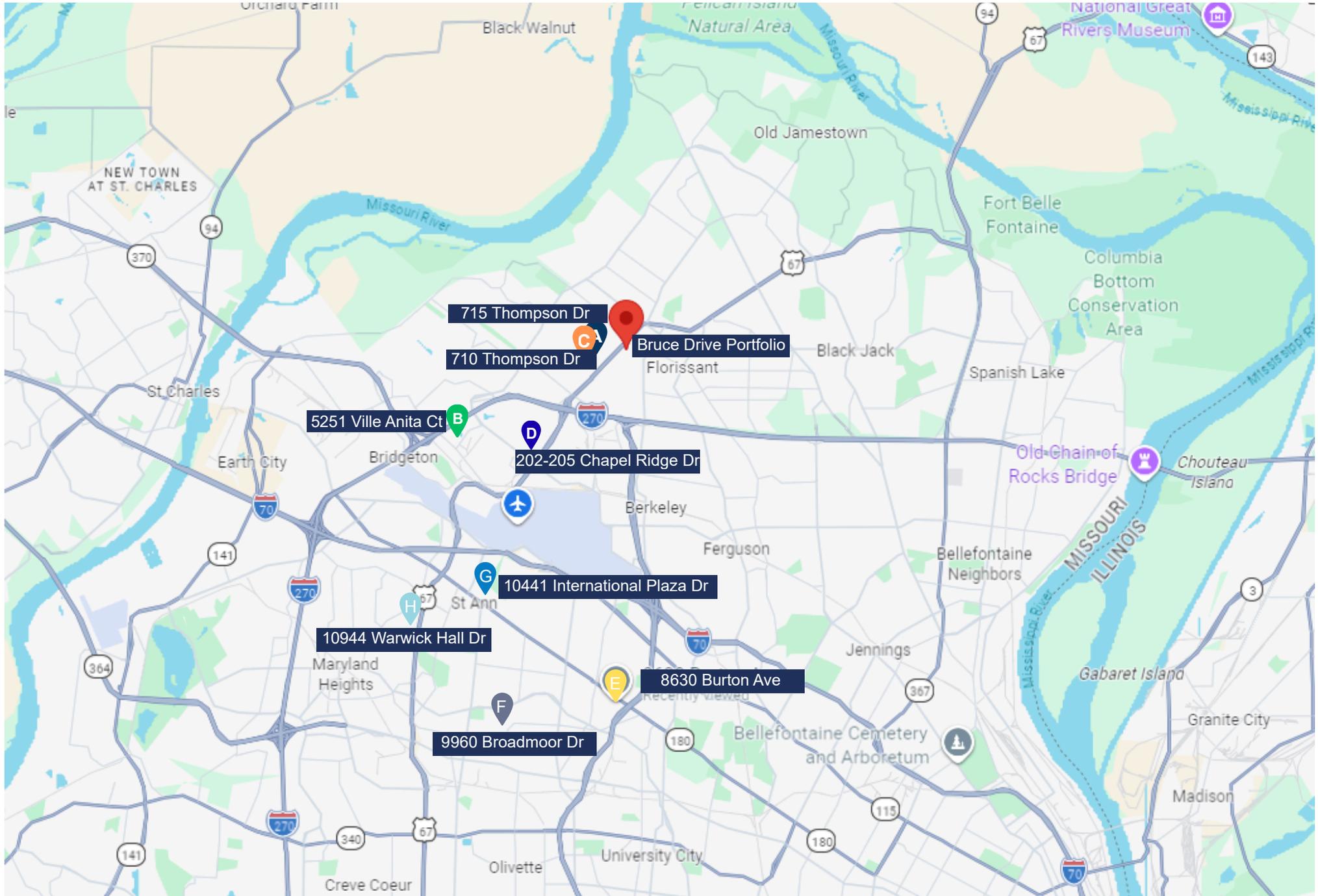
ST. LOUIS METRO



SALES COMPARABLES

	Address	Sqft	Sold Price	No. of Units	Sold Price/Sqft	Sold Price/Unit	Condition
	 1 Bruce Dr., Florissant MO	44,092	Asking Price: \$3,500,000	44	\$79	\$79,545	Updated
	 715 Thompson Dr., Florissant MO	3,520	\$383,891	4	\$109	\$95,973	Updated
	 5251 Ville Anita Ct., Hazelwood MO	1,820	\$372,732	2	\$205	\$186,366	Updated
	 710 Thompson Dr., Florissant MO	3,520	\$448,542	4	\$127	\$112,136	Updated
	 202-205 Chapel Ridge Dr., Hazelwood MO	44,092	\$15,505,000	48	\$352	\$323,021	Updated
	 8630 Burton Ave., St. Louis, MO	5,760	\$787,360	4	\$137	\$196,840	Updated
	 9960 Broadmoor Dr., Overland, MO	3,520	\$377,300	4	\$107	\$94,325	Updated
	 10441 International Plaza Dr., St. Ann, MO	17,864	\$3,000,000	32	\$168	\$93,750	Updated
	 10944 Warwickhall Dr., Bridgeton MO	3,240	\$598,500	4	\$185	\$149,625	Updated

SALES COMPARABLES MAP



ADDITIONAL SALES COMPARABLES

	Address	Sold Price	No. of Units	Sold Price/Unit	Year Built
	 1 Bruce Dr., Florissant MO	Asking Price: \$3,500,000	44	\$79,545	1960's Construction
	 3735 Morganford Rd. St., Louis MO	\$1,625,000	20	\$81,250	1960's Construction
	 9935 Chateau Roi Ct. St., Louis MO	\$2,075,000	27	\$76,852	1960's Construction
	 4701-4714 S. Point Ln., Imperial MO	\$3,000,000	38	\$78,947	1960's Construction
	 3329 & 3333 Lawn Ave., St. Louis MO	\$695,000	8	\$86,875	1960's Construction
	 5100 Eric Dr., Imperial MO	\$619,000	8	\$77,375	1980's Construction

RENT COMPARABLES



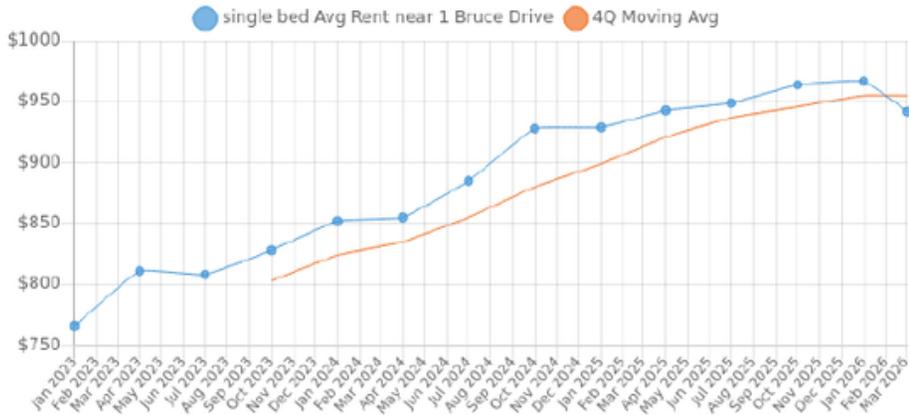
1 Bruce Drive Florissant MO

Results based on 38, single-bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$942 ±4%	\$873	\$795	\$1,089

Report generated: 03 March 2026

Historical Trend Line



Average Rent by Bedroom Type

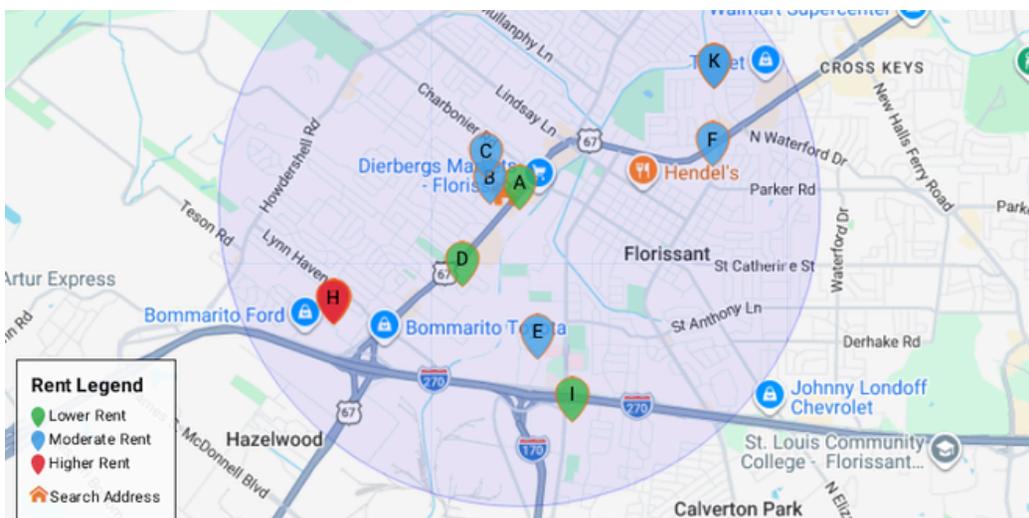


Summary Statistics

Sample Size	38
Sample Min	\$600
Sample Max	\$1,514
Sample Median	\$873

Sample Mean	\$942
Sample Standard Deviation	\$218
25th – 75th Percentile	\$795– 1,089
10th – 90th Percentile	\$663 – 1,220
5th – 95th Percentile	\$584 – 1,299

RENT COMPARABLES



Address	Distance (mi)	Monthly Rent	Sqft	Price per SF	Beds	Baths	Property Type	Lease Date
A 4 Bruce Dr, Florissant, MO	0.05	695	590	1.18	1	1	Apartment	Jan 2026
B 680 Mescalero Ct, Florissant, MO	0.25	850	704	1.21	1	1	Apartment	Mar 2025
C 723 Rosetta Dr, Florissant, MO	0.36	850	700	1.21	1	1	Apartment	Mar 2025
D 240 Chez Vant Ct, Hazelwood, MO	0.85	725	770	0.94	1	1	Apartment	Mar 2025
E 7411 Sieloff Dr, Hazelwood, MO	1.33	795	636	1.25	1	1	Condo	May 2025
F 1425 N New Florissant Rd, Florissant, MO	1.68	795	517	1.54	1	1	Apartment	Mar 2025
G 503 Village Square Dr, Hazelwood, MO	1.88	1000	640	1.56	1	1	Apartment	Apr 2025
H 503 Village Square Dr, Hazelwood, MO	1.89	1060	635	1.67	1	1	Apartment	Jan 2026
I 7300 N Hanley Rd, Hazelwood, MO	1.91	600	650	0.92	1	1	Condo	Jan 2026
J 2100 N New Florissant Rd, Florissant, MO	1.94	875	736	1.19	1	1	Apartment	Feb 2026

RENT COMPARABLES



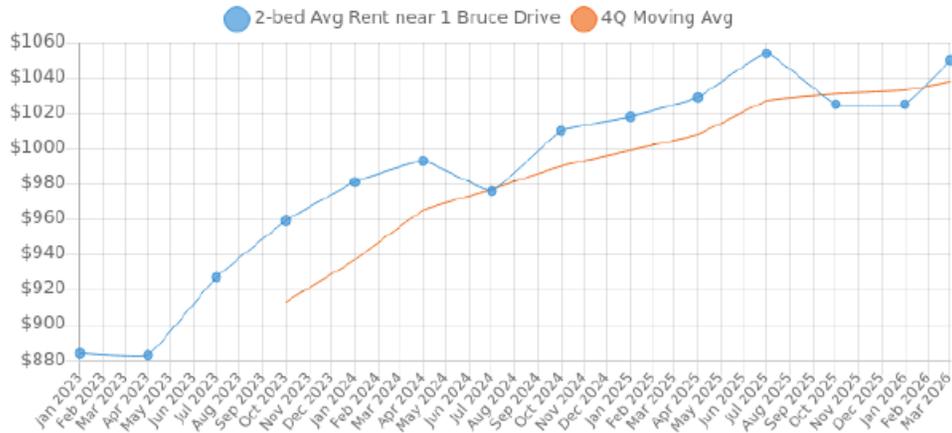
1 Bruce Drive Florissant MO

Results based on 30, 2-bedroom, single bath Apartment rentals seen within 12 months in a 5.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,050 $\pm 3\%$	\$1,028	\$924	\$1,176

Report generated: 03 March 2026

Historical Trend Line



Average Rent by Bedroom Type

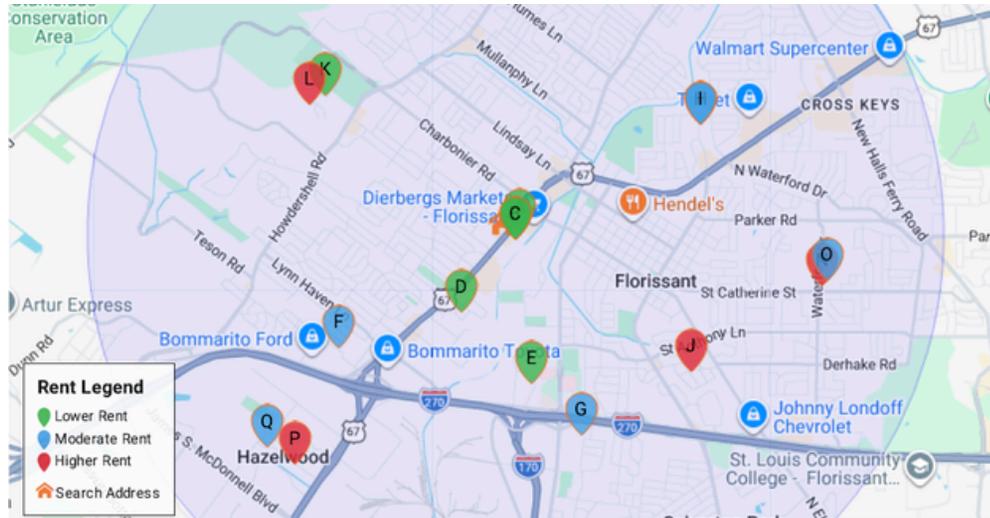


Summary Statistics

Sample Size	30
Sample Min	\$750
Sample Max	\$1,450
Sample Median	\$1,028

Sample Mean	\$1,050
Sample Standard Deviation	\$187
25th – 75th Percentile	\$924– 1,176
10th – 90th Percentile	\$811 – 1,289
5th – 95th Percentile	\$744 – 1,357

RENT COMPARABLES



	Address	Distance (mi)	Monthly Rent	Square Feet	Price per SF	Beds	Baths	Property Type	Lease Date
A	14 Bruce Dr, Florissant, MO	0.05	875	880	0.99	2	1	Apartment	Nov 2025
B	4 Bruce Dr, Florissant, MO	0.05	899	650	1.38	2	1	Apartment	Jan 2026
C	4 Bruce Dr, Florissant, MO	0.05	899	609	1.48	2	1	Apartment	Aug 2025
D	240 Chez Vant Ct, Hazelwood, MO	0.85	799	844	0.95	2	1	Apartment	Mar 2025
E	8733 Sieloff Dr Apt C, Hazelwood, MO	1.34	750	806	0.93	2	1	Condo	Jul 2025
F	503 Village Square Dr, Hazelwood, MO	1.89	1150	750	1.53	2	1	Apartment	Jan 2026
G	8507 Tally Ho Dr, Hazelwood, MO	1.9	1030	1090	0.94	2	1	Apartment	Mar 2025
H	2100 N New Florissant Rd, Florissant, MO	1.94	920	750	1.23	2	1	Apartment	Nov 2025
I	2100 N New Florissant Rd, Florissant, MO	1.94	920	832	1.11	2	1	Apartment	Feb 2026
J	190 St Luke Dr, Florissant, MO	2	1450	1167	1.24	2	1	Apartment	May 2025

VIRTUAL TOURS OF APARTMENTS

Virtual Tours:

- Unit 1 16 Bruce Dr. : <https://my.matterport.com/show/?m=2BBEU5zHtXq>
- Unit 2 16 Bruce Dr. : <https://my.matterport.com/show/?m=Mb554CUEkxY>
- Unit 3 16 Bruce Dr. : <https://my.matterport.com/show/?m=g7eXY6g24qk>
- Unit 4 16 Bruce Dr. : <https://my.matterport.com/show/?m=VXy4DEPUKs9>
- Unit 5 16 Bruce Dr. : <https://my.matterport.com/show/?m=gBD9VsMhruL>
- Unit 6 16 Bruce Dr. : <https://my.matterport.com/show/?m=D6cxt9ZY7yM>
- Unit 7 16 Bruce Dr. : <https://my.matterport.com/show/?m=teXvMxYgKTC>
- Unit 8 16 Bruce Dr. : <https://my.matterport.com/show/?m=C2qbePGbYDP>



CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
1 Bruce Dr	1	2 bed / 1 bath	Vacant - Ready	\$0	\$0
1 Bruce Dr	2	2 bed / 1 bath	Occupied	\$999	\$11,988
1 Bruce Dr	3	2 bed / 1 bath	Occupied	\$899	\$10,788
1 Bruce Dr	4	2 bed / 1 bath	Occupied	\$999	\$11,988
TOTALS				\$2,897	\$34,764

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
2 Bruce Dr	1	2 bed / 1 bath	Occupied	\$999	\$11,988
2 Bruce Dr	2	2 bed / 1 bath	Vacant - Make Ready	\$0	\$0
2 Bruce Dr	3	2 bed / 1 bath	Occupied	\$1,390	\$16,680
2 Bruce Dr	4	2 bed / 1 bath	Occupied	\$895	\$10,740
TOTALS				\$3,284	\$39,408

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
3 Bruce Dr	1	2 bed / 1 bath	Occupied	\$895	\$10,740
3 Bruce Dr	2	2 bed / 1 bath	Vacant - Make Ready	\$0	\$0
3 Bruce Dr	3	2 bed / 1 bath	Occupied	\$895	\$10,740
3 Bruce Dr	4	2 bed / 1 bath	Vacant - Ready	\$0	\$0
TOTALS				\$1,790	\$21,480

CURRENT RENT ROLL - 4 BRUCE DR.

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
4 Bruce Dr	1	1 bed / 1 bath	Occupied	\$799	\$9,588
4 Bruce Dr	2	1 bed / 1 bath	Occupied	\$799	\$9,588
4 Bruce Dr	3	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	4	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	5	1 bed / 1 bath	Occupied - Notice to Vacate	\$695	\$8,340
4 Bruce Dr	6	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	7	1 bed / 1 bath	Occupied	\$695	\$8,340
4 Bruce Dr	8	1 bed / 1 bath	Occupied	\$695	\$8,340
Total Rents				\$5,768	\$69,216

CURRENT RENT ROLL - 5 BRUCE DR.

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
5 Bruce Dr	1	1 bed / 1 bath	Occupied	\$899	\$10,788
5 Bruce Dr	2	1 bed / 1 bath	Occupied	\$899	\$10,788
5 Bruce Dr	3	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	4	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	5	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	6	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	7	1 bed / 1 bath	Occupied	\$799	\$9,588
5 Bruce Dr	8	1 bed / 1 bath	Occupied	\$799	\$9,588
Total Rents				\$6,592	\$79,104

CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
15 Bruce Dr	1	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	2	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	3	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	4	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	5	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	6	1 bed / 1 bath	Occupied	\$695	\$8,340
15 Bruce Dr	7	1 bed / 1 bath	Occupied - Renewing	\$695	\$8,340
15 Bruce Dr	8	1 bed / 1 bath	Occupied	\$695	\$8,340
Total Rents				\$5,560	\$66,720

CURRENT RENT ROLL

Property	Unit	Unit Type	Status	Monthly Rent	Annual Rent
16 Bruce Dr	1	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	2	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	3	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	4	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	5	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	6	1 bed / 1 bath	Vacant - Ready	\$0	\$0
16 Bruce Dr	7	1 bed / 1 bath	Occupied	\$799	\$9,588
16 Bruce Dr	8	1 bed / 1 bath	Vacant - Ready	\$0	\$0
Total				\$4,794	\$57,528

CURRENT RENT ROLL SUMMARY

CURRENT RENT ROLL SUMMARY		
Property	Monthly Rents	Annual Rents
1 Bruce Dr	\$2,897	\$34,764
2 Bruce Dr	\$3,284	\$39,408
3 Bruce Dr	\$1,790	\$21,480
4 Bruce Dr	\$5,768	\$69,216
5 Bruce Dr	\$6,592	\$79,104
15 Bruce Dr	\$5,560	\$66,720
16 Bruce Dr	\$4,794	\$57,528
Total Rents	\$30,685	\$368,220

CURRENT INCOME & EXPENSE SUMMARY		
Total Units: 44	Monthly	Annually
Gross Scheduled Income	\$30,685	\$368,220
Vacancy (based on current occupancy)		
Effective Gross Income	\$30,685	\$368,220
Operating Expenses	\$16,517	\$198,204
Net Operating Income (NOI)	\$14,168	\$170,016

OPERATING EXPENSES		
	Monthly	Annual
Management Fees	\$1,243	\$14,916
Management Utility Fees	\$230	\$2,760
Mgmt. Fuel Charge	\$160	\$1,920
Mgmt. Mark Up	\$594	\$7,128
Cleaning Fee	\$882	\$10,584
Repairs & Maintenance	\$2,454	\$29,457
Ground Maintenance	\$1,209	\$14,508
Property Insurance	\$3,042	\$36,500
Flood Insurance	\$2,795	\$33,537
Property Tax	\$2,689	\$32,268
Professional Services	\$425	\$5,100
Miscellaneous	\$448	\$5,376
City Fees	\$346	\$4,152
Total	\$16,517	\$198,206

ONE-TIME EXPENSE		
	Monthly	Annual
Lease-Up Fees	\$3,029	\$36,352

INCOME EXPENSES & PRO FORMA

PROFORMA RENT ROLL				
Property	Unit	Unit Type	Monthly Rent	Annual Rent
1 Bruce Dr	1	2 bed / 1 bath	\$1,050	\$12,600
1 Bruce Dr	2	2 bed / 1 bath	\$1,050	\$12,600
1 Bruce Dr	3	2 bed / 1 bath	\$1,050	\$12,600
1 Bruce Dr	4	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	1	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	2	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	3	2 bed / 1 bath	\$1,050	\$12,600
2 Bruce Dr	4	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	1	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	2	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	3	2 bed / 1 bath	\$1,050	\$12,600
3 Bruce Dr	4	2 bed / 1 bath	\$1,050	\$12,600
Total Rents			\$12,600	\$151,200

INCOME EXPENSES & PRO FORMA

PROFORMA RENT ROLL				
Property	Unit	Unit Type	Monthly	Annual
4 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
4 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
5 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304

PROFORMA RENT ROLL				
Property	Unit	Unit Type	Monthly	Annual
15 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
15 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	1	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	2	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	3	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	4	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	5	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	6	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	7	1 bed / 1 bath	\$942	\$11,304
16 Bruce Dr	8	1 bed / 1 bath	\$942	\$11,304
Total			\$30,144	\$361,728



INCOME EXPENSES & PRO FORMA

PRO FORMA RENT ROLL SUMMARY

Property	Monthly	Annual
1,2 & 3 Bruce Dr	\$12,600	\$151,200
4,5,15 & 16 Bruce Dr	\$30,144	\$361,728
Total	\$42,744	\$512,928

INVESTOR SNAPSHOT

Total Units:	44
Gross Scheduled Income	\$512,928
Vacancy Assumption:	41,034
Effective Gross Income	\$471,894
Operating Expenses	\$198,197
Net Operating Income	\$273,697
Monthly (NOI)	\$22,808
Asset Type:	Multi-family Portfolio (44 Units)
Strategy:	Value-Add/Market Rent Repositioning

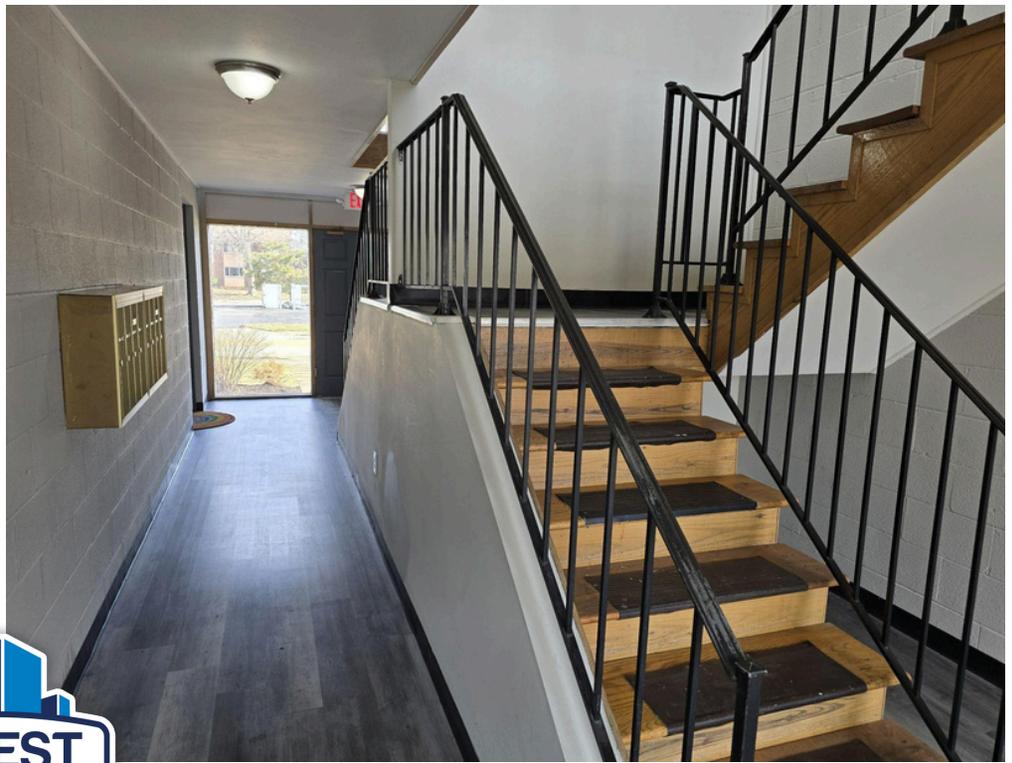
PRO FORMA EXPENSES

	Monthly	Annual
Management Fees	\$1,243	\$14,916
Management Utility Fees	\$230	\$2,760
Mgmt. Fuel Charge	\$160	\$1,920
Mgmt. Leasing Fees	\$760	\$9,120
Cleaning Fee	\$882	\$10,584
Repairs & Maintenance	\$2,454	\$29,448
Ground Maintenance	\$1,209	\$14,508
Property Insurance	\$3,836	\$36,500
Flood Insurance	\$2,795	\$33,537
Property Tax	\$2,689	\$32,268
Professional Services	\$425	\$5,100
Miscellaneous	\$282	\$3,384
City Fees	\$180	\$4,152
Total	\$17,145	\$198,197

ONE-TIME EXPENSE

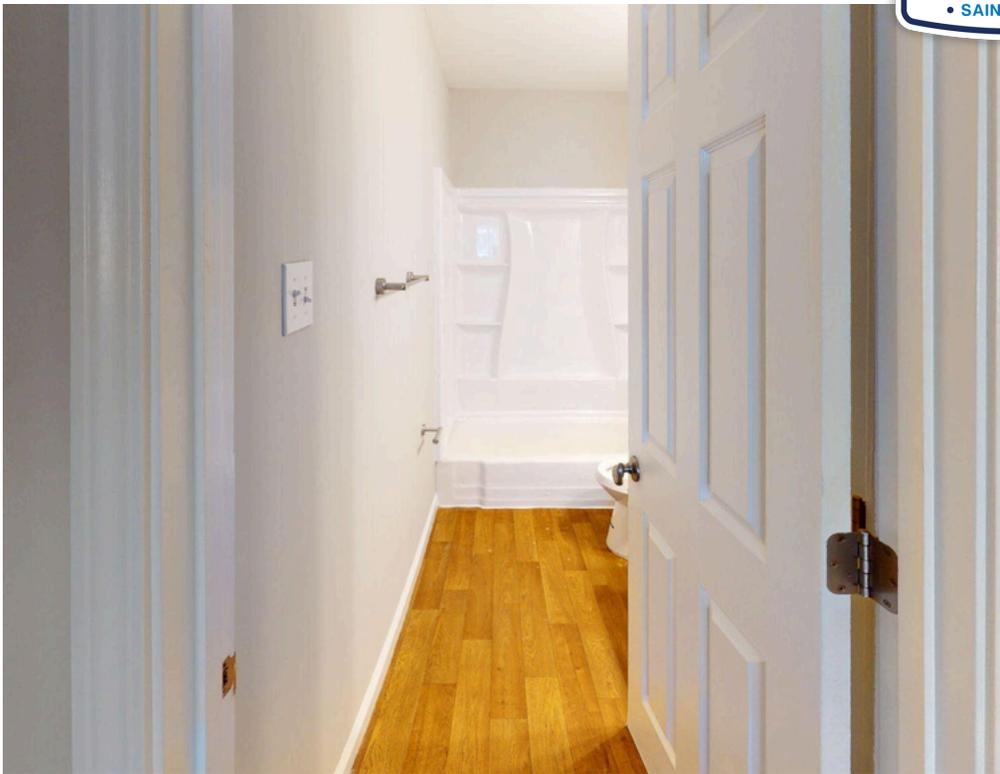
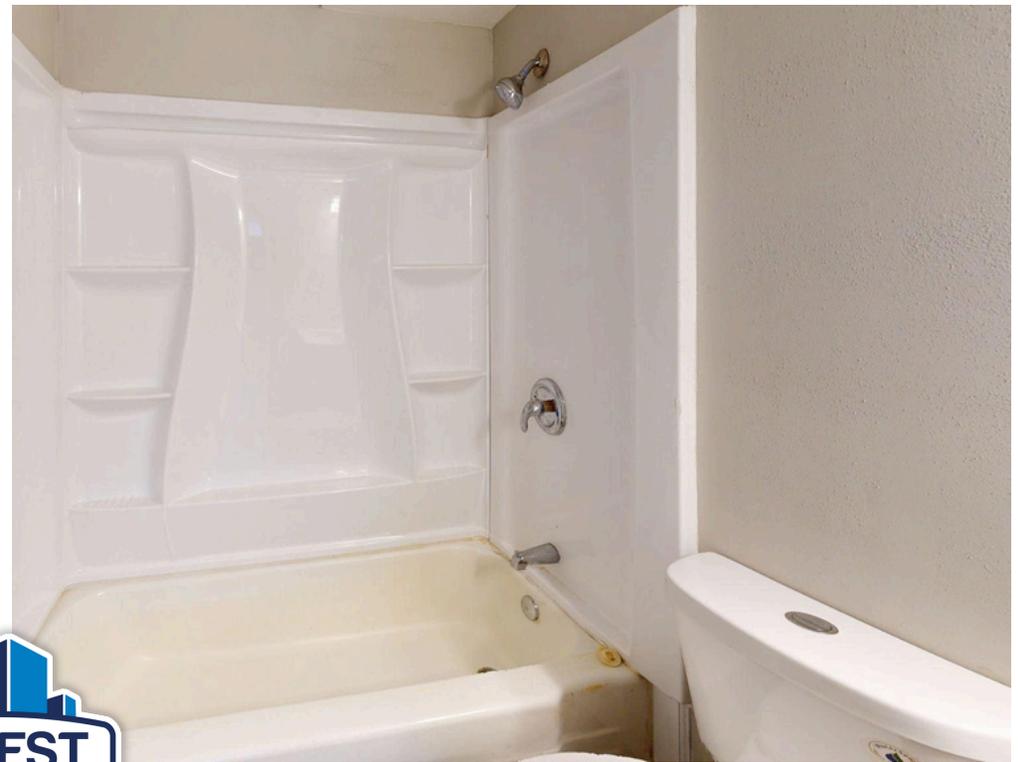
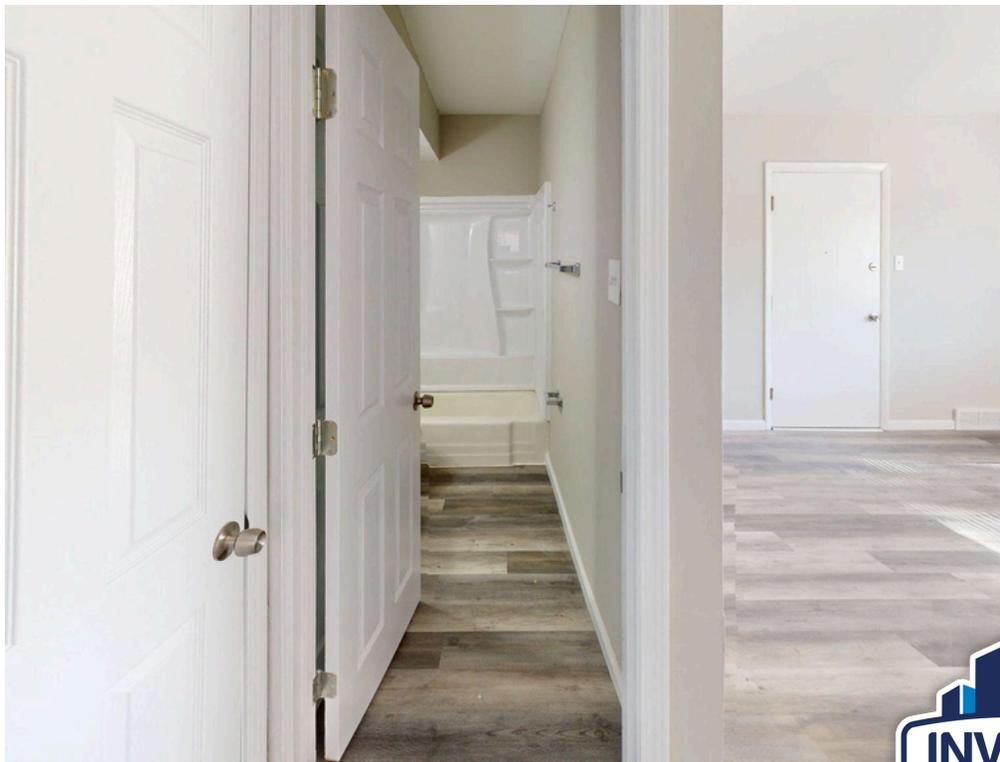
	Monthly	Annual
Lease-Up Fees	\$3,029	\$36,352















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**1 Bruce Drive,
Florissant, MO, 63031**

All 4-Family units at:

\$375,000 each

All 32-units at:

\$2,375,000

All 44-units at:

\$3,500,000

Contact:



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Broker

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